

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
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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: Abington Housing Authority PHA Code: MA079 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: The Abington Housing Authority will post this plan at its main office, located at 71 Shaw Avenue, Abington MA 02351. Any Interested person may contact the Abington Housing Authority by mail at 71 Shaw Avenue Abington MA 02351 or by phone at (781)878-3469 to request any additional information related to this plan or the operations of the Authority. A link to this plan will be available on the Abington Housing Authority's web site www.Abingtonhousingauthority.com A public meeting will be held on Tuesday, January 14, 2025 at 71 Shaw Ave, Abington MA 02351 in the Community Room at 6:00 PM. The Authority will accept both written and oral comments at the meeting. Written comments are encouraged for submission prior to and on the date of the meeting. All comments and the Abington Housing Authority's response will become part of the plan.</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> </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>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. To promote and maintain adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. It is the mission of the Abington Housing Authority to: • Provide affordable, decent, safe and sanitary housing through the adherence to HUD's HQS protocols. • To create an environment which enables resident to live responsibly and with dignity • To support resident in their effort to achieve self-sufficiency • To honor public commitments in a fiscally and ethically responsible manner • To create and maintain public Confidence in the Authority's operation and staff • To ensure that the facilities owned and managed by the AHA are marketable in the community and are appealing to residents • To enable the AHA staff to improve their performance through appropriate vision, training, and career development • To establish performance goals that meets or exceeds industry standards and that optimize the use of available resources to achieve our performance objectives. • To assist the Town State and Federal governments in identifying and addressing housing needs</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>Increase the availability of decent, safe and affordable housing Goal: Expand the supply of assisted housing 1. Maximize Voucher Utilization: 2. Apply for additional Vouchers when available and appropriate; Goal: Improve the quality of assisted housing 1. Improve voucher management; Goal: Increase assisted housing choices 1. Provide voucher mobility counseling B. Improve community quality of life and economic vitality Goal: Provide an Improved living environment 1. Help resolve tenant disputes and problems Goal: Promote self-sufficiency and asset development of families and individuals 1. Provide or attract supportive services to improve assistance recipient's employability Goal: Ensure Equal Opportunity in Housing for all Americans 1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability</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 Abington Housing Authority has entered into a management agreement with the Brockton Housing Authority (MA024) which makes available to the Abington Housing Authority staff and residents many programs that were not previously available to an agency of the AHA's size. The AHA ensures that regular HQS and quality control inspections are conducted and that any issues are addresses in accordance with program regulations The agreement</p>														

	between the two agencies gives access to the Abington Housing Authority to staff who possess professional capacities beyond those that the Abington Housing Authority could afford by itself and addresses many of the stated goals and objectives.
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 Violence against Women and Justice Department Reauthorization Act of 2005 protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. These provisions apply both to public housing agencies administering public housing and Section 8 programs and to owners renting to families under Section 8 rental assistance programs. In general, the law provides in part that criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse. The law also provides that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of such violence. The Abington Housing Authority has form HUD - 50066 for completion by its tenants to certify tenants who are victims of domestic violence, dating violence or stalking. The Abington Housing Authority recognizes that mailing such notice to the tenant may not be appropriate but will deliver such notice as requested in a confidential manner. The Abington Housing authority notified tenants of their rights under VAWA, which includes the existence of the HUD form and the right to confidentiality and limits thereof. The certification form available to all eligible families at the time of admission, included in annual Continued Occupancy Packets and in the event of a termination or start of an eviction proceeding. All information provided to a AHA manager or an owner relating to the incident(s) of domestic violence, including the fact that an individual is a victim of domestic violence, dating violence, or stalking, must be retained in confidence by the AHA or owner, and must neither be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is (i) requested or consented by the individual in writing; (ii) required for use in an eviction proceeding or termination of assistance; or, (iii) otherwise required by applicable law. The HUD-approved certification form provides notice to the tenant of the confidentiality of the form and the limits thereof. The Abington Housing authority notified tenants of their rights under VAWA, which includes the existence of the HUD form and the right to confidentiality and limits thereof.</p>
C.	Other Document and/or Certification Requirements.
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>"SUBSTANTIAL DEVIATION" OR "SIGNIFICANT AMENDMENT/MODIFICATION" A. 24 CFR 903.7(r)(2) permits PHAs to define what would constitute a "substantial deviation" or "significant amendment/modification" in Section 18(D) of its Annual Plan. The AHA has defined what constitutes a "substantial deviation" or "significant amendment/modification", as follows: 1. Changes in waiting list preference criteria that are not already included in the Plan. 2. Implementation of a change in program incentives to increase the number of working households in the program that are not already included in the Plan. 3. Establishment of new and/or substantively revised policies and procedures for Public Housing and/or Section 8 that have not previously been submitted as part of the current or previous years' Agency Plans, which are not required by HUD through law, rule, or regulation. B. If there is a "substantial deviation" or "significant amendment/modification" to the AHA's Agency Plan, the following procedures outlined in 24 CFR 903.21 will be followed: 1. Conducting a public hearing regarding the modification after 45 days' notice; 2. Adopting of the modification by the PHA's Board of Directors at a public meeting; and 3. Gaining HUD's approval of the modification.</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.	Affirmatively Furthering Fair Housing (AFFH).
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>