



Building on Success

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PUBLIC NOTICE FOR COMMENT Public Housing Agency (PHA) Annual Plan 2026

Broward County Housing Authority (BCHA) is soliciting comments regarding the PHA Annual Plan for the 2026-2027, Fiscal Year 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 Saturday, March 7, 2026, to all for public review of the proposed plan. BCHA must receive all comments by the close of business on Tuesday, April 21, 2026. This document is available for public review on BCHA's website (www.bchafll.org) no later than Saturday, March 7, 2026, at the central administration office located at 4780 North State Road 7 Lauderdale Lakes, FL. Written comments can be submitted via facsimile to (954-497-3726), electronic mail to Eleonor Acosta (Eacosta@bchafll.org), or mailed to the Broward County Housing Authority located at 4780 North State Road 7, Lauderdale Lakes, FL 33319. A public hearing will be held to discuss the plan on **Tuesday, April 21, 2026, at the Broward County Housing Authority located at 4780 North State Road 7, Lauderdale Lakes, FL 33319 at 9:30 a.m.** Persons with disabilities that require a reasonable accommodation to effectively participate in the Public Hearing should contact Eleonor Acosta at 954-739-1114, ext. 1210, or via email at Eacosta@bchafll.org, at least 7 days prior to the meeting.

NOTIFICACIÓN PÚBLICA PARA COMENTAR Plan Anual de la Agencia de Viviendas Públicas (PHA, por sus siglas en inglés) 2026

La Autoridad de Vivienda del Condado de Broward (BCHA) solicita comentarios sobre el Plan Anual de la PHA para el año fiscal 2026-2027 de acuerdo con la Sección 903.17 del Título 24 del Código de Regulaciones Federales. Este aviso público se publica durante un mínimo de 45 días calendario a partir del Sábado, 7 de Marzo de 2026, para todos, para la revisión pública del plan propuesto. BCHA debe recibir todos los comentarios antes del cierre de operaciones del Martes, 21 de Abril de 2026. Este documento está disponible para revisión pública en el sitio web de BCHA (www.bchafll.org) a más tardar el Sábado, 7 de Marzo de 2026, en la oficina de administración central. ubicado en 4780 North State Road 7 Lauderdale Lakes, FL. Los comentarios escritos pueden enviarse por fax al (954-497-3726), por correo electrónico a Eleonor Acosta (Eacosta@bchafll.org), o por correo a la Autoridad de Vivienda del Condado de Broward ubicada en 4780 North State Road 7, Lauderdale Lakes, FL 33319. Se llevará a cabo una audiencia pública para discutir el plan el **Martes, 21 de Abril de 2026 en la Autoridad de Vivienda del Condado de Broward ubicada en 4780 North State Road 7, Lauderdale Lakes, FL 33319 a las 9:30 a.m.** alojamiento para participar efectivamente en la Audiencia Pública debe comunicarse con Eleonor Acosta al 954-739-1114, ext. 1210, o vía correo electrónico a Eacosta@bchafll.org, al menos 7 días antes de la reunión.

AVI PIBLIK POU KÒMANTÈ Plan Anyèl Ajans Piblik pou Lojman (Public Housing Agency, PHA) 2026

Otorite Lojman Konte Broward (BCHA) ap mande kòmantè konsènan Plan Anyèl PHA pou Ane Fiskal 2026-2027 la ann akò ak Seksyon 903.17 Tit 24 Kòd Règleman Federal la. Avi piblik sa a afiche pou yon minimòm de 45 jou kalandriye apati samdi, 7yèm mas 2026, pou tout moun pou revizyon piblik plan yo pwopoze a. BCHA dwe resevwa tout kòmantè anvan biznis la fèmen madi, 21 avril 2026. Dokiman sa a disponib pou revize piblik sou sitwèb BCHA a (www.bchafll.org) pa pita pase 7yèm mas 2026 nan biwo administrasyon santral la sitiye nan 4780 North State Road 7 Lauderdale Lakes, FL. Kòmantè ekri yo ka soumèt pa faks nan (954-497-3726), lapòs elektwonik nan Eleonor Acosta (Eacosta@bchafll.org), oswa voye pa lapòs bay Broward County Housing Authority ki nan 4780 North State Road 7, Lauderdale Lakes, FL 33319. Yo pral òganize yon odyans piblik pou diskite sou plan an **madi, 21 avril 2026, nan Broward County Housing Authority ki nan 4780 North State Road 7, Lauderdale Lakes, FL 33319 a 9:30 a.m.** aranjman pou patisipe efektivman nan Odyans Piblik la ta dwe kontakte Eleonor Acosta nan 954-739-1114, ekst. 1210, oswa pa imèl nan Eacosta@bchafll.org, omwen 7 jou anvan reyinyon an.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 550, and that was designated as a standard performer in the most recent PHAS or 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: Broward County Housing Authority _____ PHA Code: FL079 _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2026 _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 0 _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (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 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or 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 (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements.

