

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.
A.1	PHA Name: <u>New Rochelle Municipal Housing Authority</u> PHA Code: <u>NY008</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. This plan will be available at the following locations: New Rochelle Municipal Housing Authority (NRMHA), Main office 50 Sickles Ave, New Rochelle NY 10801, our NRMHA website: www.nrmhs.org Copies may also be requested by calling 914-636-7050.

	☐ 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. Plan Elements. Required for all PHAs completing this form.						
B.1	Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years. The mission of the New Rochelle Municipal Housing Authority (NRMHA) is to serve the housing needs of low-, very low-, and extremely low-income families by providing safe, quality, and affordable housing opportunities; responsive public service; and access to programs, partnerships, and resources that promote stability, self-sufficiency, and long-term success. NRMHA is committed to operating well-managed and sustainable housing communities, expanding opportunity through innovation and strategic collaboration, and strengthening neighborhoods throughout the City of New Rochelle. Over the next five years, the Authority will continue to advance excellence in housing management, resident support, community impact, and responsible stewardship of public resources.					

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 5 years.

Goal 1: Achieve and Sustain High Performer Status

- Improve all HUD performance indicators to High Performer levels.
- Maintain compliance scores above minimum standards annually.
- Establish quarterly performance dashboards for Board review.
- Implement corrective action plans immediately when deficiencies are identified.

Goal 2: Restore Financial Strength and Long-Term Stability

- Eliminate recurring operating deficits.
- Adopt balanced budgets annually.
- Reduce legacy liabilities and aged obligations each year.
- Strengthen cash flow and reserve monitoring.
- Improve net position over the five-year period.

Goal 3: Strengthen Internal Controls, Procurement, and Governance

- Maintain full compliance with procurement laws and internal policy.
- Implement procurement and contract tracking systems.
- Complete annual internal control reviews.
- Ensure timely Board approvals, resolutions, and required submissions.
- Strengthen transparency through monthly Board reporting.

Goal 4: Fully Modernize Policies and Regulatory Compliance

- Complete all required HOTMA policy updates.
- Maintain current ACOP, Administrative Plan, and agency policies.
- Complete required HUD submissions on time each year.
- Train staff annually on major regulatory changes.
- Establish internal compliance calendar and monitoring tools.

Goal 5: Preserve and Improve Housing Assets

- Maintain at least 98% occupancy in public housing units.
- Reduce average vacancy turnaround to 30 days or less.
- Renovate 15 kitchens at Peter Bracey Apartments by FY 2027.
- Improve preventive maintenance and work order completion times.
- Develop rolling capital needs and modernization plans annually.

Goal 6: Complete VCA and Achieve Full ADA Compliance

- Complete all Voluntary Compliance Agreement obligations by FY 2027.
- Ensure Peter Bracey Apartments meets required ADA accessibility standards.
- Maintain accessibility compliance in future capital planning.
- Improve accessibility response procedures for residents with disabilities.

Goal 7: Operate a High-Performing HCV Program

- Maintain or exceed 97% voucher utilization annually.
- Improve lease-up speed and reduce processing delays.
- Ensure accurate VMS, PIC, and financial reporting.
- Complete inspections within HUD-required timeframes.
- Strengthen landlord recruitment and retention.

Goal 8: Deliver Excellent Resident Service and Community Impact

- Improve response time to resident concerns.
- Implement resident concern tracking systems.
- Conduct regular resident meetings and outreach.
- Expand partnerships for wellness, education, and family support.
- Improve communication through website, notices, and multilingual tools.

Goal 9: Build a Modern Workforce and Culture of Accountability

- Conduct annual evaluations for all staff.
- Provide regular training and cross-training.
- Clarify roles, expectations, and departmental accountability.
- Improve recruitment and retention of high-quality staff.
- Build a professional culture focused on results and service.

Goal 10: Use Technology and Data to Lead Better

- Digitize records and workflows.
- Implement dashboards for operations, finance, and compliance.
- Improve public access to forms and information online.
- Use data to drive decisions and allocate resources effectively.
- Strengthen cybersecurity and system reliability.

