Status: Created

## 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 09/30/2027

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	PHA Name: Greenburgh Housing Authority PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type  5-Year Plan Submission  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 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 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.  How the public can access this PHA Plan: The PHA Plan (FY 2025-2029) together with all information to include required certifications, Mission Statement, Goals and Objectives, Progress Report, Violence Against Women Act (VAWA) Goals, Significant Amendment or Modification, and Affirmatively Furthering Fair Housing Statement will be available for review and comment by residents and the public at The Greatburgh Housing Authority (GHA) Administrative (Main) Office, which is located at 9 Maple Street, White Plains, NY 10603. The hours of operation are 8:30 a.m. to 5:00 p.m. Monday through Friday. These materials will also be posted and available for public review and downloading on the Greenburgh Housing Authority's web site at www.greenburghhousing.org.  PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)  PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)						
В.	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.  It is the mission of the Greenburgh Housing Authority (GHA) to provide and develop safe, affordable and quality housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization.						
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.  FY 2025- 2029 PHA GOALS AND OBJECTIVES: Overall Goal and Objective: PLEASE SEE ATTACHMENT B.2 Goals and Objectives. It is the intent of the GHA to pursue opportunities to comprehensively and effectively administrate and maintain its existing housing portfolio to include, affordable housing opportunities utilizing the Low Income Housing Tax Credits (LIHTC), and Housing Choice Voucher/Section 8 Program. These efforts will continue to promote affordable housing programs that require no more than 30% of a family's annual adjusted household income to be paid toward rent. The GHA will accomplish the aforementioned by utilizing the various tools and resources made available through HUD and other federal, state, local and private funding programs. All development initiatives and or preservation of affordable housing opportunities may include sustained, mixed-income and mixed-use program designs. The resources and tools that will be utilized include but are not limited to the HUD.  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.						
E	Please see Attachment B.3 Progress Report for the summary of completed activities during the previous five years (2020-2024).						

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	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.						
B.4	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. The GHA To accomplish and promote all provisions of the VAWA will implement the following activities: • Maintain compliance with all applicable legal requirements imposed by the VAWA. Progress achieved includes the Greenburgh Housing Authority Board of Commissioners adopted the VAWA as a policy of the GHA. As part of this action the Board determined that the act should be recited in all leases entered into by the Authority. In addition, all notices to residents for rent related matters provide references and information regarding the VAWA policy. • Ensure the physical safety of victims of actual or threatened domestic violence, dating violence or stalking. Progress achieved to date includes the GHA has not been made aware of any instance of actual or threatened domestic violence, dating violence or stalking. • Provide and maintain housing opportunities for victims of domestic violence, dating violence or stalking. Progress achieved to date includes with adoption of the VAWA as a GHA policy, the position of potential resident and applicants/prospects on the waitlist/selection list can be modified to give a priority to individuals experiencing violence or threats of for placement in the next available units. • Create and maintain collaborative arrangements between GHA, law enforcement agencies and victim assistance providers to promote the safety and wellbeing of victims of actual and threatened domestic violence, dating violence and stalking. Progress achieved to date includes the maintains close collaborative relationships with the Greenburgh Police Department, and the Town of Greenburgh social service agencies and discussions with other victim assistance organizations to promote the safety and well being of all of its residents.						
C.	Other Document and/or Certification Requirements.						
	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Y						
C.1	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. The definition of Substantial Deviation or Significant Amendment/Modification and the basic criteria that GHA will use for determining as defined by the GHA means any action that meets the following criteria: 1. Would create a mission, goal, or objective that would fundamentally change the existing mission, goals objectives or plan already identified by the Authority and would require formal approval of the Board of Commissioners; 2. Results in a reallocation of more than \$150,000 in restricted funds; 3. Is a clear change in direction of funds mentioned above, exclusive of strategies that modify agreed upon improvements to physical assets of the LIPH program outside of reductions in HUD funding or reallocations to future years; 4. In the event a federal statutory or regulatory change is made effective and in the opinion of the Authority, has either substantial programmatic or financia effects on the programs administered by the Authority; or 5. Creates substantial obligations or administrative burdens on the programs under administration at the start of the Plan year. Such changes which are mandated and/or required may be adopted without prior notice to remain in compliance. As the GHA does not include Rental Assistance Demonstration (RAD) units in its portfolio there is not the need to redefine the definition of the substantial deviation from the PHA Plan to exclude the following RAD specific items: 1. The decision to convert to either Project-Based Rental Assistance (PBRA) or Project-Based Voucher (PBV) Assistance; 2. Changes to the Inventory Removal option to effectuate conversion						
	Resident Advisory Board (RAB) Comments.  (a) Did the RAB(s) have comments to the 5-Year PHA Plan?						
C.2	(a) In the KAS(s) have comments to the 3-rear 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.2 Resident Advisory Board (RAB) Comments. 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 The GHA does not have a RAB but voucher holders will have the opportunity to comment on the plan during the public hearing.						
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.						
	Required Submission for HUD FO Review.						
	(a) Did the public challenge any elements of the Plan?						
C.4	Y N (b) If yes, include Challenged Elements.						
D.	Affirmatively Furthering Fair Housing (AFFH).						
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: Fair Housing Goal: To further affirmatively fair housing, the GHA will continue to do the following						
	Describe fair housing strategies and actions to achieve the goal						
	The Greenburgh Housing Authority (GHA) is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the Town of Greenburgh. This commitment extends to all housing programs managed or owned by the GHA and to all grant-funded programs provided by the GHA. It is the policy of the						

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GHA to provide services without regard to race, color, religion, national origin, ancestry, age, gender, familiar status, or physical/mental disability. The GHA will acknowledge those barriers to fair housing choice identified in the Town of Greenburgh Five-Year Consolidated Plan. The GHA recognizes the promotion and exercise of fair housing requires freedom from the impediments of discriminatory rental, sales, lending and insurance practices, exclusionary zoning and land use practices, and other forms of barriers to housing choice. The GHA will remedy discrimination in housing through education, training, and outreach. In reflection of its core values, the GHA is dedicated to providing excellence in housing services that manifests the highest standards of professional integrity and public accountability. Through collaboration with other public and nonprofit agencies and organizations, the GHA will continue to foster residential responsibility, respect, and self-sufficiency in the full spirit of all civil rights to affirmatively further fair housing. To achieve the identified goal, the GHA will: 1. Take the necessary and appropriate actions to overcome the effects of those identified impediments. 2. Document the actions taken to address the impediments and maintain records to reflect the actions and the analysis. 3. Review data analysis to ensure that the waitlist is maintained in a manner that is consistent with the regulations and the approved policies of the GHA. Fair Housing Goal: To facilitate the freedom from identified impediments and to banish those barriers, the GHA will strive to: To achieve the identified goal, the GHA will: • Promote fair housing rights and fair housing choice. • Develop and manage housing of choice, which is safe, affordable, sustainable, and accessible. • Improve access to services for persons with limited English proficiency.

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