

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
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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	<p>PHA Name: Manhattan Housing Authority PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</p> <p>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 the 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>How the public can access this PHA Plan: The plan is available at the MHA Main Office located at 300 N 5th and is online at www.MHAKS.com</p>																	
	<p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <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></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					
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B.	Plan Elements. 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> <p>"The Manhattan Housing Authority (MHA) is committed to enhancing the quality of life for low-income, very low-income, and extremely low-income families within our jurisdiction. Over the next five years, our mission is to empower our community through access to safe, affordable, and sustainable housing solutions that foster stability, growth, and opportunities."</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> <p>Goals Supporting Our Mission: Expand Affordable Housing Stock: Develop and rehabilitate properties to increase the availability of affordable housing units. Partner with local developers and leverage public-private partnerships to facilitate the construction of new housing projects. Enhance Housing Quality and Sustainability: Implement green building practices and energy-efficient upgrades across existing properties to reduce environmental impact and lower utility costs for tenants. Conduct regular maintenance and renovations to ensure all units meet or exceed health and safety standards. Support Community Development and Self-Sufficiency: Offer programs that promote economic self-sufficiency among residents, such as job training, education, financial literacy workshops, and health and wellness initiatives. Strengthen community engagement through regular outreach, feedback mechanisms, and collaborative events with local organizations. Increase Accessibility and Inclusivity: Ensure all housing facilities are fully accessible to individuals with disabilities. Develop targeted programs to support the most vulnerable populations, including the elderly, veterans, and the homeless. Foster Secure and Inclusive Communities: Enhance security measures across all housing properties to ensure a safe living environment for all residents. Cultivate inclusive communities that celebrate diversity and foster mutual respect among residents.</p>																	
B.2	<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>The Manhattan Housing Authority, (MHA) will continue to assist income-qualified persons with decent, safe, and affordable housing in an efficient, ethical and professional manner. Financial solvency is a key factor in carrying out this mission. The Manhattan Housing Authority completed the Apartment Towers renovations, receiving a Certificate of Occupancy in September 2019. Concurrent to the Apartment Towers renovations, an Energy Performance Contract (EPC) was approved and implemented, providing over \$700,000 in materials that were installed during the renovation. Additionally, the Manhattan Housing Authority entered into a Recoverable Advance Agreement with the City of Manhattan in order to replace windows and line below grade sewer lines at a cost of nearly \$1,000,000. The EPC also provided energy efficiency improvements to other public housing sites, including but not limited to, lighting retro-fits, water saving toilets, refrigerators, building envelopes, HVAC equipment and water heaters. The Section 8</p>																	