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. During the FY 2020–2024 Five-Year Plan period, the New Rochelle Municipal Housing Authority (NRMHA) established goals focused on improving access to quality housing, preserving public housing inventory, and operating the Housing Choice Voucher Program to expand housing opportunity and improve quality of life for low-income families. While several goals and objectives established in the FY 2020–2024 remained in progress as of that date, the Authority continued to preserve core housing programs, maintain affordable housing resources, and implement operational, compliance, and capital improvement efforts intended to strengthen long-term performance. Goal 1: Improve Access to and Quality of Housing Progress Achieved • Continued annual planning, administration, and operation of public housing and assisted housing programs. • Maintained occupancy of available assisted housing units serving eligible households. • Continued maintenance activities and capital planning efforts to preserve housing quality. • Utilized available Capital Fund resources for eligible repairs and improvements. • Identified modernization, accessibility, and long-term capital needs for future implementation. Current Status Progress Made / Ongoing Goal 2: Preserve Public Housing Inventory Progress Achieved • Continued operation of Peter Bracey Apartments as the Authority’s public housing asset. • Performed ongoing maintenance, repairs, and oversight of building systems and common areas. • Applied available Capital Fund and other eligible resources toward preservation activities. • Continued evaluation of long-term modernization and redevelopment opportunities. • Preserved affordable public housing opportunities for eligible low-income households. Current Status Progress Made / Ongoing Goal 3: Operate the Housing Choice Voucher Program to Improve Quality of Life Progress Achieved • Continued administration of the Housing Choice Voucher Program serving eligible families within the Authority’s jurisdiction. • Maintained voucher leasing, annual recertification, inspection, and housing assistance payment functions. • Continued portability opportunities available under HUD regulations. • Provided housing search support through standard program operations. • Maintained rental assistance opportunities for low-income families seeking housing in New Rochelle and other eligible areas. Current Status Progress Made / Ongoing Additional Organizational Progress In support of the prior Five-Year Plan goals, the Authority also continued efforts to strengthen operations, governance, and long-term sustainability through: • Ongoing Board governance and public meetings. • Continued financial management and audit functions. • Regulatory compliance activities and required HUD reporting. • Operational restructuring and administrative improvements. • Identification of future priorities related to modernization, accessibility, and organizational performance. Current Status Progress Made / Ongoing Overall Progress Summary As of June 2025, NRMHA continued to maintain its core affordable housing programs and essential services while making progress toward the goals established in the prior Five-Year Plan. Although several long-term initiatives remained in progress, the Authority preserved public housing resources, continued Housing Choice Voucher assistance, maintained housing opportunities for low-income families, and advanced planning for future improvements. The FY 2025–2029 Five-Year Plan builds upon this progress with a renewed focus on modernization, accountability, high performance, resident service, and long-term sustainability.
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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 survivors of domestic violence, dating violence, sexual assault, or stalking.

The New Rochelle Municipal Housing Authority’s goal is to ensure that all applicants, participants, residents, and actual or potential beneficiaries of its programs are aware of their rights and protections under the Violence Against Women Act (VAWA) and understand how to request those protections when needed. NRMHA is also committed to ensuring that all staff are trained on VAWA requirements, agency procedures, victim sensitivity, timely response protocols, and strict confidentiality standards to protect survivors and respond appropriately.

The goals and objectives of the New Rochelle Municipal Housing Authority (NRMHA) Violence Against Women Act (VAWA) Policy are as follows:

Maintain compliance with all applicable VAWA laws, HUD regulations, and related requirements.

- Ensure applicants, residents, participants, and beneficiaries are informed of their rights, protections, confidentiality options, and emergency transfer rights under VAWA.
- Promote the safety, housing stability, and well-being of survivors of domestic violence, dating violence, sexual assault, stalking, and, where recognized by HUD guidance, human trafficking.
- Prevent inappropriate denial of admission, termination of assistance, or eviction based on acts of abuse committed against survivors.
- Train staff on VAWA protections, agency procedures, victim sensitivity, timely response protocols, and confidentiality requirements.
- Provide required VAWA notices and forms at application, briefing/orientation, annual recertification, with adverse action notices, upon request, and other appropriate times.
- Maintain required forms and documents, including HUD-5380, HUD-5382, HUD-5383, the Emergency Transfer Plan, and owner guidance where applicable.
- Maintain partnerships with law enforcement, victim service providers, legal aid, and community organizations to support survivors.
- Take prompt, lawful, and appropriate action in response to VAWA-related incidents or requests.
- Maintain current VAWA protections within the Administrative Plan, ACOP, Emergency Transfer Plan, and related agency policies.

B.5	Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent. NRMHA has no current intent to undertake noncompetitive project-based selections at this time, but reserves the right to amend the Plan as permitted by HUD requirements.
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 New Rochelle Municipal Housing Authority (NRMHA) will consider a significant amendment or modification to the Five-Year Plan to include any material change to the Authority's mission, major goals, objectives, or strategic direction that may substantially impact residents, applicants, program participants, agency operations, or the use of public resources. Significant amendments or modifications may include, but are not limited to: • A material change in the Authority's mission, vision, or core strategic priorities. • The addition, removal, or substantial revision of major Five-Year Plan goals or measurable objectives. • Major changes in the planned use, preservation, repositioning, redevelopment, demolition, disposition, conversion, or replacement of public housing assets, except where otherwise excluded by HUD regulation. • Major changes affecting resident services, housing opportunities, or policies that significantly impact applicants, residents, or participants. • Significant organizational restructuring or operational changes that materially affect delivery of housing programs or public services. • Other substantial policy or planning changes determined by the Board of Commissioners to warrant public review and formal approval. NRMHA may determine that administrative updates, non-substantive revisions, technical corrections, changes required solely by law or HUD directive, and routine implementation adjustments do not constitute a significant amendment or modification. Any significant amendment or modification will be processed in accordance with applicable HUD requirements, including public notice, resident participation, Board approval, and submission to HUD, as required.

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	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.

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 survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).
- B.5 Project-Based Activities.** If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

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 (24 CFR 903.7(s)(2)(ii)). 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 Challenged Elements.

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (24 CFR 903.23(b)).

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 1.23 hours per year per response or 6.15 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 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.