

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.														
A.1	<p> PHA Name: Fort Lee Housing Authority PHA Code: NJ071 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 the 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> How the public can access this PHA Plan: The PHA Plan, PHA Plan Elements, and all information relevant to the hearing and proposed Plan are available for inspection by the public at the PHA offices at 1403 Teresa Drive, Fort Lee, NJ during business hours and on the PHA's website at www.flha.org. </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="147 1104 1495 1163"> <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.	Plan Elements. Required for all 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 PHA's mission is to provide decent, safe, sanitary and affordable housing and housing opportunities to low income families as well as guiding participants in our Family Self Sufficiency Program to gain skills, assistance and training tools to assist them in becoming self-sufficient or homeowners. </p>														
B.2	<p> 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. </p> <p> 1. Expand housing opportunities by: Applying for additional housing choice vouchers when opportunities arise; Educating HCV participant on housing choice mobility options; Attracting new landlords by educating them about the benefits and requirements of the HCV Program; and Assisting FSS participants in finding affordable homes and obtaining financing and meeting closing requirements. 2. Maintain/Improve the Quality of Assisted Housing by: Obtaining a SEMAP score of high performer; Developing online application system for voucher program; Conducting quality control HQS inspections to monitor the quality of HQS inspections; Repairing and replacing needed elements of the PBV units; and Continuing to apply for alternative funding such as grants to maintain and improve systems at the PBV buildings. 3. Promote Self-sufficiency by: Helping to increase the number of employed persons in assisted families; Referring FSS participants to appropriate supportive services; 4. Ensure Equal Opportunity in Housing by: Making reasonable accommodations for access and enjoyment of the housing programs; Informing participants that landlords may not discriminate against them because they are voucher participants; and Complying with all obligations set forth in the Civil Rights Certification (Form HUD 5077 CR). 5. Reduce program abuse in the HCV programs by: Educating participants as to their obligations to report changes in household income or composition; Investigating suspicious activity, or reports of non-compliance or program abuse by program participants or landlords; and Pursuing reimbursement and termination of participants in accordance with the Administrative Plan. </p>														
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> The PHA has met the goals and objectives described in the prior plan in the following ways: Consistently maintained our voucher utilization rate to maximize the assistance we provide to eligible families; Maintained SEMAP high performer status; Made significant capital improvements such as increasing the number of parking spaces and rehabilitating the parking lots, adding a community garden space and providing new landscaping; renovating the common areas and laundry rooms, replacing the roof and air conditioning in common areas of the PBV building, terminated laundry </p>														

	equipment leases so that all of the proceeds from use go directly to the PHA; Repaired and maintained units in good condition; Continue to enroll families in the FSS program and assist them in increasing their income and employment prospects; Continue to inform participants of their rights to housing. We have made accommodations to disabled participants by adding automatic door opener in one building and providing a roll-in shower for another.
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> <p>In accordance with the Violence Against Women Act, the PHA has adopted provisions in its Housing Choice Voucher Administrative Plan which covers VAWA, including an Emergency Transfer Plan. We provide applicants and participants with Notice of Occupancy Rights under VAWA at commencement of participation, in any termination notice and on the PHA's website.</p>
C.	Other Document and/or Certification Requirements.
C.1	<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 or Modification is defined as a substantial change in the PHA's plan or policies that fundamentally change the mission, goals or objectives of the PHA.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <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>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>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.)</p> <p>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.</p>

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