

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 09/30/2027
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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	<p> PHA Name: Winchester Housing Authority PHA Code: MA125 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 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.</p> <p>How the public can access this PHA Plan: The Winchester Housing Authority (WHA) has available for its FY 2025-2029 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.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <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	<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. To promote self-sufficiency of all families and individuals. To ensure equal opportunity and affirmatively further fair housing. To create positive public awareness and expand the level of family, owner and community support in accomplishing the WHA's mission. To attain and maintain a high level of standards and professionalism in day to day management of all program components. To administer an efficient, high performing agency through continuous improvement of the WHA's support systems and commitments to our employees and their development. To provide decent, safe and sanitary housing for extremely low and very low-income families while maintaining rent payments at an affordable level. To ensure that all units meet HQS and families pay fair and reasonable rents. To promote Fair Housing and the opportunity for extremely and very low-income families of all ethnic backgrounds to experience freedom of housing choice. To promote Fair Housing and the opportunity for Group homes to help those individuals with disabilities. To increase customer satisfaction with improved access to information by making available more forms and information on our website.</p>														
B.3	<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 2020 thru 2024. To increase the availability of decent safe and affordable housing the authority has held several events for clients and landlords to review Section 8 programs; such as Everything you wanted to know about Section 8, Mobility, FSS and the benefits of being a Section 8 Landlord. The Winchester Housing Authority offers an FSS Program to its clients to promote self-sufficiency of all families and individuals; Since July of 2020 it has had an additional (17) seventeen</p>														

	<p>graduates, several participants have worked their way off of the program (over income) to become totally self-sufficient. One (1) has gone on to buy a home. One (1) has opened their own business. Seven (7) graduates improved their financial standing by completing training programs, community college or college. 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 benefits of its clients. 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. 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 an RFP for a group home, its committed to this process so that individuals with disabilities may have an opportunity to live independently.</p>
B.4	<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 reauthorization of the Violence Against Women Reauthorization Act of 2013 (VAWA 2022). The WHA is committed to supporting the needs of victims of domestic violence and making referrals to advocacy resources. All applicants and participants will be informed that if they are applying for or receiving assistance under any housing operated by the WHA they may have housing protections under VAWA. This also includes use of the Section 8 Voucher in a private apartment because the owner of any unit under HAP contract is considered a Covered Housing Provider under the law. The Violence Against Women Act (VAWA) provides housing protections for people applying for or living in units subsidized by the federal government and who have experienced domestic violence, dating violence, sexual assault, or stalking. The following newly published VAWA forms will be provided directly to the family during the admissions process and while a participant and upon proposed termination: the notice of occupancy rights under the Violence Against Women Act VAWA (HUD form 5380) and the certification of domestic violence (HUD form 5382). All information submitted by the family or their advocate will be kept strictly confidential. The WHA is responsible for reporting to HUD annually on HUD form 5384.</p>
C.	Other Document and/or Certification Requirements.
C.1	<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, objective or plans of the agency which require a formal approval of the Board of Commissioners.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <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>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>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.)</p> <p>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.</p>