

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

A. PHA Information.

A.1 PHA Name: Winchester Housing Authority PHA Code: MA125

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020

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.

The Winchester Housing Authority (WHA) has available for its FY 2020-2024 Five Year Plan all elements for review and inspection by the public at its Administrative office located at 13 Westley Street, Winchester, MA 01890. Proposed Five Year Plan is also posted on the WHA's official website(winchesterha.org) for review and inspection. The WHA Resident Advisory Board Members have been provided with a draft and adopted PHA Plan.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

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>The WHA's mission statement is to provide and promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. To serve all clients with dignity and respect.</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> <p>To increase the availability of decent, safe and affordable housing by providing voucher mobility counseling, conducting outreach to potential landlords and adjusting payment standards as necessary;</p> <p>To promote self-sufficiency of all families and individuals.</p> <p>To ensure equal opportunity and affirmatively further fair housing.</p> <p>To create positive public awareness and expand the level of family, owner and community support in accomplishing the WHA's mission.</p> <p>To attain and maintain a high level of standards and professionalism in day to day management of all program components.</p> <p>To administer an efficient, high performing agency through continuous improvement of the WHA's support systems and commitments to our employees and their development.</p> <p>To provide decent, safe and sanitary housing for extremely low and very low-income families while maintaining rent payments at an affordable level.</p> <p>To ensure that all units meet HQS and families pay fair and reasonable rents.</p> <p>To promote Fair Housing and the opportunity for extremely and very low-income families of all ethnic backgrounds to experience freedom of housing choice.</p> <p>To promote Fair Housing and the opportunity for Group homes to help those individuals with disabilities.</p> <p>To increase customer satisfaction with improved access to information by making available more forms and information on our website.</p>					

<p>B.3</p>	<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> <p>The Winchester Housing Authority has made steady progress on the goals and objectives set forth in the five-year plan for 2015 thru 2019.</p> <p>To increase the availability of decent safe and affordable housing the authority has held several events for clients and landlords to review the Section 8 programs; such as Everything you ever wanted to know about Section 8, Mobility, FSS and the benefits of being a Section 8 Landlord.</p> <p>The Winchester Housing Authority offers an FSS Program to its clients to promote self-sufficiency of all families and individuals; Since July of 2015 the WHA has had (12) Twelve graduates, several participants have gone on to community college, two have opened their own businesses; one a salon and one has opened their own consulting firm and 5 have worked their way off the program (over income) to become totally self-sufficient.</p> <p>To create and continue with a positive public awareness to expand the level of family, owner and community support in accomplishing the WHA's mission the housing authority has continued to seek out the assistance of local service providers for the benefit of our clients.</p> <p>To administer an efficient, high performing agency through continuous improvement of the WHA's support systems and commitments to its employees and their development the WHA encourages and pays for training and seminars for its employees.</p> <p>The Winchester Housing Authority is committed to helping those individuals with disabilities to have an opportunity for a group home environment its ongoing efforts include but are not limited to public meetings to discuss the need for a group home in Winchester. The WHA has developed and advertised an RFP for a group home, it is committed to this process so that individuals with disabilities may have an opportunity to live independently.</p>
<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>The Winchester Housing Authority has amended the Section 8 Administrative Plan with the required provisions pursuant to the final rule published on November 16, 2016, named Violence Against Women Reauthorization Act of 2013 (VAWA 2013). WHA complies with the requirements for notification of occupancy rights under VAWA has established an emergency transfer plan.</p> <p>Winchester housing authority will continue to develop relationships with domestic victim advocates, legal aid services and law enforcement agencies to ensure that victims of domestic violence, dating violence, sexual assault, and stalking are getting the necessary support they need.</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>The Winchester Housing Authority will consider a significant amendment or modification to be defined as discretionary changes in the plan or policies of the housing authority that fundamentally changes the mission, goals, objectives or plans of the agency which require a formal approval of the Board of Commissioners.</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>NO <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>

B.7 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.

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

A. PHA Information 24 CFR §903.23(4)(e)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), 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. 5-Year Plan.

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)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

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))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide 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(a), 24 CFR §903.19)

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 .76 hours per response, 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.
