

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: Housing Authority of the City of New Brunswick_ PHA Code: NJ022 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2024 The Five-Year Period of the Plan (i.e. 2019-2023): 2024 - 2029 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> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </p> <table border="1" data-bbox="212 1444 1474 1755"> <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.
See Attachment B.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.
See Attachment B.2

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.
See Attachment B.3

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.
See Attachment B.4

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.
See Attachment C.1

C.2 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the 5-Year PHA Plan?

Y N

(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.

C.3	<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. See Attachment C.3</p>
C.4	<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 checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<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

BHA in coordination with the City of New Brunswick's Consolidated Plan around fair housing strategies and actions, includes the adoption of a new Master Plan on May 16, 2022 and is anticipating amending its zoning code with the plan's recommendations to enable further development that will make natural and subsidized affordable housing more available. The City also often uses tax benefits to support affordable housing projects in the City. Other actions include amending zoning code to allow for more housing production as well as maintain and expand zoning policies and housing development at moderate and high densities to reduce per unit costs and encourage the construction of affordable housing.

To affirmatively further fair housing in the City of New Brunswick, the City will provide the Puerto Rican Action Board-Housing Coalition Unit (HUD certified fair housing counseling agency) with a grant of \$15,000 per year for the provision of housing counseling services. Services were broken down into the following categories - Housing Rights/Fair Housing, Homeownership Counseling, and General Information and Referral Counseling.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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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.

Attachment B.1 – Mission

The PHA's mission is to assist eligible families by providing decent affordable housing as they move to achieve self-sufficiency. The PHA is committed to operating in an ethical, efficient and professional manner. The PHA will establish and maintain partner/relationships with its clients and appropriate community agencies in order to accomplish this mission.

ATTACHMENT B.2 – GOALS AND OBJECTIVES

II. GOAL 1: DISPOSE OF HOFFMAN SITE AND PARTNER WITH DEVELOPER TO BUILD UP TO 50 MORE AFFORDABLE HOUSING UNITS WITHIN THE CITY OF NEW BRUNSWICK.

Objective 1.1: Prepare disposition request for HUD review: NBHA is reviewing the application process for disposition of the Hoffman site and will work its development partner to determine which type of disposition should be used for this redevelopment of the AMP-2 site. The site was previously approved for demolition only and we have completed that stage of the project. NBHA is now updating the plan to build up to 66 units of senior affordable housing on the former Hoffman site. We continue to apply for funding of the proposed replacement building through the NJHMFA tax credit process. This goal remains open and on-going.

Objective 1.2: Issue RFP for developer: NBHA has issued and awarded an RFP for a development partner to build back affordable senior housing on the former Hoffman site (AMP-2). This goal has been accomplished and remains on-going.

Objective 1.3: Award contract. Move forward with development partner to apply for funding and development of new units: NBHA has awarded the contract for development partner to Pennrose and is applying for funding through the NJHMFA to complete senior affordable housing on the AMP-2 site. This goal has been accomplished and remains on- going.

III. GOAL 2: MAINTAIN MAXIMUM UTILIZATION OF VOUCHER PROGRAM WITHIN FUNDING PROVIDED.

Objective 2.1: Determine number of units maximally feasible: NBHA is working with HUD to maximize utilization within the housing voucher program. This goal remains open and on-going.

Objective 2.2: Absorb port-ins: NBHA is now absorbing port-in vouchers as they come in to maximize their program. This goal remains open and on-going.

Objective 2.3: Work to issue and lease up vouchers in a timely manner: NBHA continues to work to lease-up vouchers to maximize the program utilization rate (up to the maximum amount of funds available). This goal remains open and on-going.

IV. GOAL 3: MAINTAIN AND OPERATE THE SECURITY CAMERA SYSTEM AT ALL SITES AND IMPROVE REDUCTION IN CRIME AT ALL SITES.

Objective 3.1: Perform monthly inspection of camera system: NBHA continues to inspect the camera system on a regular basis. NBHA is in the process of completing the implementing the upgrade to the camera system. This goal remains open and on-going.

Objective 3.2: Update camera system and units as needed: NBHA has purchased updated equipment is installing the new equipment and systems. This goal remains open and on- going.

Objective 3.3: Continue to work with NB Police on crime reduction and response: We continue to meet with NB Police and their crimes units on a regular basis. This goal remains open and on-going.

V. GOAL 4: MAINTAIN AND EXPAND FEE FOR SERVICE AGREEMENTS WITH PHA'S AND GOVERNMENT AGENCIES.

Objective 4.1: Contract with at least one additional PHA or governmental agency on a fee-for-service agreement: NBHA has executed fee for service agreement with the Franklin Township Housing Authority for 2022. This goal remains open and on-going.

VI. GOAL 5: ASSIST ALL APPLICANTS, TENANTS AND PARTICIPANTS TO UNDERSTAND THEIR VAWA RIGHTS.

Objective 5.1: The objective is for the Housing Authority to provide educational material to all applicants, tenants, and participants. The NBHA serves the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking by providing education on VAWA protections.

Attachment B.3 – Progress Report

GOAL 1: DISPOSE OF HOFFMAN SITE AND PARTNER WITH DEVELOPER TO BUILD UP TO 50 MORE AFFORDABLE HOUSING UNITS WITHIN THE CITY OF NEW BRUNSWICK.

Objective 1.1: Prepare disposition request for HUD review: NBHA is reviewing the application process for disposition of the Hoffman site and will work its development partner to determine which type of disposition should be used for this redevelopment of the AMP-2 site. The site was previously approved for demolition only and we have completed that stage of the project. NBHA is now updating the plan to build up to 66 units of senior affordable housing on the former Hoffman site. NBHA has received approval of a 9% tax credit allocation and plans starting construction on the site with its development partner (Pennrose) in late 2023. This goal remains open and on-going.

