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Department of the Treasury
Internal Revenue Service

► The organization may have to use a copy of this return to satisfy state reporting requirements.

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A For the 2011 calendar year, or tax year beginning JUL 1, 2011 and ending JUN 30, 2012

B <input type="checkbox"/> Check if applicable <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization BROWARD COUNTY COMMUNITY DEVELOPMENT CORPORATION, INC.		D Employer identification number 65-0407370		
					Doing Business As BROWARD HOUSING SOLUTIONS, INC
	Number and street (or P.O. box if mail is not delivered to street address) 305 S.E. 18TH COURT		Room/suite		
	City or town, state or country, and ZIP + 4 FORT LAUDERDALE, FL 33316				
	F Name and address of principal officer: LISA VECCHI SAME AS C ABOVE		G Gross receipts \$ 2,439,753.		
	I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c)() (Insert no.) 4947(a)(1) or <input type="checkbox"/> 527		H(a) Is this a group return for affiliates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
J Website: WWW.BROWARDHOUSINGSOLUTIONS.ORG		H(b) Are all affiliates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. (see instructions)			
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ►		H(c) Group exemption number ►			
Part I Summary					
Activities & Governance	1 Briefly describe the organization's mission or most significant activities. TO PROVIDE QUALITY, PERMANENT AND AFFORDABLE HOUSING OPPORTUNITIES TO MEET THE NEEDS OF LOWER				
	2 Check this box ► <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.				
	3 Number of voting members of the governing body (Part VI, line 1a) 3 15				
	4 Number of independent voting members of the governing body (Part VI, line 1b) 4 15				
	5 Total number of individuals employed in calendar year 2011 (Part V, line 2a) 5 0				
	6 Total number of volunteers (estimate if necessary) 6 0				
	7 a Total unrelated business revenue from Part VIII, column (C), line 12 7a 0.				
	b Net unrelated business taxable income from Form 990-T, line 34 7b 0.				
	Revenue	8 Contributions and grants (Part VIII, line 1h) 1,599,603. 1,844,014.			
		9 Program service revenue (Part VIII, line 2g) 491,266. 519,530.			
		10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) -1,486. -197,987.			
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 0. 9,613.					
12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) 2,089,383. 2,175,170.					
Expenses		13 Grants and similar amounts paid (Part IX, column (A), lines 1-3) 670,526. 736,640.			
		14 Benefits paid to or for members (Part IX, column (A), line 4) 0. 0.			
		15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) 621,457. 635,363.			
		16a Professional fundraising fees (Part IX, column (A), line 11e) 0. 0.			
		b Total fundraising expenses (Part IX, column (D), line 25) ► 0.			
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) 881,558. 896,639.				
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) 2,173,541. 2,268,642.				
	19 Revenue less expenses. Subtract line 18 from line 12 -84,158. -93,472.				
	Net Assets or Fund Balances	RECEIVED			
		20 Total assets (Part X, line 16) 7,909,068. 8,059,768.			
21 Total liabilities (Part X, line 26) 3,962,170. 4,206,342.					
22 Net assets or fund balances. Subtract line 21 from line 20 3,946,898. 3,853,426.					
Part II Signature Block					

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

12 NOVEMBER 2012

Signature of Officer LISA VECCHI Date 10/10/08
Type or print name and title

Paid	Print/Type preparer's name JAMES R. LARAWAY	Preparer's signature  CPA	Date 11/6/12	Check <input type="checkbox"/> if self-employed	PTIN P00341086
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Preparer Use Only	Firm's name ► KEEFE, MCCULLOUGH & CO., LLP, C.P.A.'S	Firm's EIN ► 56-0574444
	Firm's address ► 6550 N FEDERAL HIGHWAY, SUITE 410 FT. LAUDERDALE, FL 33308	Phone no. 954 556 1720

FT. LAUDERDALE, FL 33308

May the IRS discuss this return with the preparer shown above? (see instructions)

Yes No

Part III. Statement of Program Service Accomplishments

Check if Schedule O contains a response to any question in this Part III

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Part IV. Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	1 X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	2 X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3 X	
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	4 X	
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>	5 X	
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	6 X	
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	7 X	
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	8 X	
9 Did the organization report an amount in Part X, line 21; serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	9 X	
10 Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>	10 X	
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	11a X	
b Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	11b X	
c Did the organization report an amount for investments - program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	11c X	
d Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	11d X	
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	11e X	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	11f X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI, XII, and XIII</i>	12a X	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI, XII, and XIII is optional</i>	12b X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13 X	
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a X	
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	14b X	
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? <i>If "Yes," complete Schedule F, Parts II and IV</i>	15 X	
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? <i>If "Yes," complete Schedule F, Parts III and IV</i>	16 X	
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>	17 X	
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18 X	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19 X	
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	20a X	
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b X	

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Part IV. Checklist of Required Schedules (continued)

		Yes	No
21	Did the organization report more than \$5,000 of grants and other assistance to any government or organization in the United States on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	21	X
22	Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22	X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	23	X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No", go to line 25	24a	X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I	25a	X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	25b	X
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II	26	X
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part III	27	X
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28a	X
b	A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28b	X
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV	28c	X
29	Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M	29	X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30	X
31	Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31	X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	32	X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I	33	X
34	Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1	34	X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)? b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35a	X
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2	36	X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI	37	X
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? Note. All Form 990 filers are required to complete Schedule O	38	X

