

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 Irvington Housing Authority PHA Code: NJ037</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 4/01/2023 The Five-Year Period of the Plan (i.e. 2019-2023): _____</p> <p>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>Irvington Housing Authority's draft plans and policy revisions will be posted on the following platforms:</p> <p>Agency's Web site at https:// www.ihanj.org</p> <p>Irvington Housing Authority Administrative offices at: 141A Union Ave, Irvington, NJ 07111</p> <p>Irvington Housing Authority Housing Community sites: 624 Nye Ave, Irvington NJ 07111</p> <p>81 Union Ave, Irvington Housing Authority 07111</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>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> </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. Plan Elements. Required for all PHAs completing this form.

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.

The mission of IHA is to leverage stakeholder partnerships along with operational and capital resources in order to provide safe, decent and sustainable housing opportunities for very low-, low- and moderate-income families through effective management and the strategic use of both public and private funds.

The Irvington Housing Authority's 5-year mission is to be a leader in the local affordable housing market by providing decent, safe, and sanitary housing opportunity that is in good repair.

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.

IHA GOALS FOR FY 2023-2027- Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income families for the next five years.

PHA Goal #1: EXPAND ASSISTED AFFORDABLE HOUSING OPPORTUNITIES

Reduce Public Housing Vacancies at Public Housing Developments Amp 2 and Amp 3 624 Nye Ave and 81 Union Ave in Irvington NJ 07111

Leverage resources to demolish antiquated housing stock to build new updated housing units in Amp 1

Relocate eligible residents from AMP1 to AMP 2 and Amps 3, Senior Disabled 55 and older, 62 and older

Relocate families with use of allocated tenant protection vouchers (TPV) and assist in the relocation efforts using the URA.

GOAL #2 Improve customer service using training, technology upgrades, and community engagement

Upgrade to integrated computer software system that will encompass both programmatic and financial functionality.

Develop quality control questionnaire to monitor customer interaction and to evaluate customer satisfaction with IHA staff contacts.

Provide ongoing staff training and development in customer relations and interpersonal skill building.

GOAL #3 Provide an improved living environment for IHA residents.

Implement public housing security systems improvements.

Procure security assessment to determine agency best practices for cost effective crime detection and prevention.

Improve security lighting at IHA owned sites.

Lease violation notices will be sent and follow up actions will be identified and executed by property management staff.

Enhance partnerships with local agencies that aid elderly and disabled program participants that makes it easier for them to "age in place" and continue to live independently.

GOAL #4 Evaluate capital needs of Public Housing units in AMP 2 and AMP 3

Renovate or modernize public housing unit using capital funds awards.

Replace elevators in public housing developments using capital fund awards.

Replace sewer lines in Public Housing Developments

Repair/Replace roofs on developments that are past their useful life using capital funds award.

Replace outdated appliances, sinks, vanities, and flooring in Public Housing units using capital funds.

Replace inoperable boilers in Public Housing Developments using capital fund awards.

GOAL #5 Improve resident relations.

Develop a Resident Advisory Board (RAB)

Create a monthly newsletter to foster communication with residents.

Engage Area Agencies to develop MOU or MOA to provide senior services for residents 55 and older.

Develop a customer complaint section on the website and at each AMP.

Develop Website for Agency to provide residents and the public with information about IHA, Website will be updated in the upcoming months.

Demolish/disposition.

IHA submitted application for the demolition of 7 dwelling buildings containing 233 dwelling units and 3 non-dwelling units and disposition of 5.0 acres of vacant land at Campton Gardens.

Utilize the FY 2021 and 2022 Capital Fund At Risk, Receivership, Substandard, and Troubled funding opportunity for public housing agencies (PHAs) under the stated designations.

IHA will further make modifications to the HCV Administrative Plan and/or ACOP as needed based on changes in HUD rules or regulations or other IHA actions that necessitate such change. All changes to the Admin Plan and ACOP will receive IHA Board approval.

