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

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: City of Hartford Housing Authority PHA Code: CT051						
	PHA Plan for Fiscal Yea The Five-Year Period of PHA Plan Submission Ty	the Plan (20	25-2029	☐ Revised 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 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.					PHA Plan are ation on the including	
			ent of Development Services, Ho aza Level, Hartford, Connecticut				
	2. City of Hartfor	d website:	www.hartfordct.gov/housing				
	3. Imagineers, LL 635 Farmington		artford, Connecticut 06105				
			ring time period of public notice Connecticut 06103	and public hearing)			
	Housing Divisi	ion, large Co	ed for April 9 2025 at 5:00 p.m. a nference Room, Hartford, CT 061		el, Department of D	Development Services	
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	-	n Each Program	
	Lead PHA:				PH	HCV	

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.						
	The mission of the COHHA is the same as that of the Department of Housing and Urban Development: to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for all households.						

- **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.
 - 1 PHA Goal: Expand the supply of assisted housing.

Objectives:

- a. Apply for additional rental vouchers if opportunities arise.
- b. Expand partnership opportunities with developers to expand assisted housing options
- c. Continue to conduct outreach efforts to potential landlords which includes owners with properties in areas of higher opportunities
- d. Continue to maximize enrollment and housing choice opportunities based on funding availability
- e. COHHA will continue to consider and provide Project Base Vouchers for properties that meet the goals/objectives of its PBV program all within the program cap regulations.
- f. Continue to support the City of Hartford in administering the Grand Families program and Journey Home Moving On Initiative along with other project base initiatives
- g. Continue to expand rental market data collection.
- 2 PHA Goal: Improve the quality of assisted housing.

Objectives:

- a. Conduct quality control reviews for Inspection staff and continue to develop training for staff.
- b. Continue to promote awareness to program participants of the dangers of lead poisoning hazards by providing handout material during orientations and re-certifications (supported by case file documentation).
- c. Continue to partner with Connecticut Children's Healthy Homes program funding provided to property owners in order to remediate any lead hazards concerns in their property.
- d. Complete training for HUD's upcoming new inspection protocol; NSPPIRE and HOTMA mandates.
- 3. PHA Goal: Increase assisted housing choices.

Objectives:

- a. Continue to promote and conduct outreach to all landlords.
- b. Continue to provide and enhance briefings on mobility and housing choice.
- c. Continue to review the need to increase voucher payment standards annually based on the Small Area Fair Market Rents (SAFMR).
- d. Continue to strive to increase the enrollment numbers in the Homeownership program by promoting the program to its program participants and providing orientations or group technical assistance.
- 4. PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

- a. Continue to undertake affirmative measures to ensure access to assisted housing and to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity or disability.
- b. Continue to review payment standards for up to 120% of FMRs for reasonable accommodations requests for disabled households.
- c. Conduct on-going fair housing training to educate staff and at least annually provide a paid training session for staff.
- d. Affirmatively further fair housing.
- e. Continue to review all requests for reasonable accommodations.
- f. Comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking.
- 5. E. Other PHA Goals and Objectives:
 - a. Maintain a high-performer status through HUD's SEMAP proves.
 - b. Maintain a lease-up to 95% or higher of budget utilization.
 - c. Use the accounting system for recovery collection of tenant fraud for the Section 8 program along with policies and procedures.
 - d. Continue to evaluate computer software to improve financial accounting and reporting along with cyber security measures as is necessary.
 - e. Publicize and disseminate information to make known the availability of housing assistance and related services.
 - f. Undertake measure to ensure access to assisted housing and to provide a suitable living environment for families in assisted housing regardless of race, color, religion, national origin, sex familiar status, sexual orientation, gender identity or disability.
 - g. Continue to investigate cases of suspicion of non-compliance by participant families and landlords and continue efforts for recovery collection from fraud.
 - h. Continue to work with Journey Home and the Coordinated Access Network in the homeless initiatives.
 - i. Continue to help the Connecticut State Department of Education Regional School Choice Office (RSCO) in providing information to families within the Greater Hartford region.
 - j. Continue to administer the Housing Search Assistance program initiative to provide HCV voucher holders and specialty HCV programs with limited additional financial housing search assistance to assist with finding housing.
 - Research implementation of software to communicate with participants as an opt-in for interested participants to improve quality and speed of communication and program processes.

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.

The City of Hartford Housing Authority (COHHA) continues to make steady progress toward meeting its goals outlined in the previous 5-Year Plan.

