

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
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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	<div> <div> PHA Name: City of New York Department of Housing Preservation and Development PHA Code: NY110 </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2030 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </div> </div> <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>HPD’s 5-Year PHA Plan and Administrative Plan (Plans) were made available to the public during its 45-day comment period from February 28, 2025 to April 14, 2025, on HPD’s website, which can be located at: www.nyc.gov/hpd, and at the following locations:</p> <ol style="list-style-type: none"> At HPD’s Client Services Office at 100 Gold Street, Room 1-0, New York, NY 10038. At HPD’s Neighborhood Planning Offices: <ol style="list-style-type: none"> 1932 Arthur Avenue, Room 301, Bronx, NY 10457 345 Adams Street, 10th Floor, Brooklyn, NY 11201 Additionally, the Plans were made available at a virtual public hearing held on Tuesday, April 8, 2025, and comments were accepted through email (HPDFeedback@hpd.nyc.gov) throughout the comment period. <p>HPD updates its website to ensure complete and revised PHA Plans and Administrative Plans are posted on its website at: www.nyc.gov/hpd</p> <div> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </div> <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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
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	Plan Elements. 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.</p> <p>The mission of the New York City Department of Housing Preservation and Development (HPD) is to promote quality and affordability in the City’s housing, and diversity and strength in the City’s neighborhoods. We do this by maintaining building and resident safety and health, creating opportunities for New Yorkers through housing affordability, and engaging New Yorkers to build and sustain neighborhood strength and diversity.</p>					

<p>B.2</p>	<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"> 1. Continue investment in creating and preserving affordable housing, supportive housing and related services for vulnerable New Yorkers across the five boroughs of New York City, as described in the City’s Housing Our Neighbors: A Blueprint for Housing and Homelessness. This will include preservation of affordable housing through project-based vouchers and conversions of property through the Rental Assistance Demonstration projects that prioritize the most vulnerable New Yorkers, including seniors, people with disabilities, veterans, youth aging out of foster care, families reunifying with children in foster care, victims of domestic violence, and homeless households. 2. Implement policies and regulations required by the U.S. Department of Housing and Urban Development (HUD), including the Housing Opportunity Through Modernization Act (HOTMA) and the transition to HUD’s updated housing inspection standards, National Standards for the Physical Inspection of Real Estate (NSPIRE). 3. Expand enrollment in HPD’s Family Self-Sufficiency program to facilitate economic independence to approximately 100 participants per year through partnerships with contracted community partner agencies and direct in-person recruitment of Section 8 participants. 4. Expand opportunities for tenant-based Section 8 voucher holders to move to neighborhoods with low poverty, low crime and well-resourced public schools through participation in HUD’s Community Choice Demonstration Program. 5. Continue to provide eviction prevention referrals to vulnerable households, including elderly and disabled households, through HPD’s Homelessness Prevention Program (HPP) automated referral process for case management, crisis intervention, short-term financial assistance and eviction prevention services. 6. Ensure adequate staffing levels to reach full capacity while maintaining a low attrition rate. Develop, finalize, and standardize training for Case Managers, new hires, and existing staff. Additionally, fully train staff on federally required program changes and technological and system improvements. 7. Improve the effectiveness, efficiency, and experience of services provided through the Section 8 program. Increase the accessibility of the program with technological improvements including improved user experience for owners and tenants through self-service portal functionality. Continue developing new technologies, including the Division of Tenant and Owner Resources Subsidy Automation System (DSAS) s to automate business processes, increase reporting capabilities, and formalize workflows across HPD’s Office of Housing Access and Stability (HAS) administered subsidy programs, broadly improving efficiency. Issue streamlined applications, owner packages, recertification package,
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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.

