

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of Brevard County</u> PHA Code: <u>FL020</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2019</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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 on 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. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. All documents pertaining to the PHA Annual Streamlined and 5-Year Plan are available for public review and comment at the following locations:</p> <ul style="list-style-type: none"> • www.habc.us • <i>Florida Today</i> Public Notice • Main Office – 1401 Guava Avenue, Melbourne, FL 32935 • North Office – 584 Player Lane, Merritt Island, FL 32953 • South Office – 4000 N. Riverside Drive, Satellite Beach, FL 32937 • Clubhouse – Garden Apartments- 4000 N. Riverside Dr. Satellite Beach, FL 32937 • Each Location Listed will have the Notice of Public Hearing Posted • Public Hearing will be held at Garden Apartments Clubhouse <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>HABC is committed to providing the highest quality services to those in need of an affordable housing alternative. Provide decent, safe and sanitary housing; for persons of extremely low income through moderate income levels.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <ul style="list-style-type: none"> • Continue to operate IAW all Federal Regulations and within budget guidelines. • Continue to work toward "High Performer Status". • Seek out development for affordable Housing.
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ul style="list-style-type: none"> • Continue to operate in accordance with all Federal Regulations and within budget guidelines The PHA continues to meet this goal year over year as evidenced by no findings in its financial audits, high performing status achievement in all programs managed, and regular administrative policy updates as required by HUD. • Continue to strive for "High Performing Status" • Seek out development opportunities for affordable housing The PHA has developed 11-units of new public housing utilizing RHF and Capital Funds essentially creating a no-debt obligation, un leveraged and unencumbered property subordinate to the existing DOT favor of HUD. Admission continues to utilize the income-targeting policy to deconcentrate poverty of the Tucker Heights property. The PHA has acquired 11.43+- acres of multifamily land for the purposes of developing a +/- 216 unit mixed finance development of affordable housing/public housing on Sun Lake Road, Palm Bay, Fl. A development plan for HUD approval Has been extended due to the building activity and scarcity of contractors. • HABC is currently recovering from Hurricanes Irma and Maria and continues to the harden exteriors of all Public Housing. • Create non-profit to benefit residents through education and employment. Interlocal Initiatives Community Development Corporation (IICDC) has been created and is employing public housing residents for landscaping and unit turnaround. Residents receive job training, counseling, mentoring and education. IICDC's STEM Academy Students showed great success by competing in the Robotics State Finals and scoring high enough to compete Nationally. Two Summer Camps provided services to 220 children per day, the Summer Feeding program served 8100 meals. IICDC assisted a Student in obtaining her Nursing degree in Nursing Home Management. Three additional College scholarships have been awarded. • Create Section 8 Homeownership Program The PHA has policy in place and a written program established, staff training is underway prior to implementation. Home Ownership has been achieved by 2 Tenants, Christine Lundy, 300 Nardo Avenue, Palm Bay and Latwanda Clasco, 990 Newton Court, Rockledge.

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking</p> <p>In accordance with the Violence Against Women Act (VAWA), Housing Authority of Brevard County (PHA) will not deny admission to any applicant on the basis that the applicant or a member of the applicant's immediate household is or has been a victim of domestic violence, dating violence, or stalking if the applicant is otherwise qualified. PHA will request applicants who allege they are victims to certify via a HUD approved certification form that they are a victim of domestic violence and that an incident or incidents are bona fide incidents of such actual or threatened abuse. The certification form must be received by PHA within 14 days of receipt and must include the name of the perpetrator. PHA shall ensure the information received regarding victims of domestic violence will be maintained in confidential file, will not be entered into a shared database, will not be provided to any other entity unless the victim requests and consents; or unless otherwise required for use in eviction proceedings or required by law.</p> <p>Landlords participating in the Section 8 HCV program should not terminate the lease of an individual or family solely because of domestic violence. VA WA states that criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of tenant's household, guest, or other person under tenant's control shall not be cause for termination of tenancy or assistance if tenant or immediate member of tenant's family is a victim of that violence or stalking.</p> <p>A landlord may terminate a tenant who engages in criminal acts of violence against family members or others.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>1. Substantial Deviation from the 5-Year Plan Basic criteria used to determine a substantial deviation from 5-Year Plan and significant amendment or modification to 5-year plan and annual plan. The Housing Authority of Brevard County will consider the following definitions to be significant amendments or modifications to the 5-year plan and annual plan for the purposes of submitting a revised plan and meeting full public process requirements:</p> <p>(a). Changes to admission policies. (b). Changes to the organization of the waiting list. (An exception may be made for any of the above definitions that are adopted by the Housing Authority of Brevard County in response to changes in HUD regulatory requirements.)</p> <p>2. Significant Amendment or Modification to the Annual Plan The Housing Authority of Brevard County will consider the following definition to be significant deviations to the 5-year plan and annual plan for the purposes of submitting a revised plan and meeting full public process requirements:</p> <p>(a). Changes to the Housing Authority of Brevard County overall mission. (b). Changes to the goals and objectives that affect services to program participants. (An exception may be made for any of the above definitions that are adopted by the Housing Authority of Brevard County in response to changes in HUD regulatory requirements.)</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</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>ATTACHMENT A</p>