

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

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

A.	PHA Information.																				
A.1	<p>PHA Name: <u>Housing Authority of Brevard County</u> PHA Code: <u>FL020</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>417</u> Number of Housing Choice Vouchers (HCVs) <u>2052</u> Total Combined _____ PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>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 • Florida Today 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">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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> </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.	Annual Plan Elements					
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>(a) Mixed Finance Modernization or development</p> <ol style="list-style-type: none"> In 2019-2020 the PHA is planning an elderly / disabled development consisting of up to 216 apartments. The site is located at Sun Lake Road and Babcock Rd. Palm Bay Florida. The target market is between 30% and 80% AMI, these public housing units will be included for deconcentrating purposes. The development will be known as "Oaks at Sun Lake" and pre-development work is underway. HABC will construct 25 apartments on the property located at Aroura and Mosswood, to be known as Aurora Palms, with Non-Federal Funds. In 2019-2020 the PHA is planning a multi-family development in Merritt Island, FL. on vacant land which was previously public housing. In 2019, HABC intends to expand Public Housing and Section 8 administrative offices. Continue to harden the exterior of all Public Housing against Hurricane Damage. <p>(b) Project Based Vouchers</p> <ol style="list-style-type: none"> HABC will solicit Developers to issue 100 Project Based Vouchers for new construction. The Project based vouchers will be used to meet the housing needs of the elderly, disabled and homeless populations. The PHA will request proposals in 2018 and 2019 for low income housing new construction projects in Brevard County to be supported by Project Based Vouchers to increase county available units. <p>(c) Units with approved vacancies for modernization</p> <ol style="list-style-type: none"> The PHA will continue to request HUD approval for off-line public housing units in order to completely remodel and update to new building code as necessary. <p>(d.) Demolition</p> <ol style="list-style-type: none"> HABC will begin the process for demotion of 20 units public housing Hopkins Place (20-5). All tenants in the development will be relocated. 					

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 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. • 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 activity and scarcity of contractors. HABC is currently recovering from Hurricanes Irma and Maria. • 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>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan. ATTACHMENT A</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan. ATTACHMENT A</p>

C.3	<p>Additional scholarships were issued this Fall. Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<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. ATTACHMENT B</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD:</p> <p>See HUD Form 50075.2 approved by HUD on 04/13/2018.</p>

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