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Part V. Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response to any question in this Part V

	Yes	No
1a Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a	34
b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	<input checked="" type="checkbox"/>
2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	0
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns? <i>Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)</i>		
3a Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a	<input checked="" type="checkbox"/>
b If "Yes," has it filed a Form 990-T for this year? <i>If "No," provide an explanation in Schedule O</i>		
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? b If "Yes," enter the name of the foreign country. <input type="text"/> <i>See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.</i>	4a	<input checked="" type="checkbox"/>
5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	<input checked="" type="checkbox"/>
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	<input checked="" type="checkbox"/>
c If "Yes," to line 5a or 5b, did the organization file Form 8886-T?	5c	
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible? b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6a	<input checked="" type="checkbox"/>
7 Organizations that may receive deductible contributions under section 170(c).	7d	
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	<input checked="" type="checkbox"/>
b If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	<input checked="" type="checkbox"/>
d If "Yes," indicate the number of Forms 8282 filed during the year		
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	<input checked="" type="checkbox"/>
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	<input checked="" type="checkbox"/>
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g	
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h	
8 Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?	8	
9 Sponsoring organizations maintaining donor advised funds.	9a	
a Did the organization make any taxable distributions under section 4966?		
b Did the organization make a distribution to a donor, donor advisor, or related person?	9b	
10 Section 501(c)(7) organizations. Enter.	10a	
a Initiation fees and capital contributions included on Part VIII, line 12	10b	
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11 Section 501(c)(12) organizations. Enter.	11a	
a Gross income from members or shareholders	11b	
b Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)		
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	
13 Section 501(c)(29) qualified nonprofit health insurance issuers.	13a	
a Is the organization licensed to issue qualified health plans in more than one state? <i>Note. See the instructions for additional information the organization must report on Schedule O.</i>		
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b	
c Enter the amount of reserves on hand	13c	
14a Did the organization receive any payments for indoor tanning services during the tax year?	14a	<input checked="" type="checkbox"/>
b If "Yes," has it filed a Form 720 to report these payments? <i>If "No," provide an explanation in Schedule O</i>	14b	

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Part VI. Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O See instructions

Check if Schedule O contains a response to any question in this Part VI

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.	1a	15
1b		1b	15
2	Enter the number of voting members included in line 1a, above, who are independent	2	<input checked="" type="checkbox"/>
3	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	3	<input checked="" type="checkbox"/>
4	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?	4	<input checked="" type="checkbox"/>
5	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	5	<input checked="" type="checkbox"/>
6	Did the organization become aware during the year of a significant diversion of the organization's assets?	6	<input checked="" type="checkbox"/>
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	<input checked="" type="checkbox"/>
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:	7b	<input checked="" type="checkbox"/>
a	The governing body?	8a	<input checked="" type="checkbox"/>
b	Each committee with authority to act on behalf of the governing body?	8b	<input checked="" type="checkbox"/>
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9	<input checked="" type="checkbox"/>

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a	<input checked="" type="checkbox"/>
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	10b	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.	11a	<input checked="" type="checkbox"/>
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	<input checked="" type="checkbox"/>
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	<input checked="" type="checkbox"/>
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	<input checked="" type="checkbox"/>
13	Did the organization have a written whistleblower policy?	13	<input checked="" type="checkbox"/>
14	Did the organization have a written document retention and destruction policy?	14	<input checked="" type="checkbox"/>
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official	15a	<input checked="" type="checkbox"/>
b	Other officers or key employees of the organization If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).	15b	<input checked="" type="checkbox"/>
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	<input checked="" type="checkbox"/>
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	<input checked="" type="checkbox"/>

Section C. Disclosure

17	List the states with which a copy of this Form 990 is required to be filed ► FL
18	Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
	<input type="checkbox"/> Own website <input type="checkbox"/> Another's website <input checked="" type="checkbox"/> Upon request
19	Describe in Schedule O whether (and if so, how), the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20	State the name, physical address, and telephone number of the person who possesses the books and records of the organization: ► LISA VECCHI - 954-764-2800
	305 S.E. 18TH COURT, FORT LAUDERDALE, FL 33316

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Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response to any question in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

• List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation Enter 0 in columns (D), (E), and (F) if no compensation was paid.

• List all of the organization's **current** key employees, if any. See instructions for definition of "key employee"

• List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.

• List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.