B.1 Revision of Existing 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.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists 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.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements 24 CFR 903.7(b). Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists 24 CFR 903.7(b) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing 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 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 (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.11(c)(1)).

Safety and Crime Prevention. A description of PHA’s plan for safety and crime prevention. For High Performing PHAs, the information required by 24 CFR 903.7(m) must be included only to the extent this information is required for PHA’s participation in the public housing drug elimination program and the PHA anticipates participating in this program in the applicable year (24 CFR 903.11(c)(1)).

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

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

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the applicable Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Choice Neighborhoods Grants. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

Modernization or Development (Conventional & Mixed-Finance). 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4.

Demolition and/or Disposition. With respect to public housing only, describe (1) any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An analysis of the projects or buildings required to be converted under Section 33; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD). Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.11(c)(1)).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in (24 CFR 983.55(b)(1)) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites) and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b), 24 CFR 903.7(r)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants). For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 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 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 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 903.7(p)).

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 903.7(o)(1), and 903.15(d).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

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 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

B.2. New Activities

In a prior version of the plan, BCHA indicated that 20 Project Based Vouchers would be utilized in a future development currently known as Tallman III in Deerfield Beach Florida. BCHA will consider using up to 50 units of PBV in this property pending a final development plan.

Exhibit B. 3 Progress Report

Goal 1: Pursue Affordable Housing Opportunities to increase availability of assistance in Broward County

1.1 Increase affordable housing opportunities by pursuing Federal, state, and local funding announcements to benefit the residents of Broward County.

1.1.1. Develop relationships and collaborate with organizations that are focused on housing issues, including homeless prevention and diversion.

- BCHA participates in the Broward County Housing Council, Affordable Housing Taskforce and the Broward County Homeless Continuum of Care Advisory Board

1.1.2. Continue to apply for additional vouchers and other housing assistance programs as they are made available by the Department of Housing and Urban Development (HUD).

- BCHA has registered interest in additional HUD-VASH vouchers to benefit homeless veterans in Broward County.

1.1.3. Seek out and investigate opportunities to develop additional project-based properties, single family homes, develop rent to own options, mortgage closing buy down programs, or other affordable options.

1.1.3.a. BCHA anticipates completion of Tequesta Reserve in Davie Florida in 2026, which will consist of 76 excepted units for elderly families using Project-Based Vouchers.

- Lease-up at Tequesta Reserve is anticipated to be completed by Summer 2026

1.1.3.b. BCHA intends to project base the following PHA-owned properties (as defined in 24 CFR 982.4) without competition:

- Progresso Point – up to 76 units – Progresso Point provides studio and one-bedroom units in the Fort Lauderdale Fl area
- Highland II – Up to 100 units – Provides 1- and 2- bedroom units for persons 55 and older
- Highland I – Up to 100 units – Provides 1- and 2-bedroom units for persons aged 62 or older or persons with disability

1.1.4 BCHA intends to project base ~~up to 20~~ **50** units in Tallman III in Deerfield Beach

1.2 Improve relationships with landlords and increase the number of participating landlords, especially in areas of opportunity.

1.2.1. Seek out programs and incentives to encourage property owners to maintain and improve their property and encourage landlords to initiate or continue participation in the program long-term.

- BCHA was ineligible for opportunities offered

1.2.2. Increase landlord interaction through landlord workshops, a symposium, and other meetings to improve communication. Offer educational opportunities online beyond the workshop.

