

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	<p>PHA Name: New Rochelle Municipal Housing Authority (NRMHA) PHA Code: NY088</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020</p> <p>PHA 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 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>The New Rochelle Municipal Housing Authority (NRMHA) Five Year Plan for FY (2020-2024) is available at the Main Office and once approved will be on the Agency website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="204 1016 1463 1650"> <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.	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. The mission of the New Rochelle Municipal Housing Authority (NRMHA) is the same as that of the Department of Housing and Urban Development (HUD): To promote adequate and affordable housing economic opportunity and a suitable environment free from discrimination.</p>																																

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.

The Quantifiable Goals and Objectives that will address the needs of the targeted families throughout the five (5) years covered by the Five Year Plan (FY 2020-2024), were derived from a review of the Approved 2018-2022 Consolidated Plan and the 2019 Action Plan for the City of New Rochelle adopted on June 18, 2019. The strategies assessed by the NRMHA are consistent and inclusive with the City’s. More specifically the 2019 Action Plan lists the following priorities as pertains to affordable housing initiatives:

(1) Improve access to and quality of housing by providing counsel to the New Rochelle Municipal Housing Authority during each of their fiscal year’s Annual Planning process to help their planning for preserving and improving their public housing inventory; (2) Preserve public housing inventory as the City’s aging public housing inventory owned by the New Rochelle Municipal Housing Authority provides affordable rental housing to very low-income persons and requires annual capital improvements to preserve the condition of the housing units. The City relies on the HUD’s annual allocation from the Capital Fund Program (CFP) to accomplish this goal; and (3) Operate the Housing Choice Voucher (HCV) Program to improve quality of life by continuing to offer mobility counseling to new HCV holders and those actively looking for affordable units in New Rochelle or looking to relocate to a high opportunity area.

The following excerpts from the Plan are cited (with reference page numbers) as they are in direct congruence with the mission of the NRMHA:

Page 27: “ Despite City and Westchester County efforts, there remain a number of significant obstacles to meeting the needs of the underserved. These obstacles include the following:

- Population growth in over stressed areas
- Aging population
- High cost of housing
- Aging housing stock
- Inadequate funding to rehabilitate all of the existing housing units in need of repair, and
- Lack of appropriate institutions and staff to address needs identified in Consolidated Plan caused by lack of funds or non-existence of appropriate non-profit organization.”

Page 55: “During 2019, the City will continue to support the efforts of the New Rochelle Municipal Housing Authority (NRMHA) to improve the condition of public housing units and the quality of life of public housing residents.....The City is working with NRMHA and HUD to insure continuing progress toward meeting Recovery Agreement milestones. To accomplish this, city staff and officials have regular communications and meetings with NRMHA representatives.....The waiting lists for NRMHA housing programs demonstrate an unmet affordable housing need that disproportionately affects members of the fair housing protected classes and low-income households.”

The NRMHA has reaffirmed a commitment to the previous goals and objectives established in the 2015-2019 Five Year Plan as a priority for FY 2020-2024 as they that are congruent with HUD priority goals . These goals are as follows:

- ✓ Expand the supply of assisted housing
- ✓ Improve the quality of assisted housing
- ✓ Increase assisted housing choices
- ✓ Provide an improved living environment
- ✓ Promote Self-Sufficiency and asset development of assisted households
- ✓ Ensure Equal opportunity and affirmatively further fair housing

Strategies from the previous Five-Year Plan (2015-2019) for addressing the needs of the targeted populations were also reaffirmed for FY 2020-2024. These strategies include:

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- **Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- **Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**

Strategy 2: Increase the number of affordable housing units by:

- **Apply for additional section 8 units should they become available**
- **Leverage affordable housing resources in the community through the creation of mixed-finance housing**
- **Pursue housing resources other than public housing or Section 8 tenant-based assistance.**

Need: Specific Family Types: Families at or below 30% of median

Strategy: Target available assistance to families at or below 30 % of AMI

- **Affirmatively market to families at or below 30% of AMI.**

Need: Specific Family Types: Families at or below 50% of median

Strategy: Target available assistance to families at or below 50% of AMI

- **Employ admissions preferences aimed at families who are working**
- **Adopt rent policies to support and encourage work**