	<p>Housing Choice Voucher (HCV) program has experienced increased landlord participation in the program. The HCV program is operating at capacity; it is anticipated this will continue to be the case. The Manhattan Housing Authority has increased visibility in the community through various marketing methods. Partnerships with other social service agencies have rendered positive outcomes and a better understanding of our programs in the community. Until recently, there has been a general lack of interest in forming active Resident Associations; we are currently scheduling informational meetings for residents of the Apartment Towers as a result of interest expressed in forming a Resident Association at the development. We will continue to work toward active associations at each development, as well as the formation and involvement of a Resident Advisory Board. The Manhattan Housing Authority also intends to apply for Resident Opportunity and Self Sufficiency (ROSS) and Family Self Sufficiency (FSS) program funds in 2025. These programs provide funds to administer programs for Section 8 and Public Housing participants to achieve self-sufficiency.</p>
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>Objective: Enhance the support system for victims of domestic violence, dating violence, sexual assault, or stalking through comprehensive policy implementation, community partnership, and prioritized housing assistance. Goals and Activities: Policy Implementation and Training: Regularly update and implement VAWA policies and procedures to ensure they meet current legislative requirements and best practices. Conduct annual training sessions for all staff members on the rights and protections provided under VAWA, including sensitivity training related to handling cases of domestic violence and sexual assault. Emergency Housing Priority: Maintain priority housing placement for victims identified under VAWA, ensuring minimal wait time for housing assistance. Develop emergency transfer plans for victims needing immediate relocation due to safety concerns. Community Partnerships: Strengthen partnerships with local organizations specializing in support for victims of domestic violence, such as the Center for Hope Ministry, to provide a holistic support system including counseling, legal aid, and rehabilitation. Collaborate with local law enforcement and legal services to ensure that victims receive comprehensive protection and support. Awareness and Prevention Programs: Implement community outreach programs to raise awareness about the issues of domestic violence, dating violence, sexual assault, and stalking. Host workshops and seminars aimed at prevention and education, open to both public housing residents and the broader community. Support Services: Provide or facilitate access to counseling and support groups for victims and their families within the housing community. Ensure that all housing staff are aware of and sensitive to the psychological and physical needs of victims. Safety and Security Measures: Enhance security measures in public housing areas, including better lighting, security cameras, and controlled access systems to improve safety for all residents, particularly those who are victims of violence. Review and improve the physical design of housing units and community areas to promote a safe living environment. Monitoring and Evaluation: Establish a VAWA compliance officer role to monitor the implementation of VAWA-related policies and the effectiveness of support programs. Regularly review and evaluate the effectiveness of the programs and policies in place, making adjustments based on feedback from residents and partner organizations. Long-term Objectives: Cultivate a community environment where victims of violence feel supported and empowered to seek help. Ensure sustainable funding and resources are allocated to maintain and expand VAWA initiatives within the housing authority. By implementing these goals, the Manhattan Housing Authority commits to creating a safe, supportive, and responsive environment for all residents, with particular focus on the needs of victims of violence as identified under the Violence Against Women Act.</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>The Manhattan Housing Authority (MHA) is committed to maintaining transparency and flexibility in its operations to adapt to changing needs and circumstances. To ensure that the 5-Year Plan remains effective and responsive, MHA has established specific criteria for determining what constitutes a significant amendment or modification to the plan. These criteria are designed to guide the decision-making process, ensuring that any changes made to the plan are justified, necessary, and in the best interest of the communities we serve. Criteria for Significant Amendments or Modifications: Changes in Mission or Objectives: Any revision that alters the fundamental mission, goals, or objectives of the PHA as outlined in the 5-Year Plan. Alterations in Strategy or Policy: Modifications that impact the PHA's strategies or policies related to housing development, maintenance, or management. Changes to policies that affect tenant eligibility, selection, or eviction criteria. Budget Adjustments: Significant modifications in the allocation or utilization of the budget that exceed a threshold of 20% of the total budget. Introduction of new funding sources or elimination of existing ones that could materially impact PHA operations or projects. Regulatory Compliance: Changes required to maintain compliance with federal, state, or local regulations not previously addressed in the 5-Year Plan. Resident Welfare and Services: Modifications to programs or services that substantially affect resident welfare, such as changes to support services, community programs, or resident engagement initiatives. Partnerships and Collaborations: Entering or exiting significant partnerships or collaborations that impact the delivery of housing services or community development efforts. Emergency Adjustments: Changes necessitated by unforeseen circumstances such as natural disasters, economic shifts, or other emergency situations that require an immediate response to ensure the safety and well-being of residents. Process for Amendment: Proposal Stage: Any proposed significant amendments must be documented and detailed, outlining the rationale, expected impacts, and any financial implications. Stakeholder Engagement: Proposed amendments will undergo a period of public comment and stakeholder engagement, including feedback from residents, community organizations, and local government entities. Board Approval: Following the engagement period, the amendment will require approval by the Board of Commissioners. The Board will consider public feedback and the potential impacts of the amendment on the community and the PHA. Implementation: Upon approval, the amendment will be implemented, with appropriate monitoring and reporting mechanisms established to assess its effectiveness. Transparency and Reporting: The PHA commits to transparency in all processes related to amendments of the 5-Year Plan. All proposed amendments, along with their justifications and impacts, will be made available to the public prior to approval. Regular updates on the implementation and outcomes of significant amendments will be reported in annual reports and community meetings. By adhering to these criteria, MHA ensures that any significant amendments to the 5-Year Plan are made thoughtfully, with comprehensive input from stakeholders, and with a focus on enhancing the quality of service and housing provided to the community.</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 <input type="checkbox"/> N <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>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</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 <input type="checkbox"/> N <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>

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