

**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  
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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.

<b>A.</b>	<b>PHA Information.</b>				
A.1	<b>PHA Name:</b> FORT LEE HOUING AUTHORITY		<b>PHA Code:</b> NJ071		
	<b>PHA Plan for Fiscal Year Beginning:</b> 01/2020 <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission				
	<p><b>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. 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>				
	<input type="checkbox"/> 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>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> 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. The PHA's mission is to provide decent, safe and sanitary and affordable housing and housing opportunities to all low income families as well as guiding participants in our Family Self Sufficiency Program to gain the skills, assistance, training and tools they need to become either homeowners or self -sufficient so that they are no reliant on government assistance.
<b>B.2</b>	<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 five years.</p> <ol style="list-style-type: none"> <li>1. Expand Housing Opportunities: <ul style="list-style-type: none"> <li>- Apply for additional rental vouchers when opportunity arises;</li> <li>- Educate HCV participants on housing choice mobility options;</li> <li>- Recruit/Attract new landlords by educating them about our program, the benefits and requirements;</li> <li>- Assist our FSS and First Time Home Buyers in finding affordable homes, obtaining financing and meeting other closing requirements;</li> </ul> </li> <li>2. Improve the Quality of Assisted Housing <ul style="list-style-type: none"> <li>- Obtain a SEMAP score of High Performer;</li> <li>- Research, develop and implement an on-line application system for the voucher program;</li> <li>- Conduct Quality Control HQS Inspections to monitor the quality of HQS Inspections;</li> <li>- Improve, Maintain and provide appropriate repair and replacements to our project based units;</li> <li>- Present activities and programs of interest to PBV participants such as gardening and social gatherings, and ESL classes.</li> <li>- Improve security by installing new surveillance cameras;</li> <li>- Rehabilitate/improve 1405 and 1407 common areas.</li> </ul> </li> <li>3. Promote Self Sufficiency <ul style="list-style-type: none"> <li>- Increase the number and percentage of employed persons in assisted families;</li> <li>- Provide or attract supportive services to improve participant employability;</li> <li>- Connect participants with supportive services to increase independence for the elderly or families with disabilities;</li> <li>- Ensure that FSS families utilize existing local resources that promote self-sufficiency and encourage employment.</li> </ul> </li> <li>4. Ensure Equal Opportunity in Housing <ul style="list-style-type: none"> <li>- Ensure equal opportunity to our housing and other programs by providing appropriate reasonable accommodations;</li> <li>- Ensure that participants are aware that landlords cannot discriminate against them because they are voucher participants;</li> <li>- Ensure access to assisted housing and housing opportunities to all regardless of race, color, sex, religion, national origin, familial status, disability, sexual orientation, or gender identity.</li> </ul> </li> <li>5. Reduce Non-compliance by Participants in HCV Program <ul style="list-style-type: none"> <li>- Educate participants on their obligations to report changes in household income or composition;</li> <li>- Investigate cases where suspicion of non-compliance arises by the participant, family members or property owners;</li> <li>- Seek reimbursement and termination of participants in accordance with the Administrative Plan.</li> </ul> </li> </ol>

	<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> <ol style="list-style-type: none"> <li>1. Expand the supply of assisted housing. Through its non-profit FLASH Corp. the Authority acquired a two family house which houses assisted low income veterans and their families. We have also increased our voucher utilization rate.</li> <li>2. Improve the quality of assisted housing. We have maintained our high performer status. Significant improvements have been made to the PBV (former public housing units), including renovated lobbies and common areas, and upgraded/new flooring in many units, rehabilitated and expanded parking lots, installation of LED lighting, installation of new roofing and fans.</li> <li>3. Increase assisted housing choices. Residents have been provided with housing choice voucher mobility counseling and have been assisted in relocating to new apartments. One PBV participant has moved and four more (out of twenty) are in the process of relocating.</li> <li>4. Provide improved environment. We have continued to maintain the PBV sites and have improved them through the assistance of funding from the County of Bergen Community Development Block Grant Program (see no. 2 above)</li> <li>5. Promote Self Sufficiency and asset development. We have approximately 80 families on our FSS program. 17 Families have successfully completed the FSS program in the past five years and six of those have become homeowners. We continue to provide gardening and other social activities for our residents.</li> <li>6. Ensure equal opportunity in housing. We continue to further fair housing by advising participants of their rights to housing without discrimination of any kind. We have made accommodations to disabled residents by relaxing rules which would have prevented them from participating in our program.</li> </ol>
B.4	<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 child and adult victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Reauthorization Act of 2013 the FLHA has adopted provisions in its Administrative Plan (See Chapter 16) which cover VAWA, including providing applicants and tenants the Notice of Occupancy Rights under the Violence Against Women Act and has created an Emergency Transfer Plan for Victims.</p>
B.5	<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. Significant Amendment or Modification shall be defined as a substantial change in FLHA's plan or policies that fundamentally change the mission, goals or objectives of the FLHA Plan, are inconsistent with its approved annual plan (if applicable) and which require formal approval by the Board of Commissioners</p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> The plan was discussed by the RAB at a meeting on August 1, 2019. The RAB did not provide written comments but the Board was supportive of the plan and felt that it would benefit the residents and program participants.</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>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, 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

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## 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)

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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 .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.

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