Expand the supply of assisted housing:

The COHHA applied to HUD's Registration of Interest for HUD-VASH Vouchers on August 26, 2022, and it was awarded twenty-five (25) HUD-VASH vouchers on November 3, 2022. This is the City's fourth award. The COHHA was also awarded 50 Emergency Housing Vouchers (EHV) based on a HUD formula in 2021; The COHHA emerged as a national leader in connecting people experiencing homelessness with emergency-housing vouchers. The COHHA submitted a Registration of Interest under HUD's non-competitive allocation strategy and program requirements for HUD's new Stability Voucher (SV) program on October 14, 2022. This funding opportunity was designed to encourage a community-wide commitment towards the goal of ending homelessness. The City of Hartford and its HCV contract administrator, Imagineers, LLC, and the Connecticut Balance of the State Continuum of Care, CT-505 (the CoC which will serve the PHA's geographic area and refer the eligible populations) and Journey Home committed to a partnership to pair the SVs with services available in the community and to help support efforts to address homelessness and serve individuals and families who are experiencing homelessness; it was awarded 10 SVs. In October of 2022 COHHA received seventeen (17) incremental vouchers awarded to the PHA via the Consolidated Appropriations Act 2022 (P.L. 117-103). In 2023, COHHA received an additional 16 incremental vouchers. COHHA increased its HCV program from 4992 in its previous 5-year plan to 5071 with an additional 50 EHVs. COHHA continues to strive to expand partnership opportunities with developers to expand assisted housing options. The COHHA's contractor has initiated a more vigorous landlord outreach initiative to solicit more landlord participation which includes owners with properties in areas of higher opportunities for its HCV program. It has also created a landlord portal that includes forms, information, and data that they can directly access.

Improve the quality of assisted housing.

The COHHA expanded the rental market data collection through an outside vendor and is targeted to conduct another survey. COHHA continues to collect consumer consumption data for updating the utility allowance schedule from the program participants. COHHA continues to promote awareness of the dangers of lead poisoning hazards by providing handout materials during orientations and recertifications, to include both participants and landlords. COHHA continues to partner with the City of Hartford Lead Prevention Program and Connecticut Children's Healthy Homes program-funding for property owners in order to remediate any lead hazards. Continue training for housing inspectors and obtain training for the upcoming Uniform Physical Condition Standards (UPCS) conversion – training began for UPCS however, HUD is now in a roll out phase to another inspection protocol called NSPIRE which the COHHA is currently preparing for. Obtain training for possible conversion of any Mod Rehab contract to Rental Assistance Demonstration (RAD) program this continues to be an ongoing goal however; it has not been realized. COHHA continues to conduct and expand on quality control monitoring for reexams and inspections as evidenced by the reports it keeps besides other program areas.

Increase assisted housing choices.

COHHA partnered with My Sisters' Place to provide Mobility Counseling for the City of Hartford's Housing Choice Voucher (HCV) Program by using limited funding to support this effort. The partnership involves a Mobility Counseling Program to assist families in the City of Hartford HCV Program to explore housing searches for eligible apartment units in "Mobility Areas". "Mobility Areas" are community areas in Hartford County that are considered "Moderate, High or Very High Opportunity areas" as defined by the Open Community Alliance (OCA) opportunity mapping tool. The partnership is intended to help encourage and support interested families to use vouchers to move to low poverty and lower minority-concentrated neighborhoods by informing families of the advantage of moving to areas of high opportunity by providing mobility counseling and housing search services that will support families with their moves to Mobility Areas. The term of service between the partnership is in force during the period from January 1, 2023, through December 31, 2024. The COHHA applied for Mobility Demonstration program in 2020 and was not selected. The COHHA applied for the 2023 HUD Notice of Funding Opportunity (NOFO) for Mobility Related Services; unfortunately, the COHHA was not awarded this opportunity. COHHA continues to review the need to increase voucher payment standard annually based on the Small Area Fair Market Rents (SAFMR), especially in areas of high opportunity. Promote more participation in the Section 8 Homeownership program of 25 by conducting more orientations; unfortunately, due to Covid-19 pandemic there were only 3 additional Homeownership program participants that closed on properties during this time; this goal will continue to be something that the COHHA will continue to work on.

Ensure equal opportunity and affirmatively further fair housing.

COHHA continues to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation and gender identity; it continues to conduct ongoing training in educating staff, continues to follow the Limited English Proficiency (LEP) plan for applicants and residents of the Section 8 program; continues to affirmatively further fair housing and markets to individuals based on race/ethnicity shown to have disproportionate housing needs. The COHHA continues to comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims, as well as members of the victims' immediate families from losing their HUD-assisted housing as a consequence of the abuse of which they were the victims.

Use of Project-Based Voucher Program.