• List all of the organization's **former** directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees, highest compensated employees; and former such persons.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
(1) SHAWN MASUR VICE CHAIR	2.00	X					0.	0.	0.
(2) JEFFREY MINDLING TREASURER	2.00	X					0.	0.	0.
(3) MARGARET DE CAMBRE BORGES CHAIR	2.00	X					0.	0.	0.
(4) JOSEPH BALOCCHI SR. SECRETARY	2.00	X					0.	0.	0.
(5) GARY R. FINE DIRECTOR	2.00	X					0.	0.	0.
(6) RUTH FRANZEN DIRECTOR	2.00	X					0.	0.	0.
(7) PHILLIPS G. GAY, JR. DIRECTOR	2.00	X					0.	0.	0.
(8) JULIAN GAZZANO, JR. DIRECTOR	2.00	X					0.	0.	0.
(9) JANET KROP DIRECTOR	2.00	X					0.	0.	0.
(10) MARGARET VILLELLA, ESQ DIRECTOR	2.00	X					0.	0.	0.
(11) DEBBIE WIGGIN DIRECTOR	2.00	X					0.	0.	0.
(12) DR. NICOLE SWAGGERTY-VALDEZ DIRECTOR	2.00	X					0.	0.	0.
(13) PAUL FIGG DIRECTOR	2.00	X					0.	0.	0.
(14) MARY H DIRECTOR	2.00	X					0.	0.	0.
(15) STEVE M DIRECTOR	2.00	X					0.	0.	0.
(16) LISA VECCHI CEO	40.00		X				98,546.	0.	0.
(17) DAVID OPTEKAR COO	40.00		X				76,588.	0.	0.

Part VII. Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

1b Sub-total

175,134. 0. 0.

c Total from continuation sheets to Part VII, Section A

0. 0. 0.

d Total (add lines 1b and 1c)

175,134. 0. 0.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization ►

0

3 Did the organization list any **former** officer, director, or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual

	Yes	No
3		X
4		X
5		X

4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual

5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services

11. Any person listed on the following or whose compensation was any amount during the year, was rendered to the organization? If "Yes," complete Schedule J for such person.

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.

Form 990 (2011)

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Part VIII Statement of Revenue

Contributions, Gifts, Grants and Other Similar Amounts			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
1 a Federated campaigns	1a					
b Membership dues	1b					
c Fundraising events	1c	19,435.				
d Related organizations	1d					
e Government grants (contributions)	1e	1728839.				
f All other contributions, gifts, grants, and similar amounts not included above	1f	95,740.				
g Noncash contributions included in lines 1a-1f \$						
h Total. Add lines 1a-1f			1844014.			
Program Service Revenue		Business Code				
2 a HOUSING PROGRAM		531110	519,530.	519,530.		
b						
c						
d						
e						
f All other program service revenue						
g Total. Add lines 2a-2f			519,530.			
3 Investment income (including dividends, interest, and other similar amounts)			374.			374.
4 Income from investment of tax-exempt bond proceeds						
5 Royalties						
6 a Gross rents	(i) Real	(ii) Personal				
b Less: rental expenses						
c Rental income or (loss)						
d Net rental income or (loss)						
7 a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
b Less: cost or other basis and sales expenses		53,849.				
c Gain or (loss)		252210.				
d Net gain or (loss)		-198,361.				-198,361.
8 a Gross income from fundraising events (not including \$ 19,435. of contributions reported on line 1c). See Part IV, line 18	a	15,516.				
b Less direct expenses	b	12,373.				
c Net income or (loss) from fundraising events			3,143.			3,143.
9 a Gross income from gaming activities. See Part IV, line 19	a					
b Less: direct expenses	b					
c Net income or (loss) from gaming activities						
10 a Gross sales of inventory, less returns and allowances	a					
b Less: cost of goods sold	b					
c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Business Code				
11 a MISCELLANEOUS		999999	6,470.	6,470.		
b						
c						
d All other revenue						
e Total. Add lines 11a-11d			6,470.			
12 Total revenue. See instructions.			2175170.	526,000.	0.	-194844.

**BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.**

Form 990 (2011)

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Part IX. Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

Check if Schedule O contains a response to any question in this Part IX

<i>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</i>	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the United States. See Part IV, line 21	165,016.	165,016.		
2 Grants and other assistance to individuals in the United States. See Part IV, line 22	571,624.	571,624.		
3 Grants and other assistance to governments, organizations, and individuals outside the United States. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	175,133.	108,347.	66,786.	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	346,211.	311,542.	34,669.	
8 Pension plan accruals and contributions (include section 401(k) and section 403(b) employer contributions)				
9 Other employee benefits	70,322.	56,638.	13,684.	
10 Payroll taxes	43,697.	35,194.	8,503.	
11 Fees for services (non-employees).				
a Management				
b Legal	7,200.	4,348.	2,852.	
c Accounting	50,871.	30,722.	20,149.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other	26,818.	16,196.	10,622.	
12 Advertising and promotion				
13 Office expenses	36,915.	29,272.	7,643.	
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel	6,347.	4,360.	1,987.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	109,079.	105,964.	3,115.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	281,967.	278,699.	3,268.	
23 Insurance	98,931.	96,934.	1,997.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a MAINTENANCE AND REPAIRS	130,201.	127,304.	2,897.	
b UTILITIES	102,299.	101,524.	775.	
c COMMUNITY SUPPORT	27,685.	27,685.		
d TELEPHONE	12,538.	10,681.	1,857.	
e All other expenses	5,788.	4,226.	1,562.	
25 Total functional expenses. Add lines 1 through 24e	2,268,642.	2,086,276.	182,366.	0.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here ► if following SOP 98-2 (ASC 958-720)

132010 01-23-12

Form 990 (2011)

**BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.**

Form 990 (2011)

