

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: <u>Vermont State Housing Authority</u> PHA Code: <u>VT901</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2024</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2024-2028</u> 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>Copies of the PHA Plan are available at VSHA’s administrative office located at One Prospect Street, Montpelier, Vermont 05602, online at www.vsha.org or by contacting Jennifer Gray at 802-828-3020 or jennifer.gray@vsha.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="212 1115 1471 1304"> <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> </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 <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>VSHA’s mission is “to ensure that quality affordable housing opportunities are available to Vermonters statewide.”</p>														

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.

Improve the quality and efficiency of assisted housing administration:

- Regain "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP)
- Effectively implement programmatic changes required by the Housing Opportunities Through Modernization Act (HOTMA) including proactive notification and education for participants and community partners.
- Provide education and outreach to owners as we implement National Standards for the Physical Inspection of Real Estate (NSPIRE), effective October 1, 2024.
- Expand the use of technology to improve efficiency (examples: online/virtual Voucher Briefings, utilize DocuSign to obtain required signatures, utilize pictures/video inspections when appropriate, continue to promote the use of Applicant/Participant/Owner Portals)

Develop and strengthen partnerships with community service providers:

- Expand housing opportunities that combine supportive services with housing development and long-term subsidies to meet the complex needs of Vermont's most vulnerable families, for example through a partnership with the Vermont Agency of Administration, Spectrum Youth and Family Services and the Youth Development Program, VSHA is in the process of siting six mobile homes in VSHA-managed mobile home parks, designated for homeless youth exiting the foster care system.

Contribute to statewide efforts to collectively address the housing needs for homeless families:

- Modify local preferences to serve families who are receiving time-limited, state-funded rental assistance and at risk of homelessness
- Contract with the State of Vermont Agency of Human Services to provide inspection services for families moving from homelessness to state-funded rental assistance
- Administer special purpose vouchers, including Veterans Affairs Supportive Housing (VASH), Family Unification Vouchers (FUV), Foster Youth to Independence (FYI), Stability Vouchers and Emergency Housing Vouchers (EHV) which are targeted to individuals and families experiencing homelessness
- Connect service dollars through the *A Way Home* program with PBV units targeted to individuals and families experiencing homelessness
- Effectively administer Continuum of Care (CoC) Permanent Supportive Housing (PSH) programs
- Continue to administer the Landlord Relief Program (LRP)
- Actively participate in the Vermont Council on Housing and Homelessness
- Expand the PBV program, leveraging high-quality rental units for program participants

Promote self-sufficiency and asset development of families and individuals

- Increase enrollments in the Family Self Sufficiency and Homeownership programs

Continue to expend the support of rental assistance vouchers through the submission of applications in response to HUD published Notices of Funding Opportunities (NOFOs)

Implement the attached VSHA's 2023 Strategic Plan and Strategic Directions adopted by the Board of Commissioners on March 27, 2024.

<p>B.3</p>	<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>Expand the supply of assisted housing:</p> <ul style="list-style-type: none"> • 20 FYI Vouchers awarded December 1, 2021 • 96 Emergency Housing Vouchers funded in January 2022 • Additional 17 Housing Choice and 30 Mainstream Vouchers funded in October 2022 • 198 PBVs awarded to 30 projects designated for individuals and families experiencing homelessness • 56 PBVs under an Agreement to Enter Into HAP Contract (AHAP) designated for individuals and families experiencing homelessness • Connect service dollars from the A Way Home with PBV’s to serve individuals and families experiencing homelessness • 22 Stability Vouchers funded in October 2023 • Partnered with the City of Montpelier on the Montpelier ADU Program, which was funded in part by CDBG (\$300,000 out of \$450,000), and created seven (7) new affordable housing units. • Successfully administered state-funded housing grants including the Department of Mental Health’s Housing Subsidy Plus Care and the Department of Health’s Bridge to HOPWA programs. • In partnership with the Vermont Agency of Administration, Spectrum Youth and Family Services and the Youth Development Program, VSHA is in the process of siting six mobile homes in VSHA-managed mobile home parks, designated for homeless youth exiting the foster care system. <p>Improve the quality and efficiency of assisted housing administration:</p> <ul style="list-style-type: none"> • VSHA obtained a SEMAP score of “high performer” for four of the five years covered by the previous plan. • VSHA has implemented a paperless system for management of participant files as well as on-line portals for applicants, participants and owners to communicate and submit required documents. • VSHA has partnered with affordablehousing.com to implement an on-line application system, which includes online access for PBV owners/agents to ease the process of waiting list reconciliation. • Launched the Manufactured Home Improvement and Repair (MHIR) program on January 1, 2023 which provides financial assistance to parks listed in the Registry of Vermont Mobile Home Parks for improvement, home repairs and foundation installation. <p>Increase assisted housing choice:</p> <ul style="list-style-type: none"> • In CY2023, VSHA implemented a Mainstream Landlord Incentive Program which provided financial incentives to owners who executed HAP Contracts for Mainstream voucher holders. To date, this program has distributed \$24,500 to 33 owners (including four brand new owners). • Since October 1, 2019, 13 families purchased homes through the Homeownership Voucher Program. <p>Promote self-sufficiency and asset development of families and individuals:</p> <ul style="list-style-type: none"> • 125 new families were enrolled in FSS with an annual average of about 30 new families (there was a decrease in 2020-2022 due to the COVID-19 pandemic). • 67 families graduated from the Family Self Sufficiency Program, disbursing a total of \$530,545.71 in escrow. <p>Reduce non-compliance and fraud by program participants: Currently 21 former and current program participants are in repayment agreements with VSHA to pay back excess housing assistance payments that were made due to unreported income.</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>VSHA complies with the Violence Against Women Reauthorization Act of 2022 (VAWA 2022) as noted in Chapters 3, 5, 12 and 16 of the Administrative Plan. Additionally, VSHA administers Emergency Housing Vouchers dedicated to victims/survivors of domestic violence, dating violence, sexual assault, stalking and/or human trafficking and partners with The Vermont Network [Against Domestic and Sexual Violence] for training and technical assistance, as needed.</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>VSHA defines any of the following actions as a “significant amendment or modification” to VSHA’s Five-Year or Annual Plan:</p> <ul style="list-style-type: none"> • Changes in tenant-rent policies, • Changes to admissions policies – including the creation or elimination of any local preference (minor modifications to expand preferences will not be considered “significant” changes,
<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"/></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>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

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

Although VSHA is not yet required to submit an Assessment of Fair Housing, VSHA is fulfilling the requirements of 24CFR 903.7(o)(3) by regularly examining our programs and addressing all identified programmatic and/or systemic impediments to fair housing.

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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.