

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: East Haven Housing Authority PHA Code: CT063 Number of PH units: Number of HCV units: 46</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020 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>East Haven Housing Authority Imagineers, LLC 250 Main Street 635 Farmington Avenue East Haven, CT 06512 Hartford, CT 06105</p> <p>The proposed PHA Plan was mailed to each program participant with a letter explaining 5-year PHA Plan process, a survey/comment form and a self-addressed-stamped envelope to encourage comment and participation with the proposed plan.</p> <p>A public hearing is scheduled for April 8, 2024 at 7:00pm at Town Hall, 250 Main Street, Mayor’s conference room, East Haven, CT 06512.</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="181 1161 1442 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.</p> <p>The mission of the PHA is the same as that of the Department of Housing and Urban Development: to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for all households.</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.

A. PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers if opportunities arise.

B. PHA Goal: Improve the quality of assisted housing

Objectives:

1. Continue to improve and achieve voucher management: (SEMAP score) as high performer
2. Maintain lease-up to 95% of budget utilization.
3. Maintain compliance with the Quality Control plan.
4. Continue to conduct file review testing.
5. Continue the \$50 minimum rent requirement for families that don't qualify for a waiver exemption.
6. Continue to conduct quality control HQS inspections to monitor the quality of the HQS inspections conducted by the inspection staff.
7. Continue to develop and maintain a rent reasonableness process to improve operational effectiveness.
8. Continue to expand rental market data collection.
9. Continue to maintain centralized review process of Request for Tenancy Approvals submitted to ensure rental amounts and determinations of rent reasonableness are within scope of program standards.
10. Continue to collect and access consumer consumption data for updating the utility allowance schedule.
11. Continue to develop relationships with more partners in the recruitment and retention of landlords.
12. Continue to increase customer satisfaction.
13. Concentrate on efforts to improve specific management functions:
 - a. Continue to develop training for Occupancy Specialist staff.
 - b. Continue to develop training for Housing Inspection staff.
14. Continue to promote awareness to program participants of the dangers of lead poisoning hazards by providing handout material during orientations and re-certifications (supported by case file documentation).
15. Continue data sharing partnership with the State of Connecticut Department of Public Health for any potential lead poison cases.
16. Continue partnership with Connecticut Children's Healthy Homes program – funding provided to property owners in order to remediate any lead hazards concerns in their property.
17. Obtain training for upcoming Uniform Physical Condition Standards (UPCS).
18. Continue to access and utilize HUD's Secured System in effectively administering the program.
19. Continue to expand on the briefings for new admissions as it relates to program rights and responsibilities and any new policies (HUD or PHA based).

C. PHA Goal: Increase assisted housing choices

Objectives:

1. Continue to conduct outreach efforts to potential landlords which include landlords with properties in areas of higher opportunity.
2. Continue to provide Section 8 voucher mobility counseling.
3. Continue to review the need to increase voucher payment standards annually based on the Fair Market Rents (FMR).

D. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
4. Continue to review payment standards for up to 120% of FMRs for reasonable accommodations requests for disabled households.
5. Continue on-going efforts to educate and provide information to the general population and to landlords.
6. Conduct on-going training to educate staff.
7. Continue to implement Section 504.
8. Continue to Implement the Limited English Proficiency (LEP) plan for applicants and residents of the Section 8 program.
9. Continue to affirmatively further fair housing.
10. Continue to comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims' immediate families – from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim.
11. Continue to publicize and disseminate information to make known the availability of housing assistance and related services for very-low-income households.

E. Other PHA Goals and Objectives:

1. Continue using and implementing accounting system for recovery collection of tenant fraud for the Section 8 program along with policies and procedures.
2. Implement a direct deposit program for housing assistance payments.
3. Continue to evaluate and upgrade computer software to improve financial accounting and reporting along with cyber security measures.
4. Continue to be a satellite office for the Connecticut State Department of Education Regional School Choice Office (RSCO) in providing information, applicant assistance and/or services to families within the Greater Hartford region on RSCO lottery application and process.

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.

The East Haven Housing Authority (EHHA) has made steady progress toward meeting its goals outlined in the 5-Year plan.

The EHHA opened its HCV wait list mid 2016 through an online application process.

The EHHA administrative plan was updated to include the following: new language for Live-in Aides, landlord ownership and an assistance retention policy.

EHHA continues to exceed HUD's targeting requirement for families at or below 30% of AMI in its HCV program.

EHHA continues to work to improve the quality of the tenant-based program by focusing on the management indicators provided in the SEMAP scoring. EHHA continues to be rated as a High-Performing PHA.

The EHHA continues to use reports from HUD's EIV and PIC in administering the HCV program.