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Part X Balance Sheet

		(A) Beginning of year		(B) End of year
Assets				
1	Cash - non-interest-bearing	275,159.	1	399,004.
2	Savings and temporary cash investments		2	
3	Pledges and grants receivable, net	31,298.	3	72,835.
4	Accounts receivable, net	174,390.	4	131,510.
5	Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
6	Receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions)		6	
7	Notes and loans receivable, net		7	
8	Inventories for sale or use		8	
9	Prepaid expenses and deferred charges	91,302.	9	94,121.
10a	Land, buildings, and equipment: cost or other basis Complete Part VI of Schedule D	10a 9,897,439.		
b	Less: accumulated depreciation	10b 2,537,079.	10c	7,360,360.
11	Investments - publicly traded securities		11	
12	Investments - other securities. See Part IV, line 11		12	
13	Investments - program-related. See Part IV, line 11		13	
14	Intangible assets		14	
15	Other assets. See Part IV, line 11	2,407.	15	1,938.
16	Total assets. Add lines 1 through 15 (must equal line 34)	7,909,068.	16	8,059,768.
Liabilities				
17	Accounts payable and accrued expenses	102,625.	17	55,978.
18	Grants payable		18	
19	Deferred revenue	70,713.	19	18,900.
20	Tax-exempt bond liabilities		20	
21	Escrow or custodial account liability Complete Part IV of Schedule D		21	
22	Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
23	Secured mortgages and notes payable to unrelated third parties	3,704,272.	23	4,043,075.
24	Unsecured notes and loans payable to unrelated third parties		24	
25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D	84,560.	25	88,389.
26	Total liabilities. Add lines 17 through 25	3,962,170.	26	4,206,342.
Net Assets or Fund Balances				
	Organizations that follow SFAS 117, check here ► <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
27	Unrestricted net assets	351,815.	27	3,809,727.
28	Temporarily restricted net assets	2,678,893.	28	43,699.
29	Permanently restricted net assets	916,190.	29	0.
	Organizations that do not follow SFAS 117, check here ► <input type="checkbox"/> and complete lines 30 through 34.			
30	Capital stock or trust principal, or current funds		30	
31	Paid-in or capital surplus, or land, building, or equipment fund		31	
32	Retained earnings, endowment, accumulated income, or other funds		32	
33	Total net assets or fund balances	3,946,898.	33	3,853,426.
34	Total liabilities and net assets/fund balances	7,909,068.	34	8,059,768.

Form 990 (2011)

**BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.**

Form 990 (2011)

65-0407370 Page 12

Part XI. Reconciliation of Net Assets

Check if Schedule O contains a response to any question in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	2,175,170.
2	Total expenses (must equal Part IX, column (A), line 25)	2	2,268,642.
3	Revenue less expenses Subtract line 2 from line 1	3	-93,472.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	3,946,898.
5	Other changes in net assets or fund balances (explain in Schedule O)	5	0.
6	Net assets or fund balances at end of year. Combine lines 3, 4, and 5 (must equal Part X, line 33, column (B))	6	3,853,426.

Part XII. Financial Statements and Reporting

Check if Schedule O contains a response to any question in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a	X
b	Were the organization's financial statements audited by an independent accountant?	2b	X
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	2c	X
d	If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a separate basis, consolidated basis, or both. <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	3a	X
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3b	X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.		

Form 990 (2011)

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support

OMB No 1545-0047

2011

**Open to Public
Inspection**

Department of the Treasury
Internal Revenue Service

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

Name of the organization	BROWARD COUNTY COMMUNITY DEVELOPMENT CORPORATION, INC.	Employer identification number
		65-0407370

Part I Reason for Public Charity Status (All organizations must complete this part) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 11, check only one box.)

1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i)**.

2 A school described in **section 170(b)(1)(A)(ii)**. (Attach Schedule E.)

3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii)**.

4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state: _____

5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv)**. (Complete Part II.)

6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v)**.

7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)

8 A community trust described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)

9 An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2)**. (Complete Part III.)

10 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4)**.

11 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2)**. See **section 509(a)(3)**. Check the box that describes the type of supporting organization and complete lines 11e through 11h.

	Yes	No
11g(i)		
11g(ii)		
11g(iii)		

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ

Schedule A (Form 990 or 990-EZ) 2011

BROWARD COUNTY COMMUNITY DEVELOPMENT

Schedule A (Form 990 or 990-EZ) 2011 CORPORATION, INC.

