

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: 03/31/2024
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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.
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A.1	<p>PHA Name: _____ City of Peekskill Section 8 Program _____ PHA Code: __NY123_____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): __01/01/2024_____</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): __2024-2028_____</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 5 Year PHA Plan, PHA Plan Elements and all information pertaining to the Public Hearing and proposed PHA Plan will be made available at the following locations:</p> <ul style="list-style-type: none"> • City of Peekskill Section 8 Program Office, 840 Main Street, Peekskill, NY 10566 • The City of Peekskill website www.cityofpeekskill.com <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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> </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.	Plan Elements. 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 mission of the City of Peekskill Section 8 Housing Program is to:</p> <ul style="list-style-type: none"> • Promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination; • Serve our community's housing needs using all resources available and to promote homeownership, economic opportunity and a suitable living environment free from discrimination; • To provide safe, decent, affordable housing for eligible residents and to serve our community's housing needs using all resources available. 					

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.

Goals for FY 2024-2028

Goal: Expand the supply of assisted housing

- Open up our waiting list in 2023 to accept new applications.
- Work with local developers to see if they would be willing to work with our program to allocate some units to be affordable for our clients.

Goal: Improve the quality of assisted housing

- HUD PHA SEMAP-Continue to maintain high performer status with a utilization rate of at least 90 %.
- Continue to offer tenant workshops for understanding their subsidy and rights.
- Continue to perform monthly and quarterly performance reviews of staff's work to ensure rent is calculated correctly.

Goal: Increase assisted housing choices

- Continue look for HUD grants to expand the program's opportunities for housing more families (Move to Work Program or Home Ownership).
- Continue to advertise the need of available rental units and encourage the participation of landlords through landlord forums, email blasts and our website.
- Work with other communities in other towns, villages or cities to leveraging participation from the landlords with the Housing Choice Voucher Program.

Goal: Improve customer service, resident relations and technology for the program

- Have staff participate in customer service training and more education on the program.
- Create a survey questionnaire for program participants to express their concerns with our services and to improve the housing needs in the community.
- Utilize a way for families to utilize the city website to submit interim changes
- Look into ways to improve the inspection process for landlords to see their passed or failed inspections online.
- Look into ways to create a landlord portal for landlords
- Create a monthly newsletter about the achievements of our program participants who become self-sufficient, graduate school, or become home owners.
- Organize and revamp the resident advisory board.

Goal: Promote self-sufficiency and asset development of assisted households.

- Apply for the FSS Grant again when and if it becomes available to help tenants become more self-sufficient.
- Encourage participants who are not working to seek employment and put job postings with the zero income briefing packets.
- Work with local agencies to create a general form in which we keep notes on the tenants' progress and how they are working towards their goals (ex. Financial budgeting, finishing school, gaining employment).
- Continue with our housing liaison meetings amongst local agencies to see how we can improve our community when it comes to housing.

Goal: Ensure equal opportunity and affirmatively further fair housing

- Continue in-house trainings of HUD Regulations (Fair Housing and VAWA laws) to staff
- Continue with Fair Housing Presentations for tenants and landlords.
- Refer families to the Westchester County Human Rights Commission Office, HUD Fair Housing Office, or NYS Division of Human Rights for more information on fair housing laws and if they felt their rights were violated.

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.

Goal: Expand the supply of assisted housing

- Opened up our waiting list in 2020 in order to acquire more families who are need of housing.
- Housed 175 new families from 2020 to 2023.
- Anticipate opening of the waiting list in 2023 to accept new applications.

Goal: Improve the quality of assisted housing

- HUD PHA SEMAP-Continue to maintain high performer status
- Conducted tenant workshops for understanding Section 8 and how their rent is calculated.
- Continued to perform monthly and quarterly performance reviews of staff work to ensure rent is calculated correctly through file audits.
- Increased customer service performance with landlords and tenants.
- Updated our Administrative Plan in 2020 to add the new HUD Regulations.
- Established a paperless file management system and all our files are paperless.

Goal: Increase assisted housing choices

- Conduct outreach efforts to potential landlords through email blasts and one on one appointments
- Increased our payment standards each year to become favorable amongst current and prospective landlords.
- On a continuous basis we referred participants who are ready for home ownership to agencies that have a Section 8 Home Ownership Program.
- Worked with local agencies to gain resources of landlords they work with to see if they would work with us as well.