1. *Continue investment in creating and preserving affordable housing, supportive housing and related services for vulnerable New Yorkers, as described in the City's Housing New York – A Five-Borough Ten-Year Plan, Housing New York 2.0, and YOUR home, New York City. This will include preservation of affordable housing through project-based vouchers and conversions of property through the Rental Assistance Demonstration projects for vulnerable New Yorkers, including veterans, victims of domestic violence, frail or disabled senior citizens, young adults aging out of foster care, and homeless New Yorkers.*
 - NYC provides more supportive housing than any other municipality, in partnership with non-profit organizations. HPD currently provides 45,000 households with supportive services through its rental assistance programs. Additionally, HPD applied for and secured funding for Section 8 vouchers for disabled non-elderly adults through HUD's Mainstream Voucher Program, and for families and youth involved in the child welfare system through HUD's Family Unification Program (FUP).
 - FY 2024 saw HPD's largest increase in affordable housing production since 2021. From 2020 to 2024, 56,900 new affordable housing units were constructed in NYC through HPD initiatives. During the same period, 69,200 existing units were preserved through affordability protections and renovations. These efforts highlight our focus on both expanding and maintaining affordable housing.
 - Since July 2020, approximately 125 projects have received Project-based Voucher (PBV) awards, totaling 2503 units.
 - HPD's Continuum of Care (CoC) program was awarded \$56 million for 44 projects in FY 2023 and \$53.5 million for 40 projects in FY 2024.
 - HPD published a revised, streamlined Housing Through Modernization Act (HOTMA) compliant Project-based Voucher (PBV) Request for Proposal application package that incorporates required federal regulatory provisions.
 - Since July 2020, HPD admitted approximately 3,900 elderly households into its Section 8 program. Additionally, HPD admitted 60 families into its Family Unification Program (FUP) , 88 families into its Mainstream program, and over 20 households into its Veterans Affairs Supportive Housing (VASH) program.
2. *Increase enrollment of families in HPD's Family Self-Sufficiency program, to facilitate economic independence to about 250 participants per year. Enrollment strategies include increasing the number of enrollments obtained by contracted community partner agencies as well as in-person recruitment of Section 8 participants by HPD.*
 - Expanded participation in HPD's Family Self-Sufficiency (FSS) program through increased enrollment. During the five years from 2020 through January 2025, more than 730 new participants were enrolled in the program. In calendar year 2024 alone, approximately 260 participants were enrolled.
 - Convened a recognition ceremony for program graduates who collectively earned over \$1.3 million dollars in savings. This brings HPD's graduation total to over 2,000 participants since 1998 when the program was founded.
3. *Continue to provide eviction prevention services to vulnerable households, including elderly and disabled households, through HPD's Homelessness Prevention Program (HPP). Through HPP, HPD partners with community-based organizations to connect vulnerable families who are identified as being at risk for losing their subsidies, to services such as case management, crisis intervention, short term financial assistance and eviction prevention.*

	<ul style="list-style-type: none"> ➤ Implemented an automated referral process to connect vulnerable families at risk of eviction with contracted community-based organizations. The automated referral process streamlines a formerly manual process, which allows for prioritized service referrals to the most vulnerable households at risk of losing their subsidies. <p>4. <i>Expand opportunities for tenant-based Section 8 voucher holders to move to neighborhoods with low poverty, low crime and well-resourced public schools through HPD's Housing Choice: Mobility Counseling Program. Housing Choice provides special assistance to voucher holders, by conducting outreach to recruit owners, providing ongoing support to voucher holders in navigating the leasing process, and offering one month bonus rent and brokers' fees to participants.</i></p> <ul style="list-style-type: none"> ➤ Expanded privately-funded Housing Choice mobility program eligibility to include all families who are required to move, regardless of whether their neighborhoods of choice include neighborhoods with low poverty, low crime, and well-resourced public schools, defined as Exception Payment Standard areas. ➤ As a participant in HUD's Community Choice Demonstration (CCD) housing mobility program, HPD has successfully facilitated 50 moves and has enrolled 340 participants. This program studies how mobility-related services assist families with children to move to high-opportunity areas. <p>5. <i>Improve the effectiveness, efficiency, and experience of services provided through the Section 8 program. Increase the accessibility of the program to tenants through the provision of services that meet the needs of tenants related to language access, gender equity, and privacy protection, and by expanding opportunities for owners to use electronic access to comply with program requirements.</i></p> <ul style="list-style-type: none"> ➤ Begun the development of the Division of Tenant and Owner Resources Subsidy Automation System (DSAS), a new digital subsidy management system to enhance program efficiency for all stakeholders and improve user experiences. ➤ Implemented HUD's Housing Through Modernization Act (HOTMA) requirements to enhance the efficiency of HPD's rental assistance programs through updates to income calculations, asset rules, and eligibility requirements. ➤ Initiated the transition to HUD's updated housing inspection standards, National Standards for the Physical Inspection of Real Estate (NSPIRE) by developing a Request for Proposal to select a vendor to conduct inspections and develop the associated systems. This process will ensure a smooth transition to high-quality, safe, and well-maintained affordable housing under the new consolidated system. ➤ Issued a redesigned, user-friendly owner application package. Redesigned a HOTMA-compliant user-friendly application and recertification packages that will be released upon full HOTMA implementation.
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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 Act Reauthorization Act of 2013 (VAWA) provides that an applicant for or a participant of housing assistance under a covered housing program may not be denied admission to, denied assistance under, terminated from participation in, or evicted from the housing on the basis that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.</p> <p>HPD has developed policies and procedures, outlined in its Administrative Plan, to address VAWA-related accommodation requests, including those related to emergency moves within and outside of NYC, removal of a household member, recalculation of tenant share of rent, voucher term extension, and transfers within developments or projects. This includes a dedicated preference category to enable household members of applicant or participant families to obtain a Section 8 voucher under their name.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
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>HPD defines a significant amendment as any change in the PHA Plan which greatly deviates from the goals and policy of HPD, especially any changes in policy concerning preference categories, program eligibility and waitlist. HPD defines a modification as any change in policy with either extensive programmatic or financial effects on HPD's program.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input 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, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, 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?</p> <p>Y N <input type="checkbox"/> <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> <div data-bbox="215 577 1471 961"> <p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </div> <div data-bbox="215 987 1471 1371"> <p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </div> <div data-bbox="215 1396 1471 1780"> <p>Fair Housing Goal:</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </div>

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.