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BROADWAY FINANCIAL CORP \DE\

Form 5

February 14, 2003

U.S. SECURITIES AND EXCHANGE COMMISSION
Washington, DC 20549

FORM 5

ANNUAL STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,
Section 17(a) of the Public Utility Holding Company Act of 1935 or
Section 30(f) of the Investment Company Act of 1940

Check box if no longer subject to Section 16. Form 4 or Form 5 obligations
may continue. See Instruction 1(b).

Form 3 Holdings Reported

Form 4 Transactions Reported

1. Name and Address of Reporting Person*

Johnson, Eric V.

(Last)

(First)

(Middle)

532 South Orange Grove Avenue

(Street)

South Pasadena, California 91030

(City)

(State)

(Zip)

2. Issuer Name and Ticker or Trading Symbol

Broadway Financial Corporation (BYFC)

3. IRS Identification Number of Reporting Person, if an Entity (Voluntary)

4. Statement for Month/Year

December 2002

5. If Amendment, Date of Original (Month/Year)

6. Relationship of Reporting Person to Issuer
(Check all applicable)

Director

10% Owner

Officer (give title below)

Other (specify below)

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Senior Vice President/Chief Retail Banking Officer

7. Individual or Joint/Group Filing
(Check applicable line)

- Form filed by one Reporting Person
- Form filed by more than one Reporting Person

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 Table I -- Non-Derivative Securities Acquired, Disposed of,
 or Beneficially Owned
 =====

1. Title of Security (Instr. 3)	2. Transaction Date (mm/dd/yy)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	
			Amount	Price
			(A) or (D)	

Common Stock

* If the form is filed by more than one Reporting Person, see Instruction 4(b)(v).

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

(Print or Type Responses)

(Over)

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FORM 5 (continued)

Table II -- Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conver- sion or Exer- cise Price of Deriv- ative Secur- ity	3. Trans- action Date (Month/ Day/ Year)	4. Trans- action Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) ----- (A) (D)	6. Date Exercisable and Expiration Date (Month/Day/Year) ----- Date Expiration Date	7. Title and Amount of Underlying Securities (Instr. 3 and 4) ----- Amount or Number of Shares
Stock Grant	\$6.68	07/25/02	A	320	07/25/03 07/25/12	
Stock Grant	\$6.68	07/25/02	A	320	07/25/04 07/25/12	
Stock Grant	\$6.68	07/25/02	A	320	07/25/05 07/25/12	
Stock Grant	\$6.68	07/25/02	A	320	07/25/06 07/25/12	
Stock Grant	\$6.68	07/25/02	A	320	07/25/07 07/25/12	
Stock Option	\$6.68	07/25/02	A	5740	07/25/03 07/25/12	
Stock Option	\$6.68	07/25/02	A	5741	07/25/04 07/25/12	
Stock Option	\$6.68	07/25/02	A	5741	07/25/05 07/25/12	
Stock Option	\$6.68	07/25/02	A	5741	07/25/06 07/25/12	
Stock Option	\$6.68	07/25/02	A	5741	07/25/07 07/25/12	
Stock Option	\$4.34	11/15/00	A	4518	11/15/03 11/15/10	
Stock Option	\$4.34	11/15/00	A	2259	11/15/04 11/15/10	
Stock Option	\$4.34	11/15/00	A	2259	11/15/05 11/15/10	
Stock Option	\$4.34	11/15/00	A	2260	11/15/02 11/15/10	
Stock Grant	\$4.34	09/17/07	A	480	11/15/03 11/15/10	
Stock Grant	\$4.34	09/17/07	A	480	11/15/04 11/15/10	
Stock Grant	\$4.34	09/17/07	A	480	11/15/05 11/15/10	

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Explanation of Responses:

02/14/03

**Signature of Reporting Person

Date

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations.

See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this form, one of which must be manually signed.
If space provided is insufficient, see Instruction 6 for procedure.

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