

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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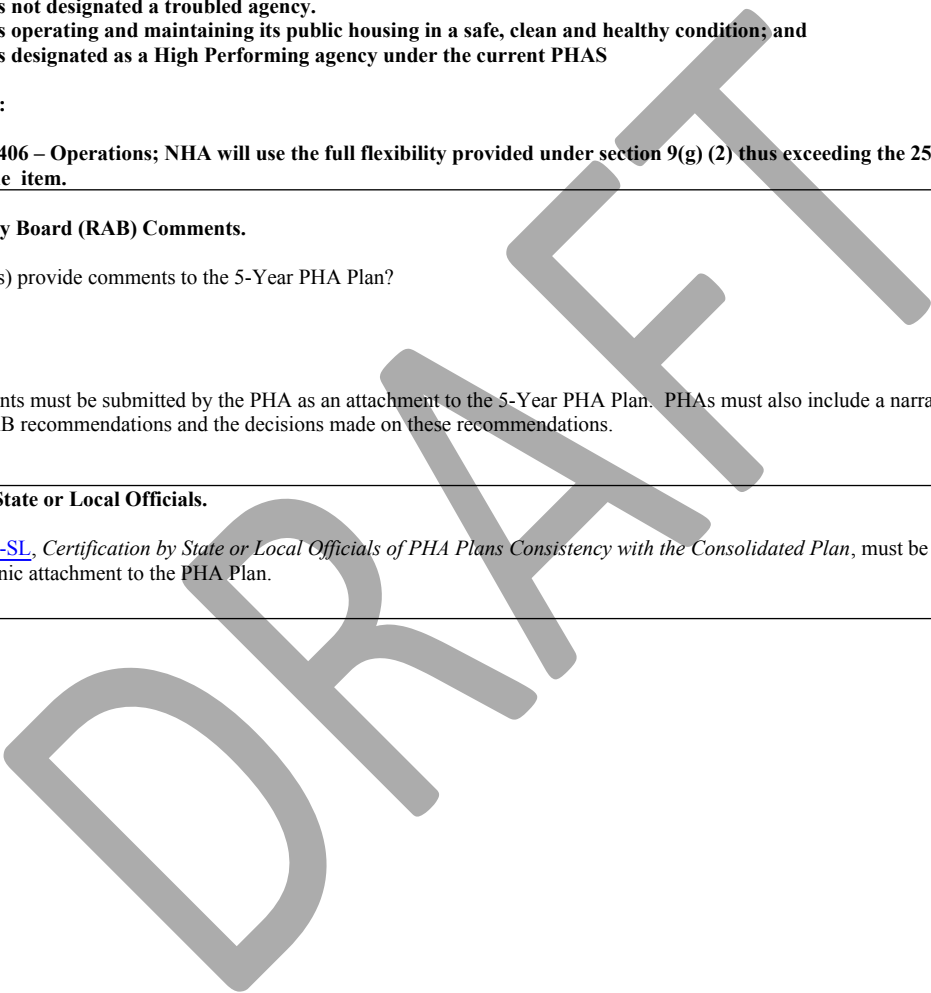
Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and 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.

A.	PHA Information.																										
A.1	<p>PHA Name: Newark Housing Authority PHA Code: DE003</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2022 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>A copy of the plan will be available for inspection and review at NHA's office at 313 E. Main Street, Newark, Delaware during normal business hours, 8:30 AM to 4:30 PM, Monday through Friday, beginning Friday, October 15, 2021 by appointment only. The plan will also be available on the NHA website, http://www.newarkhousingauthority.net beginning Friday, October 15, 2021. All comments must be in writing and submitted within the review period ending on Thursday, December 2, 2021. A Virtual Public Hearing will be held on Thursday, December 9, 2021 beginning at 5:30 PM. A Public Hearing Notice will be posted onto NHA's website in ample time to provide the public access information for the hearing.</p> <p>Here is the login info for the virtual meeting:</p> <p>https://us02web.zoom.us/j/84804311338?pwd=TUk2UWVxeXVWMHFoU2t4ZvBtWkJKdz09</p> <p>Meeting ID: 848 0431 1338 Passcode: 660592 One tap mobile +19292056099,,84804311338#,,,,*660592# US (New York) +13017158592,,84804311338#,,,,*660592# US (Washington DC)</p> <p>Written comments, questions or request for additional information, should be directed to Marene Jordan of Newark Housing Authority located at 313 East Main Street, Newark DE (302) 366-0826 or by email to mjordan@newarkhosuinauthority.net.</p> <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.	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 Newark Housing Authority (NHA) is continually committed to improving the quality of housing offered to eligible program participants.</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> <ol style="list-style-type: none"> 1. SEEK HUD APPROVAL OF THE SECTION 18 APPLICATION (DEMOLITION AND DISPOSITION) FOR THE REDEVELOPMENT OF GEORGE REED VILLAGE II. 2. SEEK HUD APPROVAL OF A SECTION 18 DISPOSTION APPLICATION FOR THE SALE OF TWO SCATTERED SITE RENTAL PROPERTIES. 3. SUCCESSFULLY NEGOTIATE THE MASTER DEVELOPER AGREEMENT FOR THE GEORGE REED VILLAGE II. 4. SUBMIT REDEVELOPMENT PLANS FOR THE GEORGE REED VILLAGE II TO THE CITY OF NEWARK PLANNING COMMISSION. 5. SEEK COUNCIL MEMBERS APPROVAL OF THE REDEVELOPMENT PLAN FOR GEORGE REED VILLAGE II. 6. SUBMIT TAX CREDIT APPLICATION THE DELAWARE STATE HOUSING AUTHORITY (DSHA) IN APRIL OF 2022 7. RECEIVE 9% TAX CREDIT AWARD. 8. CLOSE ON SETTLEMENT FOR THE REDEVELOPMENT OF GEORGE REED VILLAGE II (TWO PHASES). 9. CONTINUE TO IMPROVED CLIENT (AND POTENTIAL CLIENT) SATISFACTION IN THE AGENCY’S SERVICES. 10. CONTINUE TO INCREASE THE IMPACT OF THE AUTHORITY’S MISSION BY PARTNERING WITH OTHER ENTITIES (BANKING INSTITUTIONS, LOCAL GOVERNMENT, STATE AND FEDERAL AGENCIES, LANDLORDS, PRIVATE DEVELOPERS AND LAW ENFORCEMENT AGENCIES). 11. CONTINUE TO RECRUIT AND RETAIN LANDLORDS WILLING TO ACCEPT SECTION 8 VOUCHERS BY PROVIDING CLEAR AND HELPFUL INFORMATION. 