

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
---	---	--

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: <u>Northampton Housing Authority</u> PHA Code: <u>MA026</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u></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 Agency Plan is available at: McDonald House Apartments, 49 Old South Street, Northampton, MA 01060.</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="204 940 1463 1577"> <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:																							
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 Northampton Housing Authority's mission is to be a leader in the housing industry by providing exceptional housing opportunities while achieving high levels of customer satisfaction, promoting self-sufficiency and neighborhood stability, and being a long-term asset to the community. We will achieve this by developing public/private partnerships, creating entrepreneurial opportunities and by employees and residents holding themselves to our Gold Standards of Excellence.</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.

1. **Expand Assisted Housing Opportunities**
 - (a) Apply for additional rental vouchers, as they are available.
 - (b) Target expansion of VASH program, including full utilization of those Vouchers, as well as implementing project-basing of vouchers
 - (c) Actively review FMR's and two-year tool to provide highest Payment Standard allowable to allow voucher holders greater flexibility in the use of their vouchers and reduce rent burden.
2. **Improve Quality of Assisted Housing**
 - (a) Utilize Capital Fund and grants to upgrade the 110 public housing units in accordance with Physical Needs Assessment and/or modernize.
 - (b) Explore opportunity for RAD Conversion.
3. **Collaborate** with larger area PHAs to offer programs not currently available to Section 8 Voucher Participants such as Homeownership and Family Self-Sufficiency (FSS).
4. **Improve Cost Efficiency and Resident Satisfaction**
 - (a) Produce and/or Utilize Educational Videos for: Initial Briefings, Lease Orientation, HQS, Family Self-Sufficiency, Financial Education, and Lease compliance.
 - (b) Utilize Energy Audits/Evaluations to reduce energy and utility consumption/costs for agency and residents by utilizing energy efficient appliances and fixtures and education.
 - (c) Fine-tune its processes to help residents identify the critical needs and coordinate them across the supportive services through resident services.
5. **Improve Community Quality of Life**
 - (a) Utilize CORI and Online Rental Exchange to better screen applicants.
 - (b) Partner with local organizations/entities such as the Northampton Public Schools to provide after school enrichment programs at Florence Heights, family development.
 - (c) Enforce policies that address Non-Smoking in Public Housing.
 - (d) Encourage development of Tenant Association at Florence Heights.
 - (e) Develop Web Site for Agency to provide residents and the public with information about the NHA.
 - (f) Collaborate with city officials on grant opportunities to better our properties and would like to install playground at our federal family units.
 - (g) Install security cameras to help reduce crime activity and be able to share with local police to help fight crime and increase the safety of our tenants.
 - (h) Resident services coordinator will added to federal property to coordinate communication between tenants and local service providers.
6. **Attract, Retain and Develop Qualified Staff**
 - (a) Offer career opportunities and benefits that successfully compete with other housing authorities as well as private and public employers.
 - (b) Foster workplace environment where employees feel supported and encouraged to pursue on-going professional development.
 - (c) Provide access to training programs and certifications for all employees.
7. **Increase Public Awareness of Agency and Affordable Housing**
 - (a) Promote housing programs through quarterly new landlord trainings.
 - (b) Promote initiatives through comprehensive communications program.
 - (c) Pursue opportunities for collaboration and partnership with local organizations and entities.
8. **Additional Compliance and Asset Management**
 - (a) NHA is refining its asset management of Public Housing providing more direct on-site management and maintenance of public housing assets.
 - (b) Provide quarterly educational opportunities for all staff to improve HUD compliance at Public Housing developments and for the Section 8 program.
 - (c) NHA has launched the Landlord Portal and our goal is to have 100% of landlords signed-up and on ACH.
9. **Excellence in the Administration of Programs**
 - (a) Maintain 95% or better occupancy/utilization rate for each NHA housing program.
 - (b) Earn a High Performer designation through the Public Housing Assessment System (PHAS) and the Section 8 Management Assessment Program (SEMAP).
 - (c) Ensure that the capital fund grants are being used for the public housing moderation based on the current updated GPNA 2019.
 - (d) Explore opportunity for RAD Conversion.

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>Please see attachment #1 Progress Report.</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> <ul style="list-style-type: none"> • NHA will continue to provide training for all staff that manage the properties and whom are part of our Section 8 Department on the legal ratification and compliance on VAWA Rules and Regulations. • NHA has updated its Public Housing Admissions and Continued Occupancy Policy to include required VAWA Regulations. • NHA has updated it Federal Public Housing Lease to include VAWA addendum. • NHA will collaborate with local law enforcement, victim service providers, section 8 landlord’s, and other housing authority’s to ensure the safety and wellbeing of our tenants and voucher participants. • NHA will continue to seek opportunities to support and help victims of violence and respond to incidents according to NHA Policy and Procedures, and, HUD, Federal, and local regulations. • NHA will include a list of service providers in our VAWA Policy and make available service list to the public.
B.5	<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>Significant Amendment and Substantial Deviation/Modification” is defined by the NHA as:</p> <ol style="list-style-type: none"> 1. Any discretionary changes or amendment to the ACOP or Section 8 Administrative Plan—notwithstanding those merely providing NHA staff advice or instruction of a procedural nature—that implements a change in the program rules as a result of a change in Federal Law, Regulation, PIH Notice or NHA Policy, or change that results in an amendment to the NHA’s mission, or occupancy standards. 2. Any addition as non-emergency work items to the existing 5-Year Capital Plan that exceeds 20% of an annual grant award. 3. Any changes in plans for demolition, disposition, conversion, mixed financing including use of the Capital Fund as a financing component, or home ownership programs. 4. Any modification resulting from the annual budget process or change in funding for housing assistance payments, updates to utility allowances, or payment standards not requiring HUD approval, or through the issuance of PIH notices, HUD memoranda or Federal Register changes are not considered Significant Amendments and Substantial Deviation/Modifications.
B.6	<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>The DRAFT Plan will be presented to the RAB in April. Any comments from the RAB will be included with the final submission.</p>
B.7	<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> <p>The signed form will be included in the final submission</p>