Need: Specific Family Types: The Elderly

Strategy: Target available assistance to the elderly

- **Affirmatively market to the elderly through Westchester County, NY.**

Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to the Families with Disabilities

- **Affirmatively market to local non-profit agencies that assist families with disabilities.**

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- **Affirmatively market to races/ethnicities shown to have disproportionate housing needs.**

Strategy 2: Conduct activities to affirmatively further fair housing

- **Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- **Market the section 8 program to owners outside of areas of poverty /minority concentrations**

<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>During FY 2015-2019, the NRMHA established the following PHA goals and objectives. The majority of the goals were 100% completed. A status report is as follows:</p> <p>The NRMHA has addressed and is meeting the overall goals in the previous Five-Year plan which include:</p> <ol style="list-style-type: none"> (1) Manage the Housing Authority’s existing public housing program in an efficient and effective manner. The Admissions and Continuing Occupancy Policy (ACOP) and the Administrative Plan (Admin Plan) are reviewed annually and revised as applicable. (2) Become a high performer under HUD’s Management Assessment criteria and complete the Recovery Agreement items. The NRMHA provides a monthly report to HUD addressing items in the Recovery Agreement. It is anticipated all items will be completed by the end of FY 2019 (June 30, 2019) or early FY 2020. (3) Reduce public housing vacancies. The NRMHA has instituted comprehensive maintenance procedures and reviews the waitlist as applicable to ensure vacancies are addressed and minimalized. (4) Promote increased livability for all residents. (5) Increase safety initiatives. (6) Increase customer satisfaction. (7) Successfully complete the data required for timely submission of the 50058’s. (8) Pursue resident initiatives to promote FSS initiatives. (9) Provide training to Residents, Staff and Commissioners. (10) Conduct a comprehensive, asset viability review to maximize the use of the NRMHA resources. <p>Although the NRMHA did not achieve all of the objectives as the Agency has not completed all of the components of the Recovery Agreement dated May 2015, the Executive Director has implemented a comprehensive strategy to include increased monitoring procedures which should serve to restore the Agency to an increased performer status during the upcoming fiscal year. Additional personnel were hired to assist with improving the delivery of services.</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> <ul style="list-style-type: none"> • The NRMHA has reviewed it goals and objectives for the Violence Against Women Act (VAWA) as it provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation The NRMHA has revised its Violence Against Women Act (VAWA) policies and procedures to ensure compliance with the most recent regulations. On November 16, 2016, HUD published the final rule regarding VAWA. This final rule included direction regarding information that must be shared with new and existing residents. This rule also provided direction regarding information to be shared with any household facing eviction. • Lastly, the rule provided guidance requiring PHA's to create an Emergency Transfer Plan as well as forms to support the plan. To that end, the NRMHA has taken the following steps to ensure compliance with the final rule: <ol style="list-style-type: none"> 1. Resident were sent via first class mail, the HUD 5380 “Notice of Occupancy Rights under the Violence against Women Act” and the HUD 5382 "Victim Certification Form". 2. HUD 5380 "Notice of Occupancy Rights under the Violence against Women Act" document are given to each household at move-in. 3. Termination postings must include the HUD 5380 "Notice of Occupancy Rights under the Violence against Women Act". 4. The NRMHA has begun using the HUD 5382 VAWA and the HUD 5383 VAWA forms for all requests for emergency transfers relating to VAWA.

<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. A substantial amendment is any statutory or regulatory change that materially changes Board Approved Policies.</p> <p>The NRMHA redefined its definition of Substantial Deviation in FY 2018 to exclude the following items:</p> <ol style="list-style-type: none"> 1. The decision to convert to either Project-Based Rental Assistance or Project-Based Voucher Assistance: <ul style="list-style-type: none"> • Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds. • Changes to the construction and rehabilitation plan for each approved RAD conversion; and • Changes to the financing structure for each approved RAD conversion.
<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>Y N <input type="checkbox"/> <input 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>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><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.</p>

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

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

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.