Objective 1.2: Issue RFP for developer: NBHA has issued and awarded an RFP for a development partner to build back affordable senior housing on the former Hoffman site (AMP-2). This goal has been accomplished and remains on-going.

Objective 1.3: Award contract. Move forward with development partner to apply for funding and development of new units: NBHA has awarded the contract for development partner to Pennrose. We have jointly applied for funding through the NJHMFA to complete senior affordable housing on the AMP-2 site and we have been awarded a 9% tax credit allocation. This goal has been accomplished and remains on-going.

GOAL 2: MAINTAIN MAXIMUM UTILIZATION OF VOUCHER PROGRAM WITHIN FUNDING PROVIDED.

Objective 2.1: Determine number of units maximally feasible: NBHA is working with HUD to maximize utilization within the housing voucher program. This goal remains open and on-going.

Objective 2.2: Absorb port-ins: NBHA is now absorbing port-in vouchers as they come in to maximize their program. This goal remains open and on-going.

Objective 2.3: Work to issue and lease up vouchers in a timely manner: NBHA continues to work to lease-up vouchers to maximize the program utilization rate (up to the maximum amount of funds available). This goal remains open and on-going.

GOAL 3: MAINTAIN AND OPERATE THE SECURITY CAMERA SYSTEM AT ALL SITES AND IMPROVE REDUCTION IN CRIME AT ALL SITES.

Objective 3.1: Perform monthly inspection of camera system: NBHA continues to inspect the camera system on a regular basis. NBHA is in the process of completing the implementing the upgrade to the camera system. This goal remains open and on-going.

Objective 3.2: Move to a hard system using the cloud, that features cutting edge higher-level equipment that the police can access on their cell phones rather than having to come into NBHA to view on our monitors.

Objective 3.3: Continue to work with NB Police on crime reduction and response: We have installed plate reader cameras and continue to work updating cameras and systems throughout the NBHA's properties.

We continue to meet with NB Police and their crimes units on a regular basis. This goal remains open and on-going.

Goal 4: Maintain and expand fee for service agreements with PHA's and government agencies.

Objective 4.1: Contract with at least one additional PHA or governmental agency on a fee-for-service agreement: NBHA has executed fee for service agreement with the Franklin Township Housing Authority for 2022. We have expanded our services to include on-site staffing and case management work for the HCV program, ED work and all PHA and HQS inspection work for FTTHA. This goal remains open and on-going.

GOAL 5: ASSIST ALL APPLICANTS, TENANTS AND PARTICIPANTS TO UNDERSTAND THEIR VAWA RIGHTS.

Objective 5.1: The NBHA provides all applicants, tenants, and participants with the VAWA Notice of Occupancy and Certification Form. The NBHA can also transfer victims through the Emergency Transfer procedure and refer victims to social service and law enforcement agencies with expertise in domestic violence. The NBHA activities ensure that victims are not denied assistance, evicted or terminated from housing assistance for being a victim, or being affiliated with a victim, of domestic violence, dating violence, sexual assault or stalking.

Attachment B.4 - Violence Against Women Act (VAWA) Goals

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.

The NBHA has updated policies and procedures to ensure compliance with the Violence Against Women Reauthorization Act of 2013 (Pub. L. 113-4, 127 Stat. 54) (VAWA 2013), per HUD's Final Rule issued on November 16, 2016.

Continued collaboration between law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of domestic violence, dating violence, sexual assault and stalking for individuals that receive assistance from NBHA.

Created and implemented an Emergency Transfer Plan.

Nonresident applicants (24 CFR § 982.353). If neither the household head nor spouse of an assisted family already had a "domicile" (legal residence) in the jurisdiction of the initial PHA – NBHA - at the time when the family first submitted an application for participation in the voucher program to the initial PHA.

Nonresident applicants at the time of application must lease within NBHA's jurisdiction for 12 months before becoming eligible for portability. However, this does not apply when the family or a member of the family is or has been the victim of domestic violence, dating violence, sexual assault, or stalking, as provided in 24 CFR part 5, subpart L (Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking), and the move is needed to protect the health or safety of the family or family member, or any family member who has been the victim of a sexual assault that occurred on the premises during the 90-calendar-day period preceding the family's request to move.

C1. DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATION”

In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3, NBHA has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; (ii) significant amendment or modification to the 5-Year and Annual PHA Plans; and (iii) significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. Prior to implementing changes that meet such criteria, NBHA will submit for HUD’s approval, a revised Plan(s) that meets full public process requirements including Resident Advisory Board review and consultation.

NBHA’s criteria, as defined below, is applicable to all CFP components including: Capital Fund grants; Disaster Grants; Capital Fund Financing Program (CFFP) allocations; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).

(i) Criteria for defining “Substantial Deviation” from the 5-Year Plan:

- A major change in the direction of NBHA pertaining to its mission and goals would constitute a “substantial deviation” from the Agency’s 5-Year Plan.
- Examples include the undertaking of new program activities, development strategies, or financing initiatives that do not otherwise further NBHA’s stated mission and goals as articulated in the 5-Year Plan.

(ii) Criteria for defining “Significant Amendment or Modification” to the 5-Year and Annual PHA Plans:

- Changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing Program that will impact more than 10% of applicants and/or households assisted under the Program.
- Changes to rent, admission policies, or organization of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 10% of applicants and/or households assisted under the Program.
- Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-Year Plans.

(iii) Criteria for defining “Significant Amendment or Modification” to the Capital Fund Program (CFP) 5- Year Action Plan:

- Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.
- Additions of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceed \$3 million.

(iv) Exceptions:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification.