

5-Year PHA Plan (for All PHAs)

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

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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: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ The Five-Year Period of the Plan (i.e. 2019-2023): _____ PHA 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 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. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table><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><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.	Plan Elements. Required for <u>all</u> 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. <i>The Madison Housing Authority provides quality, inclusive, affordable homes to low- and moderate-income individuals and families creating opportunities to build stable, healthy lives and to become a vital part of the Madison community.</i>
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. - Update Section 8 Administrative Plan to reflect changes required by the Housing Opportunity Through Modernization Act (HOTMA) Final Rule (88 FR 9600) 1. Amend Section 8 Administrative Plan to include programmatic changes due to HOTMA implementation requirements 2. Compliance with HOTMA Sections 102 & 104 will take effect when HUD provides access to HIP - Administer RAD PBV Program for Summit Housing Authority in accordance with Agreement for Contract Administration 1. Oversee general programmatic compliance through random selection annual file review & review of selection from wait list 2. Schedule annual inspections for all RAD units with qualified independent inspector 3. Certify rent reasonableness annually 4. Calculate annual OCAF 5. Provide technical and administrative support as needed - Expand Housing Opportunities Using MTW flexibilities: 6. Increase HCV lease-up success rate by adopting maximum family share of 45% monthly adjusted income 7. Increase HCV lease-up success rate by implementing payment standards up to 150% of SAFMR 8. Increase HCV lease-up success rate by incentivizing landlords with vacancy loss payment program, limited damage claim program, existing & new one-time landlord incentive payments program, one-time rent affordability incentive program, prequalifying unit NSPIRE inspection program & alternative NSPIRE inspection schedule - Educate households on housing choice mobility options 1. Provide detailed choice mobility information at lease-up and at annual recertifications 2. Using AI, translate all choice mobility documents into languages spoken by participants 3. Partner with Morris County HA to support creation of agency HCV homeownership program for Madison participants who wish to use portability to transition to homeownership - Promote self-sufficiency & asset building Using MTW flexibilities: 1. Implement Alternative Income Exclusions: MHA will adopt a non-enforcement policy for the purpose of verifying assets, imputing or adding actual income or interest derived from assets, or including assets in rent calculation, reducing both participant income-to-housing costs burden & agency/family administrative burden 2. Implement Alternative Reexamination Schedule for certain households, reducing both fixed-income households income-to-housing costs burden & agency/family administrative burden 3. Implement MTW Opt-Out Savings Account Program as required for MTW Expansion Program 4th Cohort, improving participant financial position, financial education & increasing housing choice through asset building - Increase affordable housing supply in the community by developing additional affordable homes on six parcels of excess land HUD has released from the RAD Use Agreements - Promote Equal Opportunity in Housing: 1. Make reasonable accommodations for access and enjoyment of housing programs 2. Inform participants of protections under federal and state fair housing law, including NJ Law Against Discrimination protection for housing choice voucher holders 3. Comply with all obligations set forth in the Civil Rights Certification, Form HUD 5077 CR - Increase Administrative Efficiency & Decrease Program Abuse: 1. Implementation of MTW waivers to reduce cost and achieve greater cost effectiveness in federal expenditures 2. Implementation of HOTMA Sections 102 & 104 Income & Asset Final Rule (effective date dependent on HUD actions) 3. Educate participants regarding their obligations to report changes in income & household composition both verbally and in writing, using AI to translate documents into languages spoken by participants 4. Using available federal and state income monitoring tools, investigate potentially fraudulent activity or program abuse 5. Pursue repayment where program abuse results in overpayment of HAP & terminate participants engaging in program abuse in accordance with agency Administrative Plan - Maintain/Improve quality of Assisted Housing 1. Ongoing capital planning to upgrade RAD PBV units at turnover, maintain safe living environments & address large capital needs with RAD Replacement & Reserve, CDBG & HOME funding 2. With HOME funding and MHA R&R, replace roof top Air Handler System & flat roof at 4-story Rexford Tucker Senior Apartments (major capital project) 3. Using available state funding, install solar panels on roof of Rexford Tucker Senior Apartments 4. Conduct periodic quality control NSPIRE inspections to monitor quality of inspections 5. Engage Resident Advisory Boards for input on resident needs, goals and priorities

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. <i>The Madison Housing Authority has met the goals and objectives in the previous 5-year plan in the following ways:</i> 1. <i>RAD conversion of public housing enabled MHA to better plan for & address capital needs of its properties, including parking lot & sidewalk repair; installation of ducted HVAC system to mitigate fire egress concerns of Loantaka Way development; replacement of deck at Belmont Ave site; flood mitigation work at Rexford Tucker Senior Apartments; floor replacement, plumbing & lighting upgrades & new countertops at turnover for all units</i> 2. <i>Continued contract administration of Summit Housing Authority RAD PBV program, providing ongoing oversight & monitoring of all facets of lease-up and continued occupancy, coordinating annual unit inspections with qualified independent inspector, conducting annual file review & review of wait list selections</i> 3. <i>Onboarding agency to MTW Expansion Agency status effective 1/1/2023, engaging Resident Advisory Boards & public, submission of FY23 & FY24 MTW Amendment to the Annual Plan, adoption of agency policies to implement MTW waiver activities, tracking & reporting funding flexibility in VMS</i> 4. <i>Significantly increased voucher utilization rates with targeted landlord engagement, landlord relationship building, supportive actions to increase participant success in leasing up and maintaining stability once housed</i>
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. <i>In accordance with the Violence Against Women Act, the PHA has adopted provisions in its HCV Administrative Plan which covers VAWA, including an Emergency Transfer Plan. MHA provides applicants and participants with Notice of Occupancy Rights under VAWA at lease-up, in any termination notice and on the PHA website.</i>
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. <i>Significant amendment or modification is defined as a substantial change in the PHA's plan or policies that fundamentally change the mission, goals or objectives of the PHA.</i>
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. <u>Form HUD-50077-SL</u>, <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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- 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. (24 CFR § 903.6(a)(1))
- 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. (24 CFR § 903.6(b)(1))
- 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. (24 CFR § 903.6(b)(2))
- 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. (24 CFR § 903.6(a)(3)).

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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. 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.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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.