

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 03/31/2024
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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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	PHA Name: INDIAN RIVER CO BD OF CO COMM PHA Code: FL132 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission 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 the 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. How the public can access this PHA Plan: Indian River County Board of Commissioners HCV Program Five-Year Plan, Annual Plan, HCV Administrative Policy and all other elements are available for review by the public at the address listed below between the days and hours of Tuesday, Wednesday and Thursday from 8:30 am till 4:00 pm. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1"> <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> </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						
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B.	Plan Elements. Required for all PHAs completing this form.														
B.1	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. Indian River County Board of County Commissioners Housing Services Division – Section 8 Program is committed to operating and partnering with private owners and property managers in an efficient, professional and ethical manner which will create a team effort to provide decent, safe, sanitary and affordable housing for the clients that we serve in this community and enhancing the housing stock for under privileged and low income, including senior housing; • To assist and prepare low to moderate residents in making a transition to greater financial security. • To provide our clientele with empathy, dignity and responsive customer service. • By providing the highest quality customer service, integrity is never compromised.														
B.2	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. 1. Expand the supply of assisted housing by: • Applying for additional vouchers, including VASH, as they become available from HUD or any other state-funded program. • Conducting outreach efforts to potential landlords. 2. Improve the quality of assisted housing by: • Focusing efforts on improving specific management functions, such as rent reasonableness reviews and income program violations. 3. Promote self-sufficiency and asset development of our assisted households by: • Providing or attracting supportive services to improve recipients' employability and to educate recipients on homeownership programs. 4. Administer the HCV program with excellence by: • Maintaining a 95% or better utilization rate. • Providing quality service to customers and clients through open communication, workshops, and/or meetings to explain the housing choice voucher program and other opportunities.														
B.3	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. 1. Expanded and increased the supply of assisted housing: • HUD allocated an additional 13 VASH vouchers for homeless veterans in Indian River County; the IRC HCV Program now administers a total of 59 VASH vouchers. • HUD allocated 34 EHV homeless families and individuals in Indian River County. 2. Improved the quality of assisted housing: • Set payment standards at competitive amounts to attract quality housing from private market owners. • Inspected units every six to twelve months as needed. • Continued to encourage portability for clients seeking improved housing opportunities in other jurisdictions. 3. Promoted self-sufficiency and asset development for our assisted households: • Partnered with additional supportive service agencies and homeownership programs to provide participants with opportunities to purchase their own homes and further their education. 4. Administration of the HCV Program: • Earned the HUD SEMAP High Performer designation by utilizing 95% or more of the allocated budget authority. • Provided staff training throughout the fiscal year with Health Advocate, including courses such as Anger Management, Stress Management, and various others designed to enhance the customer service provided by the Housing Services Division HCV Program.														
B.4	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. Indian River County Housing Services Division HCV Program provides referrals to Safespace depending on the need. In addition, Indian River County Housing Services Division HCV Program provides VAWA information regarding the tenant rights at lease up and at annual recertifications. Flyers are posted in the office with detailed information on how to obtain assistance if needed.														

C.	Other Document and/or Certification Requirements.						
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. The Indian River County Housing Services Division defines "Significant Amendments" as changes to federal regulations that may be required by HUD, as well as any changes to the Housing Services Division's HCV and VASH Program Administrative Policy that would significantly and substantially alter the Division's mission. Indian River County defines a "Substantial Deviation/Modification" as a fundamental change to the HCV Program's mission statement, goals, or objectives identified in the Five-Year and Annual Plan. The Indian River County Board of County Commissioners' HCV Program has no "Significant Amendments" or "Substantial Deviations/Modifications" to the mission statement, goals, or objectives in the Five-Year and Annual Plan.						
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☐ N ☒ (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.						
C.3	Certification by State or Local Officials. 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.						
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.						
D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <table border="1"> <tr> <td>Fair Housing Goal: Expand Affordable Housing Options in High-Opportunity Areas</td> </tr> <tr> <td> <u>Describe fair housing strategies and actions to achieve the goal</u> • Conduct a housing market analysis to identify high-opportunity areas and barriers to access for low-income families. • Collaborate with local governments and developers to incentivize the development of affordable units through zoning adjustments, density bonuses, and tax credits in high-opportunity neighborhoods. </td> </tr> <tr> <td>Fair Housing Goal: Strengthen Outreach and Education to Underserved Communities</td> </tr> <tr> <td> <u>Describe fair housing strategies and actions to achieve the goal</u> • Develop and distribute multilingual fair housing materials that explain rights, complaint procedures, and available resources. • Partner with community-based organizations and cultural groups to host workshops, and outreach events in neighborhoods with historically limited access to information. • Train landlords, housing providers, and public employees on fair housing laws, implicit bias, and best practices for serving diverse populations. • Establish a clear and user-friendly reporting mechanism for housing discrimination complaints and provide assistance through housing counselors or legal aid. </td> </tr> <tr> <td>Fair Housing Goal: Reduce Racial and Ethnic Segregation and Promote Inclusive Communities</td> </tr> <tr> <td> <u>Describe fair housing strategies and actions to achieve the goal</u> • Analyze patterns of segregation using local demographic and housing data to identify concentrations of poverty and racial/ethnic disparities in housing choice. • Implement affirmative marketing plans to promote housing opportunities across diverse communities and ensure outreach reaches underrepresented populations. • Monitor and evaluate outcomes to ensure programs and policies are effectively reducing segregation and advancing fair housing. </td> </tr> </table>	Fair Housing Goal: Expand Affordable Housing Options in High-Opportunity Areas	<u>Describe fair housing strategies and actions to achieve the goal</u> • Conduct a housing market analysis to identify high-opportunity areas and barriers to access for low-income families. • Collaborate with local governments and developers to incentivize the development of affordable units through zoning adjustments, density bonuses, and tax credits in high-opportunity neighborhoods.	Fair Housing Goal: Strengthen Outreach and Education to Underserved Communities	<u>Describe fair housing strategies and actions to achieve the goal</u> • Develop and distribute multilingual fair housing materials that explain rights, complaint procedures, and available resources. • Partner with community-based organizations and cultural groups to host workshops, and outreach events in neighborhoods with historically limited access to information. • Train landlords, housing providers, and public employees on fair housing laws, implicit bias, and best practices for serving diverse populations. • Establish a clear and user-friendly reporting mechanism for housing discrimination complaints and provide assistance through housing counselors or legal aid.	Fair Housing Goal: Reduce Racial and Ethnic Segregation and Promote Inclusive Communities	<u>Describe fair housing strategies and actions to achieve the goal</u> • Analyze patterns of segregation using local demographic and housing data to identify concentrations of poverty and racial/ethnic disparities in housing choice. • Implement affirmative marketing plans to promote housing opportunities across diverse communities and ensure outreach reaches underrepresented populations. • Monitor and evaluate outcomes to ensure programs and policies are effectively reducing segregation and advancing fair housing.
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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