65-0407370 Page 2

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	1,099,285.	1,193,166.	1,063,068.	1,599,603.	1,844,014.	6,799,136.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	1,099,285.	1,193,166.	1,063,068.	1,599,603.	1,844,014.	6,799,136.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 Public support. Subtract line 5 from line 4						6,799,136.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
7 Amounts from line 4	1,099,285.	1,193,166.	1,063,068.	1,599,603.	1,844,014.	6,799,136.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	14,119.	2,001.	669.	172.	374.	17,335.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						6,470.
11 Total support. Add lines 7 through 10						6,822,941.
12 Gross receipts from related activities, etc. (see instructions)					12	1,832,623.
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						► <input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2011 (line 6, column (f) divided by line 11, column (f))	14	99.65	%
15 Public support percentage from 2010 Schedule A, Part II, line 14	15	99.57	%
16a 33 1/3% support test - 2011. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		► <input checked="" type="checkbox"/>	
b 33 1/3% support test - 2010. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		► <input type="checkbox"/>	
17a 10% -facts-and-circumstances test - 2011. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		► <input type="checkbox"/>	
b 10% -facts-and-circumstances test - 2010. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization		► <input type="checkbox"/>	
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		► <input type="checkbox"/>	

Schedule A (Form 990 or 990-EZ) 2011

Part III. Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support (Subtract line 7c from line 6)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV)						
13 Total support (Add lines 9, 10c, 11, and 12)						
14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here ► <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

15 Public support percentage for 2011 (line 8, column (f) divided by line 13, column (f))	15	%
16 Public support percentage from 2010 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2011 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2010 Schedule A, Part III, line 17	18	%
19a 33 1/3% support tests - 2011. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization ► <input type="checkbox"/>		
b 33 1/3% support tests - 2010. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization ► <input type="checkbox"/>		
20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ► <input type="checkbox"/>		

SCHEDULE D
(Form 990)Department of the Treasury
Internal Revenue Service**Supplemental Financial Statements**

► Complete if the organization answered "Yes," to Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
► Attach to Form 990. ► See separate instructions.

OMB No. 1545-0047

2011Open to Public
Inspection

Name of the organization **BROWARD COUNTY COMMUNITY DEVELOPMENT CORPORATION, INC.** Employer identification number **65-0407370**

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate contributions to (during year)		
3 Aggregate grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7

1 Purpose(s) of conservation easements held by the organization (check all that apply).	<input type="checkbox"/> Preservation of land for public use (e.g., recreation or education) <input type="checkbox"/> Preservation of an historically important land area
	<input type="checkbox"/> Protection of natural habitat <input type="checkbox"/> Preservation of a certified historic structure
	<input type="checkbox"/> Preservation of open space
2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year	
a Total number of conservation easements	Held at the End of the Tax Year
b Total acreage restricted by conservation easements	2a
c Number of conservation easements on a certified historic structure included in (a)	2b
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2c
3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ►	2d
4 Number of states where property subject to conservation easement is located ►	
5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ►	
7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ► \$	
8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements	

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" to Form 990, Part IV, line 8

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items.	
1b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:	
(i) Revenues included in Form 990, Part VIII, line 1	► \$ _____
(ii) Assets included in Form 990, Part X	► \$ _____
2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items	
a Revenues included in Form 990, Part VIII, line 1	► \$ _____
b Assets included in Form 990, Part X	► \$ _____

**BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.**

Schedule D (Form 990) 2011

65-0407370 Page 2

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items
(check all that apply).

a Public exhibition

d Loan or exchange programs

b Scholarly research

e Other _____

c Preservation for future generations

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets

to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No

b If "Yes," explain the arrangement in Part XIV and complete the following table.

c Beginning balance

	Amount
1c	
1d	
1e	
1f	

d Additions during the year

e Distributions during the year

f Ending balance

2a Did the organization include an amount on Form 990, Part X, line 21? Yes No

b If "Yes," explain the arrangement in Part XIV

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10

1a Beginning of year balance

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a					
b					
c					
d					
e					
f					
g					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ► %

b Permanent endowment ► %

c Temporarily restricted endowment ► %

The percentages in lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by.

Yes	No
3a(i)	
3a(ii)	
3b	

(i) unrelated organizations

(ii) related organizations

b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIV the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment. See Form 990, Part X, line 10.

	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,206,074.		1,206,074.
b Buildings		8,427,164.	2,279,560.	6,147,604.
c Leasehold improvements				
d Equipment		207,086.	202,848.	4,238.
e Other		57,115.	54,671.	2,444.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).)				► 7,360,360.

Schedule D (Form 990) 2011

**BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.**

Schedule D (Form 990) 2011

65-0407370 Page 3

Part VII Investments - Other Securities. See Form 990, Part X, line 12

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
(I)		

Total. (Col (b) must equal Form 990, Part X, col (B) line 12.) ►

Part VIII Investments - Program Related. See Form 990, Part X, line 13

(a) Description of investment type	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		

Total. (Col (b) must equal Form 990, Part X, col (B) line 13.) ►

Part IX Other Assets. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	

Total. (Column (b) must equal Form 990, Part X, col (B) line 15.) ►

Part X Other Liabilities. See Form 990, Part X, line 25.

(a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) SECURITY DEPOSITS PAYABLE	88,389.
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
(11)	

Total. (Column (b) must equal Form 990, Part X, col (B) line 25.) ►

88,389.

FIN 48 (ASC 740) Footnote In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under

2. FIN 48 (ASC 740)

132053
01-23-12

Schedule D (Form 990) 2011

BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.