Goal: Preserve low-income housing for the long-term

- Conducted tenant workshops for understanding Section 8 and how their rent is calculated.
- Conducted workshop explaining what is section 8 (housing choice voucher program)
- Worked on reducing non-compliance participants in the HCV Program through effective communication.
- Prosecuted non-compliance cases when necessary and continue to demand repayment of federal subsidy when appropriate.
- Continued to educate tenants on the program and the importance on reporting interim changes to stay in compliance.

Goal: Provide an improved living environment

- Conducted quality control inspections to ensure continued compliance with housing quality standards.
- Conducted move-out inspections to ensure tenants are complying with housing quality standards and there are no tenant damages in the units. These types of inspections help us retain the landlord for housing another tenant in their unit.
- Ensured tenants knew their rights when dealing with safety matters in their unit and the laws associated with it.

	<p><u>Goal: Promote self-sufficiency and asset development of assisted households.</u></p> <ul style="list-style-type: none"> • Applied for the FSS Grant to give program participants the opportunity to become more self-sufficient, although we were not approved for the grant. • Advertised job postings for current participants looking for work • Encouraged participants to apply for the City of Peekskill job postings by referring them to our Personnel Department to view job postings. • Conducted zero income briefings on a monthly basis to ensure participants were actively seeking financial means to support themselves through employment. <p><u>Goal: Ensure equal opportunity and affirmatively further fair housing</u></p> <ul style="list-style-type: none"> • Conducted in-house trainings of HUD Regulations (Fair Housing and VAWA laws) to staff internally and with HUD FHEO Staff. • Created fair housing informational packets to give to clients. • Referred families to the Westchester County Human Rights Commission Office, HUD Fair Housing Office, or NYS Division of Human Rights for more information on fair housing laws and if they felt their rights were violated. • Conducted workshops for Fair Housing Information and participated with other organizations for client workshops. • Conducted presentations about Fair Housing from the Westchester County Human Rights Commission Office and HUD FHEO Staff.
<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> <p>The City of Peekskill Section 8 Program will promote and abide by the requirements of the 2013 reauthorization of the VIOLENCE AGAINST WOMEN’S ACT (VAWA) which applies for all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation, and which must be applied consistent with all nondiscrimination and fair housing requirements. We will support or assist victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation as required by the law to prevent them from losing their HUD-assisted housing or being denied housing assistance as a consequence of the abuse of which they were the victim.</p> <p>The City of Peekskill Section 8 Program will continue with the usage of our Emergency Transfer Plan and all VAWA rules and regulations. We will be providing participants who are victims of domestic violence with informational packets that consist of resources in the City of Peekskill and Westchester County that can help them with their circumstance. We will also include bulletins and postings of domestic violence resources in our office as well as the City of Peekskill Website.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>

<p>C.1</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.</p> <p>The City of Peekskill determines a significant amendment or modification to the 5-Year Plan to be significant change in its published policies included in the Administrative PHA Plan. Any additions of new policies or changes of policies not included in the current PHA Plan may qualify as a “Significant Amendment or Modification”. The change may not be adopted other than at a duly called meeting of the governing body of the public housing agency that is open to the public after a 45-day public notice and be implemented. Amendments or modifications that are not significant will not be subject to a public meeting with a 45-day public notice</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have 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>C.3</p>	<p>Certification by State or Local Officials.</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>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

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.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Continue to have fair housing trainings for staff, program participants and landlords on a quarterly basis.

Host workshops via zoom or in person with speakers from HUD or Westchester County Human Rights Commission Office.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Ensure all families have fair and equal access to our services. In order to do this, we will gain resources to reach those who are limited English as well as provide more access to those with disabilities to ensure they are able to get access to our services. This includes offering remote hearings, using translation services, auxiliary aids and services. Ensuring all communications are in accessible formats for those who are blind or have low vision.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Evaluate the needs of the community every year to ensure everyone is getting access to the programs and services. Work with our local agencies to accomplish to ensure we all are working together to serve the community.

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 child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).

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. 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 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, 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.

D. 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.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 1.64 hours per year per response or 8.2 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 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.