

<b>5-Year PHA Plan</b> <i>(for All PHAs)</i>	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).

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p><b>PHA Name:</b> <u>Northampton Housing Authority</u>      <b>PHA Code:</b> <u>MA026</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2026</u></p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2026-2030</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission    <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Public Availability of Information.</b> 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.</p> <p><b>How the public can access this PHA Plan:</b> Visit the Northampton Housing Authority website at: <a href="http://Northamptonhousing.org/2027federalannualplan">Northamptonhousing.org/2027federalannualplan</a> or view a hard copy at our main office located at 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="196 1270 1479 1377"> <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>B.</b>	<b>Plan Elements.</b> Required for all PHAs completing this form.														
<b>B.1</b>	<p><b>Mission.</b> 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.</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>														

<p><b>B.2</b></p>	<p><b>Goals and Objectives.</b> 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.</p> <p>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</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b> 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>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• NHA has updated its Public Housing Admissions and Continued Occupancy Policy to include required VAWA Regulations.</li> <li>• NHA has updated it Federal Public Housing Lease to include VAWA addendum.</li> <li>• 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.</li> <li>• 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.</li> <li>• NHA will include a list of service providers in our VAWA Policy and make available service list to the public.</li> </ul>

<p><b>B.5</b></p>	<p><b>Project-Based Activities.</b> 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.</p> <p>NHA has availability within its leasing potential to project base up to 20 VASH vouchers within our jurisdiction and will do so after board authorization consistent with all HUD regulations.</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> 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: 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.</p>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <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>
<p><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p>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.</p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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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.

**Form identification:** *MA026 - Northampton Housing Authority form HUD-50075-5Y (Form ID - 4479) printed by Sharon Kimble in HUD Secure Systems/Public Housing Portal at 03/09/2026 03:11PM EST*