COHHA continues to operate and utilize the Section 8 Project Based Voucher (PBV) program and during the previous 5-year period it advertised another 50 PBV imitative and has awarded 37 project-based vouchers in various housing developments. . COHHA continues to support the City of Hartford in administering the Grand Families program and Journey Home Moving On Initiative along with other project base initiatives.

Other Goal and Objectives.

COHHA continues to use on-going accounting system efforts for recovery collection of tenant fraud monies for the Section 8 program along with policies and procedures; it continues to investigate cases of suspicion of non-compliance by participant families and landlords and continues efforts for recovery collection from fraud; it's an ongoing effort to continue to evaluate and upgrade computer software to improve financial accounting, reporting and administration. It continues to maintain its SEMAP score as High performer and it continues to maintain a lease-up rate of 98% or higher of budget utilization. There is continuous development of trainings for staff, especially with HUD's new protocols with NSPIRE and HOTMA. There is ongoing efforts in the research and development for a paperless file management system that is expected to be realized within this 5-year period. COHHA has continued to work with Journey Home and the Coordinated Access Network in the homeless initiatives. There is ongoing efforts to provide clients and partners with an opportunity to provide input and to evaluate COHHA customer service in order to increase customer satisfaction and improvements.

There is continued encouragement to have more involvement in the Resident Advisory Board (RAB). There has been a larger interest and participation in converting to a direct deposit program for housing assistance payments. An additional module called Assistant Connect was added to the computer software and there is a continuous campaign to improve cyber security measures and trainings for protecting personal identifiable information for clients. There is a continued partnership in being a satellite office for the Connecticut State Department of Education Regional School Choice Office (RSCO) in providing information to families within the Greater Hartford region.

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 COHHA has adopted the policy (the "Violence Against Women Act - VAWA Policy") to implement all of the applicable provisions of the 2013 reauthorization of the Violence Against Women Act (VAWA) which applies to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation and which must be applied consistent with all nondiscrimination and fair housing requirements and more generally to set forth the COHHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

The COHHA's goals, objectives and policies to enable the COHHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the COHHA VAWA Policy, a copy of which is attached to this Plan in the administrative plan. In addition:

- COHHA will continue its efforts to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking and will
 continue to establish collaborative programs with domestic violence service providers.
- COHHA will inform all program participants of their rights under VAWA.
- COHHA will inform property owners of their rights and responsibilities in regard to VAWA.
- COHHA will develop policies and procedures to allow victims of domestic violence, dating violence, sexual assault and stalking an opportunity to claim their status as a victim.
- Any information provided by the victim will be kept confidential and will not be shared with other related agencies unless requested or consented to by the
 victim in writing, required for use in an eviction proceeding of an abuser, stalker or perpetrator of domestic violence, or is otherwise required by applicable
 law.
- COHHA's procedures will ensure that it does not deny admission or terminate assistance, tenancy or occupancy rights of such victims and their immediate family members when the reason for denial/termination is directly related to such violence, unless the member is the perpetrator.
- COHHA will ensure that employee training content includes the protections provided by VAWA and COHHA's policies and definitions in regard to victims of domestic violence, dating violence, sexual assault and stalking.

The following activities, services, or programs are provided by the COHHA, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking; as well as to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety for assisted families:

It is the policy of the COHHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If the COHHA staff become aware that an individual assisted by the COHHA is a victim of domestic violence, dating violence or stalking, the COHHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the COHHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case.

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.

The COHHA will consider the following definitions to be significant amendments or modifications to the 5-year plan for the purposes of submitting a revised plan and meeting full public process requirements:

- Changes to admission policies.
- 2. Changes in wait list preferences.
- 3. Changes to the COHHA's overall mission.
- 4. Changes to the goals and objectives that affect services to program participants.

RAB recommendations and the decisions made on these recommendations.

This definition excludes changes in policy and programming required by Congress or by the Department of Housing & Urban Development for which the COHHA has no discretionary authority.

C.2	Resident Advisory Board (RAB) Comments.
	(a) Did the RAB(s) have comments to the 5-Year PHA Plan? (We will report on this before the final plan is submitted)
	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

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.					
	(a) Did the public challenge any elements of the Plan? (We will report on this once the public hearing is realized and before the final plan is submitted)					
	Y N					
	(b) If yes, include Challenged Elements.					
D.	Affirmatively Furthering Fair Housing (AFFH).					

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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

N/A - Assessment of Fair Housing is currently not a requirement of PHAs.

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N/A - Assessment of Fair Housing is currently not a requirement of PHAs.

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N/A - Assessment of Fair Housing is currently not a requirement of PHAs.

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.