- BCHA provided one-on-one landlord education upon request

1.2.3. Build relationships with Homeowner and Condo associations through presentations and conversations with boards and owners upon request.

1.2.4. Seek out Real Estate investment groups, and landlord organizations to promote the program and develop positive relationships to improve opportunity for program participants.

1.3 Seek funding opportunities and partnerships to assist residents of Broward County in achieving the goal of homeownership and maintaining ownership of their homes through repair assistance and foreclosure prevention.

- BCHA has an agreement with the Broward County Housing Finance Authority to extend the State Housing Initiatives Partnership (SHIP) Foreclosure Prevention Assistance program in the amount of \$380,000 through 2026.
- 36 families received one-on-one Foreclosure Counseling
- 1First Bank awarded \$1,999.00 toward Housing Counseling Services
-
- BCHA received an award of \$65,000 for the Community Development Block Grant Housing Counseling program through the Broward County Housing Finance Authority, which provided monthly First Time Homebuyer classes (166 families) and one-on-one counseling (56 families)

1.3.1 Encourage local lending institutions to participate in programs specifically designed to assist individuals who are purchasing their first home.

- BCHA employees sit on the board for the Broward Affordable Housing Taskforce and regularly engage with lenders

1.3.2. Strengthen partnerships with Community Development Block Grants (CDBG) to obtain repair funds for low-income families.

- BCHA maintains a good working relationship with the Broward County Housing Finance Authority responsible for contracting for the CDBG grants

1.3.3. Determine if the Section 8 Homeownership program is feasible for the agency and participants considering the current market or changes to market conditions.

- It was determined that this program was not feasible during this operating year and may be considered in the future.

1.4 Continue to pursue property development opportunities to increase affordable housing stock in South Florida.

1.4.1. Investigate opportunities to work with the private sector to invest or be part of affordable housing initiatives

1.4.2. Seek out and investigate opportunities to develop additional project-based properties, single family homes, develop rent to own options, mortgage/closing cost buy down program, or other affordable options

1.5 Achieve a “high performer” status on the Section Eight Management Assessment Program (SEMAP) annually.

- The Assisted Housing Department achieved High Performer on SEMAP for FY 2025

Goal 2: Ensure the BCHA Housing Choice Voucher Program upholds fair housing regulations and provides equal opportunity. Take meaningful actions to overcome patterns of segregation, promote fair housing choice, eliminate disparities in opportunities, and foster inclusive communities free of discrimination.

2.1 Update or create policies related to Fair Housing including the Violence Against Women Act (VAWA), Limited English Proficiency (LEP), and Reasonable Accommodation to ensure staff and program participants are knowledgeable and able to make meaningful action to address barriers that may exist.

2.1.1. Evaluate the impact of AFFH initiatives and interventions regularly for effectiveness of reducing disparities, barriers, advancing fair housing to ensure vulnerable and marginalized families receive equitable support in compliance with Fair Housing laws and regulations.

- BCHA continues to provide information on fair housing during briefings and include information in the briefing packet. The landlord education workshop also includes information on this topic.

2.1.2. Identify and analyze challenges program participants face that result in the eviction from subsidized units or the family choice to abandon properties and prepare a plan of action to ensure the families are aware of resources and support to prevent displacement.

- In 2025, the Program Administrative Specialist was assigned as the point person to provide program participants and members of the public that contacted BCHA with resources to resolve past due utilities and rent, as well as housing opportunities as they become available. In addition, this role is the designated staff member for Emergency Housing Voucher holders who are facing the end of this program in 2026.

2.2. Provide ongoing training to staff to increase awareness of and improve response to issues related to Fair Housing, VAWA, and LEP.

- The Section 504 manager conducted Fair Housing and VAWA trainings for BCHA staff on a quarterly basis.

2.3 Provide information to landlords and participants on Fair Housing issues and develop partnerships with agencies that may be able to provide solutions to related issues.

2.3.1. Regularly update landlord and participant presentations, such as workshops and briefings, to ensure the best information is available to them as to the rights and responsibilities under Fair Housing.

- The landlord workshop presentation was updated to reflect additional information related to Fair Housing

Goal 3: Create an organizational culture that embraces diversity, innovation, collaboration, learning and growth. Create a work culture that supports collaborations, innovation, learning and ongoing development.

