

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: Salisbury Housing Authority PHA Code: MA174 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: Public can access this plan on the Salisbury Housing Authority website. http://www.salisburyhousing.org A copy of the plan will be posted at the main office located at: 23 Beach Road Salisbury, MA 01952 </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; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width:25%;">Participating PHAs</th> <th rowspan="2" style="width:8%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width:20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width:29%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:15%;">PH</th> <th style="width:14%;">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 Mission of the Salisbury Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. </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> The SHA will promote housing choice and mobility to all our voucher recipients. The SHA maintains a list with housing opportunities provided to the SHA periodically, including handicapped accessible units known to the MHA, for all our applicants and voucher recipients to access. The majority of our housing resources and support services are targeted towards low and very low-income persons. It is the objective of the SHA to ensure that our policies and practices affirmatively further fair housing, promote equity, enhance choice and overcome the effects of impediments to fair housing choice. It is the policy of the SHA to comply fully with all Federal, State and local nondiscrimination laws and with the rules and regulations governing Fair Housing, Civil Rights and Equal Opportunity in housing and employment. The SHA certifies that it will provide equal opportunities for inclusion in our housing programs regardless of a person's race, religion, color, national origin, sex, sexual orientation, age, ancestry, familial status, veteran status, or physical or mental impairment. </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> Salisbury Housing Authority is committed to increasing the number and availability of decent, safe, and affordable housing. We will continue to apply for vouchers if and when they become available. We will conduct outreach efforts to potential and current landlords by hosting informational meetings on the Section 8 HCV program and the policies of the SHA to promote owner acceptance of the program. We continually conduct rent reasonable studies to determine if the new HUD fair market rents are in fact in line with local rents requested by Salisbury Landlords. We will continue to conduct a case-by-case review of each Request for Tenancy as required and take into consideration our rent reasonable study results to assist our tenants in leasing in the Town of Salisbury. SHA will continue to counsel Section 8 tenants as to locating units outside of the areas of poverty or minority concentration and assist them in locating those units. We continue to maintain our partnerships with local agencies that offer assistance to our tenants that are experiencing difficulty in finding units and maintaining tenancies. It is the goal of the SHA to ensure equal opportunity in housing. This is to be accomplished by </p>														

	<p>taking appropriate affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, family status, and disability. HUD Performance Benchmark- The SHA was designated as a High Performer for its operation of its Section 8 program under SEMAP.</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 SHA has policy measures in place for victims of domestic violence, dating violence, sexual assault, or stalking that will provide explanation of how the MHA will assist survivors to relocate safely in a secure and confidential manner to another unit under the HCV program.</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>The SHA would determine a significant amendment or modification to the 5 Year plan when the SHA make changes to its plans or policies that would fundamentally alter the nature of the programs the SHA administers.</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.	<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>

Form identification: MA174-Salisbury Housing Authority form HUD-50075-5Y (Form ID - 1221) printed by James Holt in HUD Secure Systems/Public Housing Portal at 10/01/2024 12:47PM EST