

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 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, 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: Greenfield Housing Authority PHA Code: MA096 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025 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: Public may view plan by visiting: https://greenfieldhousing.org/plans.html </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </p> <table border="1"> <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 Greenfield Housing Authority's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The GHA will promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to nonsubsidized housing. </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> •Increase Lease-Up rate by implementing strategies including increasing Payment Standards to 110% of FMR •Implement amended Administrative Plan •Apply for additional Vouchers should they become available •Explore use of Project-Based vouchers •Develop improved Orientation for new Voucher Holders by updating briefing documents •Develop improved Landlord Seminar </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> GHA has transitioned to GoSection8 Waiting List system to improve access to services and more efficiently address applicant needs. GHA has contracted w GoSection8 to more effectively ensure compliance with Rent Reasonableness requirements. With this Plan GHA has updated Section 8 Administrative Plan. </p>														

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>The GHA has amended its Policies and Administrative Plan to more proactively reflect the provisions of VAWA, so as to address acts of domestic violence that affect its voucher holders. For example, the GHA has updated its Emergency Transfer Plan. (See Chapter 16 of Administrative Plan). The GHA provides notification of the provisions of VAWA to all HCV participants and to property owners. GHA staff will receive on-going training about the protections afforded by VAWA so as to be more alert to the various circumstances in which participants may need to be reminded of their possible VAWA protections.</p>				
C.	<p>Other Document and/or Certification Requirements.</p>				
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>A significant amendment or modification is defined by the GHA as a change or modification to a GHA policy that will most likely result in a major effect upon intent, purpose or interpretation of the GHA's Agency Plan or other policy. A significant amendment or modification requires approval by the GHA Board of Commissioners. Discretionary or administrative amendments consistent with the GHA's overall mission and objectives shall not be considered substantial deviations or significant modifications. The GHA is amending its Section 8 Administrative Plan, a significant Amendment. Additionally, the GHA has adopted higher Payment Standards.</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, <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>				
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.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>				
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> <table border="1" data-bbox="164 1503 1547 2018"> <tr> <td data-bbox="164 1503 1547 1581"> <p>Fair Housing Goal: Increase Fair Housing information on Housing Authority Website and at physical locations</p> </td></tr> <tr> <td data-bbox="164 1581 1547 1787"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Have educational documentation readily available such as booklets, pamphlets, and other resources available at all our physical office locations, in briefing packets, and resources on our website. Additionally, staff will promote the use of our website with voucher holders, landlords, and the public.</p> </td></tr> <tr> <td data-bbox="164 1787 1547 1864"> <p>Fair Housing Goal: Create awareness opportunities for community and owners/landlords</p> </td></tr> <tr> <td data-bbox="164 1864 1547 2018"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Host and provide training to the general public, landlords, housing partners, and local agencies to reduce housing discrimination</p> </td></tr> </table>	<p>Fair Housing Goal: Increase Fair Housing information on Housing Authority Website and at physical locations</p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Have educational documentation readily available such as booklets, pamphlets, and other resources available at all our physical office locations, in briefing packets, and resources on our website. Additionally, staff will promote the use of our website with voucher holders, landlords, and the public.</p>	<p>Fair Housing Goal: Create awareness opportunities for community and owners/landlords</p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Host and provide training to the general public, landlords, housing partners, and local agencies to reduce housing discrimination</p>
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Fair Housing Goal: Maintain an agency of fair housing experts
<u>Describe fair housing strategies and actions to achieve the goal</u>
Regularly schedule, attend, promote, and develop trainings for staff related to fair housing, discrimination, accessibility, reasonable accommodations, diversity, equity, and inclusion, and related housing strategies.

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.

Form identification: MA096-Greenfield Housing Authority form HUD-50075-5Y (Form ID - 1280)