<p>B.3</p>	<p><u>GOAL #1 DEVELOP A CONTINUOUSLY IMPROVING AND EFFICIENT OPERATION USING FUNDING SOURCES AND SUSTAINABLE BUSINESS MODEL</u></p> <p>Objective:</p> <ul style="list-style-type: none"> A. Clearly define the organizational structure and staffing plan B. Leverage use of performance metrics to evaluate the organization. C. Leverage technology to consistently elevate organization's performance. D. Pursue and increase government partnerships and philanthropic sources of revenue. E. Build a system of training, mentoring, and coaching to empower employees to reach their full potential. F. Increase developer partnerships. G. Create and implement a portfolio development plan while increasing grants, loans for modernization/rehabilitation needs. <p><u>STATUS OF GOALS FOR FY 2022</u></p> <p>Irvington Housing Authority (IHA) (NJ037) is awarded \$3,426,823 for roof replacement, elevator modernization, boiler replacement and modernization, unit turn, and A/E fees. This award will assist PHA in addressing the capital improvement goals listed in the 5-year plan.</p> <p>The HUD recovery team and Property Management teams are reviewing the current conditions of the agencies existing housing portfolio and planning repairs/renovations needed to bring each AMP to near market-level condition. IHA and HUD recovery team has developed a process for reviewing its current portfolio on a quarterly basis to identify opportunities to reposition IHA assets.</p> <p><u>Demolish and Disposition:</u></p> <p>IHA has requested and received HUD approval to remove 7 dwelling buildings consisting of 233 public housing units and 3 non dwelling units at Campton Gardens AMP1. IHA has requested and received this approval from HUD under the Demolition/Disposition law at Section 18 of the 1937 Act and 24 CFR part 970. IHA will enter into a contract with a developer so that entity can redevelop Campton Gardens, AMP 1 into new modernized affordable housing units.</p> <p>IHA will strive to achieve and maintain a maximum occupancy rate consistent with HUD public housing standards to house as many eligible residents as possible.</p> <p>Irvington Housing Authority (IHA) plans to allocate the awarded \$3,426,823 to facilitate roof replacement, elevator modernization, boiler replacement, modernization, unit turns, and A/E fees. To further this award, IHA plans to conduct interior and exterior modernization activities in vacant units at 624 Nye Ave, planned activities include but are not limited to unit rehabilitation including repairing or replacing flooring, replacing defective countertops, sinks, kitchen and bathrooms, carpentry, appliances, plumbing, and any additional efforts to attain turn-key performance providing decent, sanitary housing.</p> <p>Exterior Roof replacement at 624 Nye Ave. Elevator replacement and further activities as to ensure that building 624 located on Nye Ave, is in reasonable repair.</p>
<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>IHA will continue to provide training for all staff that manage the property and whom are employees of our HCV Department on the legal ramifications and compliance with VAWA RULES and Regulations</p> <p>IHA has outlined in its Admissions and Continued Occupancy Policy, include required VAWA Regulations.</p> <p>IHA has information in its public housing lease and annual recertification packets to include VAWA addendums.</p> <p>IHA will continue to provide opportunities to support and assist victims of domestic violence and respond to incidents according to IHA Policy and Procedures and HUD, Federal and Local regulations.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>

<p>C.1</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>Significant Amendment or Substantial Deviation/Modification - as referenced in the Quality Housing and Work Responsibility Act of 1998, Section 511, (g), a significant amendment or modification to the annual plan may not be adopted, other than at a duly called meeting of the governing board of the public housing agency that is open to the public after a 45 day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of the Department of Housing and Urban Development (HUD) and approved. Amendments or modifications, which are not defined as being significant and will not be subject to a public meeting with a 45-day public notice and notification to the Secretary of HUD</p> <p>"Significant Amendment and Substantial Deviation/Modification" is defined as:</p> <ul style="list-style-type: none"> • Changes in rent or admissions policies or organization of the waiting list. • Any addition as non-emergency work items not included and already approved in our 5-Year Annual Plan that exceeds 20% of an annual grant award. • Any planned fungibility that involves new work items that exceeds 20% of an annual grant award, but not any substitution work items among any years in the latest approved 5-Year Action Plan per the CFP Final Rule. • Any changes in plans for demolition, disposition, conversion, mixed financing including use of the Capital Fund as a financing component, or home ownership programs. <p>Previously Approved Significant Amendment and Substantial Deviation/Modification:</p> <ul style="list-style-type: none"> • The Irvington Housing Authority has applied for and is working with HUD to finalize and receive final Demo Dispo approval related to its AMP 1 project. We have completed and provided HUD with all the required documentation and support necessary to obtain its approval. • The Irvington Housing Authority has restructured its debt to reduce CFP leveraging debt obligation payments to 25% of the projected CFP grant. <p>Request for a Significant Amendment/Modification/Deviation to our previously approved CFP 2022 Annual Plan / Five Year Plan</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Resident Advisory Board meetings will take place during the month of January 2023.</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>C.3</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>

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> X <input type="checkbox"/> Scheduled meeting are upcoming and will be on going. At the end of the comment period, any additions will be updated in the PHA plan. (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

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.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal
Ensure equal opportunity and affirmatively further fair housing.

Objective:

Undertake affirmative measures to provide a suitable living environment for families living in public housing, regardless of race, color, religion, national origin, sex, familial status, and disability.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

See Objective above.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e., 2019-2023, **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. Plan Elements.

- 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\(b\)\(1\)](#))
- 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\(a\)\(3\)](#)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have 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\(b\)](#), [24 CFR § 903.19](#))

C.3 Certification by State or Local Officials.

[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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

D. 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.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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.