

The North Andover Housing Authority is currently reviewing its 5-Year PHA Plan for fiscal years 2020 – 2024 for submission to the Department of Housing and Community Development. The draft plan is available below and hard copies can be requested through the NAHA administrative office. The North Andover Housing Authority will receive written comments for a 45-day period. Written comments can be submitted to the office or via email to mcleary@northandoverha.com. At the conclusion of the 45-day comment period, a public hearing will be held as part of the regular monthly board meeting for the North Andover Housing Authority. Due to the COVID-19 pandemic and social distancing recommendations, this meeting will be held virtually.

Residents, participants, and members of the public are invited to attend the virtual public hearing meeting at **4:00 pm on Thursday, September 24, 2020.**

- **Dial In: United States (Toll Free): 1-877-309-2073**
- **Access Code: 423-477-797**

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: 02/29/2016
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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: <u>North Andover Housing Authority</u> PHA Code: <u>MA107</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</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>The PHA 5-Year Plan is available to the public on the North Andover Housing Authority's website: www.northandoverha.com and at the North Andover Housing Authority's administrative office, located at 1 Morkeski Meadows, North Andover, MA 01845. North Andover Housing Authority policies can also be found on the website and at the office as well. Copies of the plan have been posted in the common areas of the 2 federally subsidized complexes, Morkeski Meadows and McCabe Court.</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> <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. The mission of the North Andover Housing Authority is to promote adequate, safe, affordable housing, economic opportunities, and a suitable living environment, free from discrimination. We strive to create neighborhoods where residents continue to be a valuable part of the community.</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>Goal: Strengthen ties to the local community. The North Andover Housing Authority’s relationship with the Town of North Andover continues to evolve. We hope to foster open communication and continue working together for the mutual benefit of our residents.</p> <p>Goal: Increase our accessibility to the public. The North Andover Housing Authority will make improvements to its websites, ensuring that information about our programs and policies are readily available to the public. In addition, we plan to remodel the office, increasing lobby space and accessibility for our disabled stakeholders, and update the website, making it easier to navigate.</p> <p>Goal: Increase participation in the Family Self-Sufficiency Program. The North Andover Housing Authority will conduct an aggressive marketing campaign to attract potential participants for the FSS program, which leads to economic opportunities for participants.</p> <p>Goal: Maintain and improve our current housing stock. We hope to make capital improvements to our housing inventory that will result in a better quality of life for our residents, as well as increase health and safety factors.</p> <p>Goal: Hold quarterly meetings with residents to discuss issues affecting the housing authority, the community at large, and foster open communication between the staff and residents.</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>The NAHA has established a communicative relationship with the Town of North Andover administration, fire department, police department and senior center, and by doing so has improved its public perception. A physical needs assessment was conducted, and options for purchasing and developing more affordable housing stock were explored, but no purchases have been made. We streamlined maintenance operations and implemented a computerized work order system, improving completion time and accountability for work orders. The Family Self Sufficiency Program remains a vital service to residents, promoting self-sufficiency and asset development.</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 North Andover Housing Authority’s Housing Choice Voucher Program gives a preference for applicants who are victims of domestic violence, dating violence, sexual assault, or stalking. This preference helps these applicants find stable and secure housing away from their abusers. The NAHA has insured that all applicants, participants, and residents are aware of their rights, particularly in regard to Admission, Occupancy, and Termination of Tenancy or Assistance. Our VAWA Policy is readily available at the office, on our website, and included with all relevant communications to our stakeholders.</p> <p>Our goal is to establish a relationship with the YWCA Northeastern MA to explore ways we can better service our residents and applicants who are victims of domestic violence.</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.</p> <p>The North Andover Housing Authority defines significant amendment or modification as follows:</p> <ul style="list-style-type: none"> • as any amendment that is made by the Authority to the five-year plan because of feedback from the public, HUD or Resident Advisory Board. • any changes to our admission, waitlist, and termination policies described in our Administrative Plan or ACOP, particularly if caused by severe financial shortfall, homeownership, or voucher conversion activities.
<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 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>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.