Schedule D (Form 990) 2011

65-0407370 Page 4

Part XI. Reconciliation of Change in Net Assets from Form 990 to Audited Financial Statements

1	Total revenue (Form 990, Part VIII, column (A), line 12)	2,175,170.
2	Total expenses (Form 990, Part IX, column (A), line 25)	2,268,642.
3	Excess or (deficit) for the year. Subtract line 2 from line 1	-93,472.
4	Net unrealized gains (losses) on investments	
5	Donated services and use of facilities	
6	Investment expenses	
7	Prior period adjustments	
8	Other (Describe in Part XIV.)	
9	Total adjustments (net). Add lines 4 through 8	
10	Excess or (deficit) for the year per audited financial statements. Combine lines 3 and 9	-93,472.

Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements	1	2,225,349.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains on investments	2a	
b	Donated services and use of facilities	2b	37,806.
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIV)	2d	12,373.
e	Add lines 2a through 2d	2e	50,179.
3	Subtract line 2e from line 1	3	2,175,170.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1.		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV.)	4b	
c	Add lines 4a and 4b	4c	0.
5	Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12)	5	2,175,170.

Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements	1	2,318,821.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25.		
a	Donated services and use of facilities	2a	37,806.
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIV.)	2d	12,373.
e	Add lines 2a through 2d	2e	50,179.
3	Subtract line 2e from line 1	3	2,268,642.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV.)	4b	
c	Add lines 4a and 4b	4c	0.
5	Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	2,268,642.

Part XIV Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, line 8; Part XII, lines 2d and 4b; and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

Internal Revenue Service

Name of the organ

Name of the organization	BROWARD COUNTY COMMUNITY DEVELOPMENT CORPORATION, INC.	Employer identification number
		65-0407370

Part I **Fundraising Activities.** Complete if the organization answered "Yes" to Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a Mail solicitations e Solicitation of non-government grants
- b Internet and email solicitations f Solicitation of government grants
- c Phone solicitations g Special fundraising events
- d In-person solicitations

2 a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? Yes No

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

3. List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration.

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing

LHA Paperwork Reduction Act Notice. See the Instructions for Form 990 or 990-EZ.

Schedule G (Form 990 or 990-EZ) 2011

BROWARD COUNTY COMMUNITY DEVELOPMENT

Schedule G (Form 990 or 990-EZ) 2011 CORPORATION, INC.

65-0407370 Page 2

Part II Fundraising Events. Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1 KEYS TO SUCCESS (event type)	(b) Event #2	(c) Other events NONE	(d) Total events (add col. (a) through col. (c))
		(event type)	(total number)		
Revenue	1 Gross receipts	34,951.			34,951.
	2 Less. Charitable contributions	19,435.			19,435.
	3 Gross income (line 1 minus line 2)	15,516.			15,516.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	12,373.			12,373.
	10 Direct expense summary. Add lines 4 through 9 in column (d)			► (12,373.
	11 Net income summary. Combine line 3, column (d), and line 10			►	3,143.

Part III Gaming. Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than

\$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
	7 Direct expense summary. Add lines 2 through 5 in column (d)			► ()
	8 Net gaming income summary. Combine line 1, column d, and line 7			►	

9 Enter the state(s) in which the organization operates gaming activities: _____

a Is the organization licensed to operate gaming activities in each of these states? Yes No

b If "No," explain. _____

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? Yes No

b If "Yes," explain: _____

BROWARD COUNTY COMMUNITY DEVELOPMENT

Schedule G (Form 990 or 990-EZ) 2011 **CORPORATION, INC.**

65-0407370 Page 3

11 Does the organization operate gaming activities with nonmembers? Yes No

12 Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? Yes No

13 Indicate the percentage of gaming activity operated in.

a The organization's facility
 b An outside facility

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ► _____

Address ► _____

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? Yes No

b If "Yes," enter the amount of gaming revenue received by the organization ► \$ _____ and the amount of gaming revenue retained by the third party ► \$ _____.

c If "Yes," enter name and address of the third party:

Name ► _____

Address ►

16 Gaming manager information

Name ► _____

Gaming manager compensation ► \$ _____

Description of services provided ► _____

Director/officer Employee Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ► \$ _____

Part IV **Supplemental Information.** Complete this part to provide the explanations required by Part I, line 2b, columns (iii) and (v), and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also complete this part to provide any additional information (see instructions).

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table

3 Enter total number of other organizations listed in the line 1 table

Part III can be duplicated if additional space is needed.

a) Type of grant or assistance	b) Number of beneficiaries	c) Amount of assistance	d) Amount of non-cash assistance	e) Method of valuation (FIFO, FMV, and/or appraisal, other)	f) Description of non-cash assistance
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RENTAL SUBSIDIES TO LOW INCOME INDIVIDUALS WITH SPECIAL NEEDS	
315	571,624.

Draft IV. Enhanced Information. Complete this draft to provide the information required in Part I, line 2 and any other additional information

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WAY

GRANT SCOPE: FOR ALL CONTRACTS AND AWARD LETTERS FROM GRANTORS, THE
ORGANIZATION WORKS VERY CLOSELY TO UNDERSTAND THE TERMS AND CONDITION
OF THE GRANT.

BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.

Schedule I (Form 990) 2011

65-0407370 Page 2

Part IV Supplemental Information

ACCOUNTING DEPARTMENT AND DIRECTOR OF ADMINISTRATION WHO INITIALIZES
THE RENTAL SUBSIDIES AND GRANTS, AND THEN DISTRIBUTES THEM BASED ON ALL
GRANTORS FOR THE PROGRAM TO ENSURE THERE IS COMPLIANCE.