3.1 Commit to an agency culture where everyone is welcome, respected, valued, supported, and have the resources to thrive regardless of identity, origin, or difference in circumstances. Create a culture that empowers people to thrive by providing respect, support, and the resources needed to succeed.

3.1.1. Strengthen recruitment and retention by seeking engagement with professional groups, educational institutions or other institutions that may expand the pool of employment applicants. Implement strategies to attract, retain, and support a diverse workforce from all segments of society. This may include increased relationships with colleges and universities, veteran's organizations, organizations for disabled persons and other institutions that serve diverse populations, including professional organizations, to provide opportunities to source potential applicants.

- BCHA participated in three job fairs: CareerSource Broward (2) and Broward College.

3.1.2. Create policies and practices that promote equal opportunities, equitable treatment, and encourages employees to feel uniquely valued and experience a sense of belonging.

3.2 Enhance total wellness initiatives, addressing all key components of employee's well-being, physical, mental, social and financial through the Wellness Committee.

3.2.1. The Wellness Committee, comprised of staff volunteers, who are rotated annually, will provide greater staff participation, opportunities, expand offerings to include webinars, in-person workshops, health fairs, ongoing tips, and education.

- In collaboration with Florida Blue, the Wellness Committee provided a Building Resilience workshop and offered Biometric screening
- Employees were notified of wellness webinars through Florida Blue's Better You program including information related to mental & physical health issues, and nutrition management.
- The committee began planning for the annual health fair scheduled in October 2025, in collaboration with Florida Blue and Brown & Brown. This year's focus was stress-management and included Biometric screening.

3.2.2. The committee will continue building a supportive culture of collaboration and belonging by spearheading initiatives to engage staff in providing input, ideas, and suggestions for interdepartmental, organization-wide events and training opportunities

- The Wellness Committee planned the Annual BCHA Employee Recognition event to promote teamwork, celebrate employment longevity milestones and recognize staff efforts through the year.

3.2.3. Address gaps in employer and employee perceptions through transparent communication by providing a platform for meaningful feedback.

3.2.4. Enable work-life balance by offering remote and flexible work schedules

- BCHA has implemented a voluntary 4-day workweek

3.3 Provide professional development opportunities for employees to improve and upgrade skills, develop stronger problem-solving abilities, and prepare them for future roles in the agency.

3.3.1. Build a more “supportive workforce” by providing workplace focused education and tools that empower staff and people managers in obtaining training and certifications, such as “Workplace Mental Health Ally”, “People Manager Qualification”, and Fair Housing training.

- The managers in Assisted Housing have continued training through Florida Atlantic University as managers in the government sector and the Directors attended a course through JM Enterprises

3.3.2. Develop opportunities for skill development to prepare staff for changes in the workplace brought by rapid advances in technology.

- The Technology Support Team has ensured BCHA staff continue to participate in the KnowBe4 monthly trainings and obtained additional training through educational institutions to prepare employees to defend against potential cyber security incidences.

3.3.3. Encourage mentorship and coaching to increase knowledge, problem-solving, and leadership skills.

3.3.4. Cross functional training opportunities to improve understanding across departments.

3.4 Establish clear Key Performance Indicators (KPI) in relation to specific roles

3.4.1. Create performance evaluations tailored to the skills, abilities, and knowledge needed in each role.

3.5 Encourage and support employee efforts to test new ideas and develop innovative solutions that improve service quality.

3.5.1. Encourage employees to seek creative resolutions to organizational challenges, individually or as a group, which may include providing dedicated time for brainstorming and friendly competition.

3.5.2. Create a workgroup to assess ideas presented that affect more than the employee(s) department.

3.5.3. Foster teamwork and team building to help staff to create improved relationships and work environment.

Goal 4: Improve community engagement to enhance services to participants through partnerships, education, continued participation in local boards, and promoting a positive presence in the community.

4.1 Enhance partnerships with local agencies, especially those that provide services to elderly/disabled population, who may help with financial, health or other areas of participant need.

