

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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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: Salem Housing Authority - PHA Code: NJ058</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2021</u></p> <p>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="204 1052 1463 1262"> <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>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</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:						N/A	N/A	N/A	N/A	N/A	N/A
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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. To provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units. Create an environment which enables residents to live responsibly and with dignity. Honor public commitments in a fiscally and ethically responsible manner. Create and maintain public confidence in the Salem Housing Authority's (SHA) operations and staff. Ensure that facilities owned and managed by the SHA are marketable in the community and are appealing to residents. Enable SHA staff to improve their performance through appropriate vision, education, training, and career development.</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> <ol style="list-style-type: none"> <li>1. To manage and operate all properties in a safe and effective manner to maximize the quality of life for SHA residents. In order to do this, the SHA will continue its Zero Tolerance Policy and strict lease enforcement, maintain the currently extensive closed camera monitoring system located throughout the various properties, continue processing work orders in a timely manner and maintain an open dialogue with residents and stake holders regarding SHA operations.</li> <li>2. Maintain uninterrupted Public housing and Section 8 operations during the Covid19 pandemic.</li> <li>3. Partner with the City of Salem and other organizations to offer social service programs to the residents.</li> <li>4. Continue seeking the funding to demolish West Side Court and relocate the residents using Tenant Protection Vouchers. SAC has approved the demolition, but we do not have the financial resources to proceed with the project. The SHA is continuing to work with the City of Salem in this regard.</li> <li>5. Develop similar demolition/disposition plan for Anderson Drive. Evaluate both project for RAD conversion using 2021 20% market rate change.</li> <li>6. Upgrade boilers, roofs and windows.</li> <li>7. Continue to seek ways to recapitalize the housing stock.</li> <li>8. Continue cost saving measures such as outsourcing the Executive Director’s and Section 8 positions. This is currently being done through a Shared Services Agreement with the Millville Housing Authority.</li> </ol>
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> <ol style="list-style-type: none"> <li>1. Maintained the safety and wellbeing of tenants through strict lease enforcement.</li> <li>2. Completed the planned capital improvement projects at West Side Court and Anderson Drive units.</li> <li>3. Implemented staffing to be more efficient.</li> </ol>
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><i>See attached</i></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> <ol style="list-style-type: none"> <li>1. Local Preferences</li> <li>2. Demolition or Disposition</li> <li>3. Changes in Designated Housing Plan would be considered</li> </ol>
B.6	<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 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> <p>We discussed our five-year plan in detail with the RAB members. Comments were received verbally in light of Covid19. They all agreed with the stated course of action. No one expressed a need to make any changes.</p>

B.7 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.