GRANT/FUNDING LOG: A LOG IS MAINTAINED BY THE DIRECTOR OF
ADMINISTRATIONS, REVIEWED BY THE CEO AND THEN FINALIZED BY THE
ACCOUNTING DEPARTMENT MONTHLY FOR APPROPRIATE ALLOCATION.

GENERAL TERMS: THE ORGANIZATION ABIDES BY THE GENERAL TERMS OF THE
GRANT PROJECT NAME, GRANT AMOUNT AND UTILIZES FUNDS WITHIN THE PERIOD
REFLECTED IN THE GRANTS TERMS.

BUDGET AND USE OF FUNDS: THE ORGANIZATION USES THE FUNDS STRICTLY
WITHIN THE TERMS AND CONDITIONS OF THE GRANT GUIDELINES AND CONTRACTS
TO ENSURE COMPLIANCE.

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.
► Attach to Form 990 or 990-EZ.

OMB No 1545-0047

2011

Open to Public
Inspection

Name of the organization **BROWARD COUNTY COMMUNITY DEVELOPMENT
CORPORATION, INC.** Employer identification number **65-0407370**

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

INCOME OR HOMELESS PEOPLE WITH DISABILITIES WHO ALSO HAVE A MENTAL
ILLNESS. CORE VALUES ARE: STABILITY; DIGNITY AND HOPE.

BROWARD HOUSING SOLUTIONS CREATES A COMPASSIONATE COMMUNITY WHERE ALL
LOW INCOME PEOPLE WITH MENTAL ILLNESS HAVE A PERMANENT AND SAFE HOME.

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

BROWARD HOUSING SOLUTIONS CREATES A COMPASSIONATE COMMUNITY WHERE ALL
LOW INCOME PEOPLE WITH MENTAL ILLNESS HAVE A PERMANENT AND SAFE HOME.

FORM 990, PART III, LINE 4A, PROGRAM SERVICE ACCOMPLISHMENTS:

HOUSING FOR YOUNG ADULTS WHO HAVE AGED OUT OF THE FOSTER CARE SYSTEM,
AND, WHO BATTLE EMOTIONAL AND BEHAVIORAL DISTURBANCES. LIFE COACHES AND
CASE MANAGERS PROVIDE TRANSITIONAL SERVICES AND INDIVIDUALIZED CARE
PLANS TO ENSURE THAT THE EMANCIPATED FOSTER YOUTH HAVE A SAFE HOME
WHERE WITH THE OPPORTUNITY TO DEVELOP AND PRACTICE LIFE SKILLS TO
NAVIGATE THE TRANSITION TO ADULTHOOD WHILE ACHIEVING LONG-TERM
SELF-SUFFICIENCY.

4. HOMEOWNERSHIP PROGRAM: A TOTAL OF THIRTY-FOUR (34) MENTAL HEALTH
CONSUMERS HAVE SUCCESSFULLY BECOME HOMEOWNERS OR ARE IN THE LEASING
STAGES OF HOMEOWNERSHIP THROUGH THE LEASE-TO-BUY (LTB) PROGRAM BY
LEASING A SINGLE FAMILY HOME. THESE CLIENTS HAVE DEMONSTRATED FINANCIAL
CAPACITY AND INDEPENDENT LIVING SKILLS THROUGH FINANCIAL FITNESS
EDUCATION AND COMMUNITY SUPPORT.

Name of the organization	BROWARD COUNTY COMMUNITY DEVELOPMENT CORPORATION, INC.	Employer identification number
		65-0407370

5. 'HOME FOR THE BRAVE': SERVING BROWARD COUNTY'S HOMELESS VETERANS WITH MENTAL ILLNESS.

QUANTIFIABLE SUCCESSES:

BY PROVIDING SAFE, AFFORDABLE HOUSING WITH SUPPORTIVE CASE MANAGEMENT, THE FOLLOWING OUTCOMES WERE DOCUMENTED:

78% OF TENANTS WE SURVEYED WERE FORMERLY HOMELESS BEFORE MOVING INTO OUR UNITS.

89% OF TENANTS EXPERIENCED FEWER HOSPITALIZATIONS SINCE MOVING IN TO OUR UNITS.

92% HAVE SHOWN PROGRESS IN MANAGING THEIR MEDICATION.

98% HAVE EXHIBITED INCREASED STABILITY.

84% HAVE HAD IMPROVEMENTS IN THEIR HEALTH.

100% OF THE CHILDREN OF THESE TENANTS ARE NOW RESIDING IN A MORE STABLE ENVIRONMENT.

34 MENTAL HEALTH CONSUMERS HAVE SUCCESSFULLY BECOME HOMEOWNERS OR ARE IN THE LEASING STAGES OF HOMEOWNERSHIP THROUGH THIS PROGRAM.

COST RATIO BENEFIT OF PROVIDING AFFORDABLE HOUSING

INCARCERATION:

BROWARD HOUSING SOLUTIONS SAVED BROWARD COUNTY TAXPAYERS ALMOST \$500,000 LAST YEAR SIMPLY BY PROVIDING PERMANENT AND AFFORDABLE HOUSING.