- BCHA staff and the Broward County Family Success Administration were able to create a referral process to access utility assistance and security deposit assistance
- BCHA refers seniors to Legal Aid Services of Broward to obtain security deposit assistance and provides assistance with the application if needed
- BCHA has worked with other agencies for the purpose of referring program participants for assistance including Salvation Army, Goodman Jewish Foundation, and Women's Federation.

4.2 Implement feedback mechanisms such as customer surveys and focus groups, to collaborate with participants to develop a solution to service gaps and improve existing services.

4.3 Increase community awareness through increased participation in community events and/or hosting events such as job fairs, backpack giveaway and food drives.

4.4 Create a not-for-profit to fundraise for the furtherance of the Family Self-Sufficiency (FSS) program and to help other assisted families in achieving independent living and self-sufficiency.

Goal 5. Maintain BCHA's sound financial position and regularly seek out best practices and opportunities to improve the agency's financial standing and stability.

5.1 Review policies, processes, and expenses that impact the financial standing of the agency to determine if adjustments are permitted or feasible to increase the availability of dollars for housing programs and ensure compliance with all Federal and state requirements.

- The Finance Department has refocused on the importance of having a robust internal controls and engaging in proactive budgeting and forecasting, and leveraging technology for efficiency and transparency

5.1.1 Develop long-term financial plans and an investment strategy in collaboration with leadership to obtain maximum return while considering the overall agency risk tolerance.

- BCHA has decided against investing in long-term investments and keep funds liquid to explore development opportunities

5.1.2 Continue to explore property and liability insurance options seeking ways to mitigate double digit cost increases.

- As a founding member of FPHASIF back in 2008, BCHA has long relied on the expertise and niche coverage FPHASIF provides to Housing Authority's only in Florida. Stephen Blake with King Risk Partners and the administrator for FPHASIF is asked to provide alternative quotes if it is determined the renewal rates unreasonable. All our tax credit properties have separate property coverage outside the FPHASIF shared limits to provide better pricing. Mr. Blake will seek to achieve coverage outside the fund when warranted or needed by loan servicers. This coverage, when placed outside of FPHASIF, uses an international broker to shop dozens of carriers.

5.1.3 Seek additional funding through grants to stabilize needs for infrastructure, training, development, and other agency/customer needs.

- The Technology Support Team obtained a State of Florida grant to provide and in-person Cybersecurity training through Florida International University

5.2 Design and implement a reserve policy to allow the agency to balance competing needs of: Providing fixed income via historically high interest rates to supplement operational costs; designating a self-insurance risk reserve to cover higher insurance deductibles, establishing a designated contingency reserve for unforeseen repairs and maintenance costs.

- The design for a reserve policy for our replacement reserves would be different than a reserve policy for property acquisition, although either one is likely to influence the other. A long-term strategic plan for the managed properties is essential in establishing a usable reserve policy. Current replacement reserves appear to be adequate in the short-term for maintaining the properties absent any unforeseen event that would impact available cash reserves. Likewise, significant cash balances are also available currently for property acquisition. However, financing any significant future debt for acquisitions and construction will impact the reserve policy.

5.2.1 Maintain targeted level of financial reserves to ensure stability of operations in event of a crisis, natural disaster, or government shutdown.

- BCHA maintains a healthy reserve and will be able to fund operations for several months in the event of a disaster or an extended government shutdown.

5.2.2 Maintain financial reserves equivalent to three months' expenses.

- BCHA maintains a healthy reserve and will be able to fund operations for several months in the event of a disaster or an extended government shutdown.

5.3 Ensure compliance with HUD financial requirements, documentation, and reporting, and determine other methods of ensuring the financial stability and success of the agency.

- BCHA continues to maintain accurate records and submit timely and correct financial reports. To improve financial stability and success, finance department has also implemented cross-training staff on crucial functions. BCHA staff have frequent calls with HUD to build relationships and discuss funding issues such as shortfall and other regulations, in addition, staff proactively identify and address issues and consult experts for guidance as needed.

5.3.1 Seek best practice recommendations from the Audit Committee.

5.3.2 Internal audits outside the 2-year tool to include a review of policies and procedures.

- The finance team continues to review accounting manual as well as procurement policies to consistently improve our processes
- Ad hoc internal audits are currently used to verify accounting data

5.3.3 Conduct regular SWOT analyses and risk management.

- BCHA continues to hold regular management meetings as well as team sessions to assess departmental risks.
- Due to the nature of financial reporting, a SWOT analysis is likely to remain static with the exception of specific staff turnover and departmental cross training issues that arise.