The EHHA expanded the resource data for interested participants for services, programs and town profiles and has a dedicated office with access to a computer for families to use. EHHA continues to assist in housing choices. Each voucher holder is notified of the full range of areas where they may lease units and portability is explained in detailed along with a list of local PHA contacts. Apartment listings are provided when available. The booklet "Section 8 Tenant Based Assistance Housing Choice Voucher Holder's Handbook" is provided to program participants to help assist their understanding of their full housing options. Currently there are 3 program participants practicing portability outside of East Haven and there are 74 participants that have ported in from other PHAs living in East Haven.

EHHA has and continues to develop a comprehensive listing of handicap units.

EHHA continues to work to further fair housing objectives. EHHA continues to provide staff training on fair housing laws and the importance of affirmatively furthering fair housing and providing equal opportunity to all families, including providing reasonable accommodations to persons with disabilities. Staff routinely continue to attend local fair housing trainings sponsored by HUD and other local organizations to ensure proper staff training levels. Fair housing posters are posted throughout various Imagineers office's including lobbies and interview rooms, and the equal opportunity logo is used on all outreach materials. Posters and housing information are displayed in locations throughout the Imagineers offices in such a manner as to be easily readable from a wheelchair. Accessibility for the hearing impaired is provided by the TTD/TDY telephone service provider.

Grievance procedures continue to be provided to applicants and program participants by impartial forum in order to seek just, effective and efficient settlement of grievances against actions or decision of the EHHA.

EHHA uses FMRs and it continues to conduct an annual review to determine that the payment standards are within the basic range of the FMR.

EHHA has maintained the Section 8 lease-up rate by establishing payment standards that continue to enable families to rent throughout its jurisdiction.

EHHA continues to develop its strategies to improve the fair housing compliant and referral procedures.

EHHA has conducted an updated rental survey to assist in rent reasonableness determinations and payment standards.

EHHA continues to have a minimum total tenant payment of \$50.

The EHHA has and will continue to update the landlord guidebook to include any new changes in regulations and information that existing and new landlords find informative.

EHHA has continued to be vigilant in addressing and responding to issues that relate to VAWA victims in a timely basis.

In 2017 the EHHA partnered with the State of Connecticut Department of Public Health for a data sharing program that would allow the agencies to better identify, track and help through education and lead testing of appropriate units lead poisoned children that are assisted in federal housing programs. The EHHA continues to share data in a secured manner for any potential lead poisoned cases.

<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 EHHA has adopted the policy (the “Violence Against Women Act - VAWA Policy”) to implement all of the applicable provisions of the 2013 reauthorization of the Violence Against Women Act (VAWA) which applies to 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 and more generally to set forth the EHHA’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.</p> <p>The EHHA’s goals, objectives and policies to enable the EHHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the EHHA VAWA Policy, a copy of which is attached to this Plan in the administrative plan. In addition:</p> <ul style="list-style-type: none"> ▪ EHHA will continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will continue to establish collaborative programs with domestic violence service providers. ▪ EHHA will inform all program participants of their rights under VAWA. ▪ EHHA will inform property owners of their rights and responsibilities in regard to VAWA. ▪ EHHA will develop policies and procedures to allow victims of domestic violence, dating violence, sexual assault and stalking an opportunity to claim their status as a victim. ▪ Any information provided by the victim will be kept confidential and will not be shared with other related agencies unless requested or consented to by the victim in writing, required for use in an eviction proceeding of an abuser, stalker or perpetrator of domestic violence, or is otherwise required by applicable law. ▪ EHHA’s procedures will ensure that it does not deny admission or terminate assistance, tenancy or occupancy rights of such victims and their immediate family members when the reason for denial/termination is directly related to such violence, unless the member is the perpetrator. ▪ EHHA will ensure that employee training content includes the protections provided by VAWA and EHHA’s policies and definitions in regard to victims of domestic violence, dating violence, sexual assault and stalking. <p>The following activities, services, or programs are provided by the EHHA, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking; as well as to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety for assisted families:</p> <p>It is the policy of the EHHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If the EHHA staff become aware that an individual assisted by the EHHA is a victim of domestic violence, dating violence or stalking, the EHHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the EHHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case.</p>
<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.</p> <p>The East Haven Housing Authority (EHHA) will consider the following definitions to be significant amendments or modifications to the 5-year plan for the purposes of submitting a revised plan and meeting full public process requirements:</p> <ol style="list-style-type: none"> 1. Changes to admission policies. 2. Changes in wait list preferences. 3. Changes to the EHHA’s overall mission. 4. Changes to the goals and objectives that affect services to program participants.
<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 To be completed after results of public notice, RAB mailings and public hearing. <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>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>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

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

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.