INCARCERATION COSTS \$118/DAY/INMATE AND 17% OF INMATES IN JAIL PRISONS HAVE A SERIOUS MENTAL ILLNESS.

JAILS HAVE BECOME ASYLUMS FOR THOUSANDS OF INMATES WITH MENTAL ILLNESSES WHOSE PROBLEMS AND NEEDS FAR EXCEED WHAT JAILS CAN PROVIDE.

MENTALLY ILL INMATES COSTS TAXPAYERS 39% MORE THAN INMATES WITHOUT

Name of the organization BROWARD COUNTY COMMUNITY DEVELOPMENT CORPORATION, INC.

Employer identification number
65-0407370MENTAL ILLNESS.AVERAGE LENGTH OF INCARCERATION STAY PER MENTALLY ILL INMATE 51 DAYS @ \$118/DAY/INMATE = \$6,018/YEAR.32% OR 83 OF BROWARD HOUSING SOLUTIONS CURRENT RESIDENTS SURVEYED WERE INCARCERATED (EITHER MISDEMEANOR OR FELONY); 51-DAYS X \$118/DAY = \$6,018 X 83 RESIDENTS = \$499,494/YEAR.BROWARD HOUSING SOLUTIONS SAVED BROWARD COUNTY TAXPAYERS ALMOST \$500,000 SIMPLY BY PROVIDING PERMANENT AND AFFORDABLE HOUSING.HOSPITALIZATIONS:BROWARD HOUSING SOLUTIONS SAVED BROWARD COUNTY TAXPAYERS NEARLY \$182,350/YEAR VS. SHORT-TERM HOSPITALIZATION @ \$350/DAY.BROWARD HOUSING SOLUTIONS SAVED BROWARD COUNTY TAXPAYERS NEARLY \$1,776,600 COST VS. LONG-TERM HOSPITALIZATION STAY @ \$650/DAY.FORM 990, PART VI, SECTION B, LINE 11: ORGANIZATION'S PROCESS USED TO REVIEW FORM 990:THE RETURN PREPARER MAILED A FINAL VERSION OF THE FORM 990 TO THE ORGANIZATION'S CEO. THE CEO PRESENTS THE FORM FOR REVIEW AND APPROVAL TO THE FINANCE COMMITTEE AS WELL AS THE ENTIRE BOARD OF DIRECTORS.FORM 990, PART VI, SECTION B, LINE 12C: ENFORCEMENT OF CONFLICTS POLICY: POLICY IS UPDATED ANNUALLY BY THE PROFESSIONAL EMPLOYMENT ORGANIZATION AND IS RENEWED AND APPROVED ANNUALLY BY THE BOARD OF DIRECTORS. ANY CONCERNs REGARDING CONFLICT OF INTEREST ARE REFERRED TO THE ORGANIZATION'S LEGAL COUNSEL.

Name of the organization	BROWARD COUNTY COMMUNITY DEVELOPMENT CORPORATION, INC.
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Employer identification number	65-0407370
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OFFICIALS:

THE PROCESS USED TO DETERMINE THE COMPENSATION LEVEL FOR THE CEO AND COO IS BASED ON COMPARATIVE DATA ANALYSIS OF NONPROFIT ORGANIZATIONS WITH SIMILAR OPERATIONAL BUDGETS. SKILLS, EDUCATION AND EXPERIENCE ARE ALSO TAKEN INTO CONSIDERATION. COMPENSATION PACKAGES FOR TOP OFFICIALS ARE ALSO SUBJECT TO REVIEW AND APPROVAL BY THE ENTIRE BOARD AND THE GENERAL LEGAL COUNSEL FOR BOTH A REASONABLE AND NOT EXCESSIVE COMPENSATION. ADDITIONALLY, THE ORGANIZATION USES RESOURCES SUCH AS A GUIDESTAR.ORG AND NCNP (NATIONAL COUNCIL OF NONPROFITS) AS A GUIDE. THE ORGANIZATION ALSO FOLLOWS THE IRS 3-STEP PROCESS TO CONFORM WITH THE EXEMPT ORGANIZATIONS EXECUTIVE COMPENSATION COMPLIANCE.

FORM 990, PART I, LINE 5 AND PART V, LINES 2A AND 2B: TOTAL NUMBER OF EMPLOYEES:

THE ORGANIZATION ENTERED INTO A LEASING AGREEMENT WITH A PROFESSIONAL EMPLOYER ORGANIZATION (PEO) TO LEASE ALL EMPLOYEES AS OF MAY 2009 AND THEREFORE DOES NOT FILE PAYROLL TAX RETURNS AND FORMS W-3 TO REPORT WAGES. THE ORGANIZATION LEASES 12 EMPLOYEES FROM THE PEO.

FORM 990, PART VI, SECTION C, LINE 19: GOVERNING DOCUMENTS DISCLOSURE EXPLANATION:

FINANCIAL STATEMENTS, CONFLICT OF INTEREST POLICIES, GOVERNING DOCUMENTS AND FORMS 990 ARE MADE AVAILABLE TO THE PUBLIC ONLY UPON REQUEST. COPIES ARE PROVIDED AT NO CHARGE.