5.4 Assess and develop talent within the finance department and provide regular training.

5.4.1 Develop cross-training for all finance department personnel and implement at least annual training in HUD financial requirements and/or accounting.

Goal 6. Utilize technological advances to improve efficiency, communication, service delivery and tracking of housing programs.

6.1 Streamline complex processes to improve efficiency, reduce costs, and enhance quality of services.

- Paperless Technology Implementation - Adopted paperless solutions to accelerate processing times and reduce manual handling.

6.1.1 Determine if Customer Relationship Management (CRM) software or Artificial Intelligence (AI) would improve customer response and service if added to the agency website.

6.1.2 Expand remote capabilities and pursue paperless opportunities for continuity of operations during emergencies.

- BCHA provided training and began implementation of the OnBase paperless system. It is anticipated that all Housing Choice Voucher cases will be converted to the paperless environment in 2026 improving efficiency and

recordkeeping across the department. The addition of DocuSign to this process will further assist staff in receiving necessary documentation quickly and efficiently.

6.2 Creation of Data Dashboards to ensure decision-makers can better understand housing patterns, demographics, market conditions, and Fair Housing issues.

- BCHA has initiated conversations and demonstrations with the software company.

6.3 Strengthen Cybersecurity and Resilience

6.3.1 Implement Zero Trust Architecture, including identity management and continuous monitoring.

- Virtual Desktop Upgrade - Migrated remote desktop infrastructure to the Windows app, enabling secure and efficient virtual desktop authentication

6.3.2 Enhance Disaster Recovery and Back-Up – Ensure site replication, high availability, and automated fall-over mechanisms.

6.3.3 Conduct Regular Security Audits – Perform vulnerability assessments, and penetration testing.

6.3.4 Achieve Compliance Certifications – Meet or exceed industry standards (CIS Controls).

6.4 Modernize Core Systems and Applications

6.4.1 Upgrade Housing Management systems and expand Self-Service Portals for participants/residents.

- Cloud Migrations of Payroll System – Migrated and upgraded the legacy onsite payroll system to a cloud-based platform for enhanced scalability and accessibility
- Modernization of Procurement System – Transitioned the legacy procurement system to a modern updated solution to streamline purchasing workflows
- Paperless Technology Implementation – Adopted paperless solutions to accelerate processing times and reduce manual handling.

6.5 Enhance Connectivity and Infrastructure

6.5.1 Consider implementation of satellite Internet connectivity for disaster recovery.

6.5.2 Implement Unify Endpoint Management to efficiently manage devices.

**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 2025, 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 Authority

FL079

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026

5-Year PHA Plan for Fiscal Years 20____ - 20____

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

Signature

Date

**Certifications of Compliance with
PHA Plan 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: 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _____, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 Resident Advisory Board (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 way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. 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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. 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' for people with physical disabilities.
12. 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.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. 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.
16. 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.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. 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.
21. All attachments to the Plan have been and will continue to always be available at 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 and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Broward County Housing Authority
 PHA Name

FL079
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026

5-Year PHA Plan for Fiscal Years 20 - 20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: Parnell Joyce		Name Board Chairman: John Loos III	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

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

SAMPLE

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 09/30/2027

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

I, Monica Cepero, the County Administrator certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the FL079 - BROWARD COUNTY HOUSING AUTHORITY is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Broward County pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Broward County Housing Authority's PHA plan includes goals towards the development of additional rental assistance opportunities for the community and increasing housing choices through application for additional Housing Vouchers, Project-Based Vouchers, and development of new affordable housing unit which are directly related to the goals in the Broward County Consolidated Plan.

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:	Monica Cepero	Title:	County Administrator
Signature:		Date:	

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Form identification: *FL079-BROWARD COUNTY HOUSING AUTHORITY form HUD-50077-SL (Form ID - 3445) printed by Tiffany Linzels-Garcia in HUD Secure Systems/Public Housing Portal at 03/17/2025 03:51PM EST*