

Amendment to the FY 2020 Agency Five-Year Plan and FY 2022 Annual Plan No. 1-2022

Melbourne Housing Authority

A Significant Amendment or Modification to the Agency's Five-Year Plan is a change in policy pertaining to the operation of the Housing Authority (HA). The HA will consider the following actions as a Significant Amendment or Modification to the Five-Year Plan and/or Annual Plan:

Conversion of Public Housing to Section 8 Tenant-Based Assistance. Inform the public about the conversion process and describe the implications of a Streamlined Voluntary Conversion.

The Melbourne Housing Authority is amending its Housing Five-Year and Annual Plan to include the conversion of its Public Housing portfolio to Section 8 tenant-based assistance through the U.S. Department of Housing and Urban Development's (HUD) Streamlined Voluntary Conversion program.

The Melbourne Housing Authority (MHA) is preparing to apply to the U.S. Department of Housing and Urban Development (HUD) for the Streamlined Voluntary Conversion (SVC) of its public housing portfolio consisting of 150 residential units and one administrative/community building. The proposed conversion is consistent with Section 22 of United States Housing act of 1937, which authorizes Public Housing Agencies (PHAs) to convert public housing to Section 8 tenant-based assistance.

The streamlined conversion is available to small Public Housing Agencies, like MHA, closing out its public housing program. The streamlined option waives the conversion assessment consisting of a cost analysis, market value analysis, rental market analysis, and an impact analysis on the neighborhood.

The conversion to Housing Choice Vouchers will enable MHA to operate the units more efficiently by moving to a more sustainable funding platform. In addition, it allows MHA to pursue private financing to complete repairs and replacements if needed in the future.

HUD will approve an application for Streamlined Voluntary Conversion if the conversion is beneficial to residents of the development and the surrounding area, and not have an adverse effect on the availability of affordable housing. The conversion provides greater housing choice and mobility to current assisted households. When a resident with a HCV moves out, the unit becomes available to another low-income family, creating an additional affordable housing unit in the community.

The Melbourne Housing Authority is committed to the preservation and more efficient delivery of affordable housing to the residents of current public housing, and the community. MHA's conversion plan proposes to keep the properties in the Agency's name and continue to operate them as rental housing for low-income families. After conversion, eligible existing tenants will receive a Section 8 HCV. Those tenants may choose to remain in their current units and use their voucher assistance for rent. Residents also have the option to move and use their vouchers for another property in the private market. The Housing Authority of Brevard County will be the administrator for the vouchers.

For eligible tenants who wish to move or tenants who are not eligible for vouchers, MHA has prepared a relocation plan that establish the policies, including procedures, rights, and relocation assistance to help families move.

The conversion plan does not include any type of rehabilitation and temporary relocations are not required for the conversion. The units are in good physical condition with HUD REAC scores of 98 and