

**Town of Guilderland
Housing Choice Voucher
5-Year PHA Plan
2020-2024
NY422**



Joseph E. Mastrianni, Inc.
11 Federal Street
Saratoga Springs, NY 12833

B.	5-Year Plan. 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> <ul style="list-style-type: none"> • Provide affordable, decent, safe, and sanitary housing to elderly and disabled low-income families, as well as other low-income families, dictated by local needs.
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> <ul style="list-style-type: none"> • Expand the supply of assisted housing to meet local needs. • Improve the quality of service through better process and information systems. • Promote self-sufficiency and asset development of families and individuals. • Ensure equal opportunity in housing. • Reduce fraud and program abuse.
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>Progress in Meeting Goals:</p> <ul style="list-style-type: none"> • Expand Supply of Assisted Housing: Management has applied as notices of funding of availability have been announced. Management has requested for funding as other sources of HCV funding has become available. • Improve Quality of Assisted Housing: Management has instituted improvements to policy and procedure to increase customer satisfaction. Management has surveyed participants for improvements to the program. • Promote Self Sufficiency and Asset Development of Assisted Households: Management has developed in-house providers for Budget, Credit, Employment and Homeownership coordination. • Management is in compliance with Fair Housing Laws and case-workers hold industry certifications that include fair housing training. • Management employees a full time program-integrity coordinator with the function of reducing fraud and program abuse.
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 intent of the provisions of the Violence Against Women Act to protect certain victims of criminal domestic violence, dating violence, sexual assault, or stalking (as well as members of victims' immediate families) from losing their HUD assisted housing as a consequence of the abuse of which they were the victim has always been the policy followed in programs administered by JEM, Inc, and will continue to be the policy in the future. In this respect we have recognized the needs addressed in the Act and have always taken steps to address those needs. Both tenants and owners are informed of our policy as the need arises and both are thoroughly advised of their options.</p> <p>In determining if tenants are victims of criminal domestic violence, dating violence, sexual assault, or stalking and in danger of losing their HUD assisted housing as a consequence of such abuse, we accept appropriate documentation from local police reports, social service agency statements, and other reliable corroborative evidence before taking action. Unless eviction is imminent, we place no time limit on tenant's reporting and the development of reliable evidence.</p>
B.5	<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> <ul style="list-style-type: none"> • A change in the PHA mission or a strategic goal will be considered a substantial deviation from the five year plan. • Changes in or additions to the PHA mission; strategic goals; strategy for addressing needs; or policies governing eligibility, selection, and admission will be considered a significant amendment or modification to the PHA's five year and annual plan.

B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (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. • Please see attached.
B.7	Certification by State or Local Officials. <i>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.</i> • Please see attached.

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.



**Section 8 Housing Choice Voucher Program
PHA Plan Public Hearing
Instructions for Public Hearing**
Joseph E. Mastrianni, Inc.

In order to meet the requirements of the Department of Housing and Urban Development for approval the PHA Plan for 2020 for the Town of Guilderland Section 8 Housing Choice Voucher Program, the board should consider the following steps at the next regular meeting:

- Publish a public hearing notice in the official newspaper at least forty-five days prior to the date of the hearing, either as a display ad or as a legal notice. A draft copy of the notice is included with this letter.
- Please contact Jim Mastrianni 518-372-4739 ext 126 or jimm@jeminc.com with the date and time of the Public Hearing.
- At the meeting on the date of the hearing, the board should consider a resolution adopting the PHA Plan starting in 2020. A draft copy of the resolution is included with this letter.
- Following publication of the display ad or legal notice for the hearing, please forward a copy of the notice to Jim Mastrianni (11 Federal Street, Saratoga Springs, NY 12866), along with a bill to Joseph E. Mastrianni, Inc. to cover the cost of the display ad or legal notice.
- You may wish to forward a copy of the "Briefing Information for Board Members" document (included in this mailing) to board members in advance of the meeting.

Jim Mastrianni or one of our firm's managers will attend the Public Hearing to present a background on the program, current program statistics, and answer any questions.

**Town of Guilderland Public Hearing
PHA Plan for 2020
Section 8 Housing Choice Voucher Program
(Date of Hearing)**

The board of the Town of Guilderland will hold a public hearing on (Day, Date, and Time of Hearing) at (Location) for the purpose of receiving comments from the public on the proposed PHA Plan for 2020 for the Section 8 Housing Choice Voucher Program.

Copies of the PHA Plan and all supporting documentation are available for review by the public at the following locations:

Town of Guilderland
Town Hall, Route 20
Guilderland, NY 12084

or

Joseph E. Mastrianni, Inc.
11 Federal Street
Saratoga Springs, NY 12866



This EHO image is available at: <https://www.hud.gov/library/bookshelf11/hudgraphics/fheologo>

**Resolution Adopting the
Section 8 Housing Choice Voucher Program PHA Plan
for 2020**

(Draft)

WHEREAS, the Town of Guilderland operates a Section 8 Housing Choice Voucher Program funded by the U.S. Department of Housing and Urban Development, and

WHEREAS, the Town of Guilderland is required by the U.S. Department of Housing and Urban Development to prepare and adopt a written PHA Plan that establishes local policies for administration of the Section 8 Housing Choice Voucher Program in accordance with regulations of the U.S. Department of Housing and Urban Development, and

WHEREAS, the Town board of the Town of Guilderland has caused a written PHA Plan to be prepared establishing local policies for administration of the Section 8 Housing Choice Voucher Program in accordance with regulations of the U.S. Department of Housing and Urban Development, and has reviewed such written plan,

NOW THEREFORE, BE IT RESOLVED that the Town board of the Town of Guilderland hereby adopts the Five Year PHA Plan starting in 2020 for operation of the Town of Guilderland Section 8 Housing Choice Voucher Program.