12. CONTINUE TO IMPROVE ITS REFERRAL OF HOUSING SERVICES FOR APPLICANTS AND PARTICIPANTS SEEKING AND RECEIVING AFFORDABLE HOUSING AND ASSISTING FAMILIES IN ACHIEVING ECONOMIC SELF-SUFFICIENCY. 13. MAINTAIN PUBLIC HOUSING MANAGEMENT (PHAS) SCORE OF HIGH PERFORMER 14. MAINTAIN THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) SCORE OF HIGH PERFORMER 15. CONTINUE PUBLIC AWARENESS OF THE STATEWIDE FAMILY RE-ENTRY PILOT PROGRAM (FRP) FOR INDIVIDUALS RECENTLY RELEASED FROM INCARCERATION RE-UNITING WITH NHA RESIDENT FAMILY MEMBERS. 16. OBLIGATE AND EXPEND ALL CARES ACT SUPPLEMENTAL FUNDS 17. REVIVE A FUNCTIONING RESIDENT ADVISORY BOARD (RAB)
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> <ol style="list-style-type: none"> 1. DE Statewide collaboration of the Analysis of Impediments. A task force committee was established to address the goals and Objectives outlined in the report. 2. NHA and its Developer Partner (Leon N. Weiner & Associates) identified additional funding resources for the Redevelopment Of George Reed Village II. 3. Restoration of the NHA Section Eight Management Assessment Program (SEMAP) score to High Performer 4. NHA applied for and received an EIN# to receive an IRS designation of a 501(c)3 status under a newly created non-profit.
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>NHA will continue to provide resources and advise participants and tenants of their rights under VAWA during the application process, briefings and lease signings.</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. The Newark Housing Authority’s (NHA) use of CFP 2021 was coupled with the following as significant amendments/modifications to NHA’s 2021 - 2022 Annual Plan.</p> <p>In addition, the FY 2022 CFP processing requirements require NHA to add the following Statement of Significant Amendment to the CFP Five Year Action Plan based on the Capital Fund Final Rule for Small PHAs”: “NHA may include Proposed demolition, disposition, home ownership, Capital Fund Financing, Development, Mixed Finance proposals, RAD, Section 18 Demolition/Disposition Applications as well as a Streamlined Voluntary Conversion”. These are considered to be significant amendments. NHA continues to explore all above options to redevelop our aged housing stock.</p> <p>Section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) Public Housing Capital and Operating Funds allow for Full Flexibility for small PHAs. NHA complies with the following criteria:</p> <ul style="list-style-type: none"> • NHA owns and operates less than 250 Public Housing Dwelling Units. • NHA is not designated a troubled agency. • NHA is operating and maintaining its public housing in a safe, clean and healthy condition; and • NHA is designated as a High Performing agency under the current PHAS <p>Operating Funds:</p> <ul style="list-style-type: none"> • BLI, 1406 – Operations; NHA will use the full flexibility provided under section 9(g) (2) thus exceeding the 25% CAP under this line item.
<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 <input type="checkbox"/> <input checked="" type="checkbox"/> x</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.
