

**Town of Wilton**  
**Housing Choice Voucher**  
**5-Year PHA Plan**  
**2020-2024**  
NY424



**Joseph E. Mastrianni, Inc.**  
11 Federal Street  
Saratoga Springs, NY 12833

**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: 02/29/2016

**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 PHA Name: Town of Wilton PHA Code: NY424

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 1/2020  
 PHA Plan Submission Type:  5-Year Plan Submission  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.

**Information is available at JEM Inc's Office:**  
 11 Federal Street, Saratoga Springs, NY 12866 8:30 – 4pm M-F  
 or  
 Electronically via e-mail: [section8@jeminc.com](mailto:section8@jeminc.com)

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) **Not Applicable**

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:					

<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> 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> <ul style="list-style-type: none"> <li>• Provide affordable, decent, safe, and sanitary housing to elderly and disabled low-income families, as well as other low-income families, dictated by local needs.</li> </ul>
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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> <ul style="list-style-type: none"> <li>• Expand the supply of assisted housing to meet local needs.</li> <li>• Improve the quality of service through better process and information systems.</li> <li>• Promote self-sufficiency and asset development of families and individuals.</li> <li>• Ensure equal opportunity in housing.</li> <li>• Reduce fraud and program abuse.</li> </ul>
<b>B.3</b>	<p><b>Progress Report.</b> 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><b>Progress in Meeting Goals:</b></p> <ul style="list-style-type: none"> <li>• <b>Expand Supply of Assisted Housing:</b> Management has applied as notices of funding of availability have been announced. Management has requested for funding as other sources of HCV funding has become available.</li> <li>• <b>Improve Quality of Assisted Housing:</b> Management has instituted improvements to policy and procedure to increase customer satisfaction. Management has surveyed participants for improvements to the program.</li> <li>• <b>Promote Self Sufficiency and Asset Development of Assisted Households:</b> Management has developed in-house providers for Budget, Credit, Employment and Homeownership coordination.</li> <li>• Management is in compliance with Fair Housing Laws and case-workers hold industry certifications that include fair housing training.</li> <li>• Management employs a full time program-integrity coordinator with the function of reducing fraud and program abuse.</li> </ul>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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 intent of the provisions of the Violence Against Women Act to protect certain victims of criminal domestic violence, dating violence, sexual assault, or stalking (as well as members of victims' immediate families) from losing their HUD assisted housing as a consequence of the abuse of which they were the victim has always been the policy followed in programs administered by JEM, Inc, and will continue to be the policy in the future. In this respect we have recognized the needs addressed in the Act and have always taken steps to address those needs. Both tenants and owners are informed of our policy as the need arises and both are thoroughly advised of their options.</p> <p>In determining if tenants are victims of criminal domestic violence, dating violence, sexual assault, or stalking and in danger of losing their HUD assisted housing as a consequence of such abuse, we accept appropriate documentation from local police reports, social service agency statements, and other reliable corroborative evidence before taking action. Unless eviction is imminent, we place no time limit on tenant's reporting and the development of reliable evidence.</p>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <ul style="list-style-type: none"> <li>• A change in the PHA mission or a strategic goal will be considered a substantial deviation from the five year plan.</li> <li>• Changes in or additions to the PHA mission; strategic goals; strategy for addressing needs; or policies governing eligibility, selection, and admission will be considered a significant amendment or modification to the PHA's five year and annual plan.</li> </ul>

<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide 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> <ul style="list-style-type: none"><li>• <b>Please see attached.</b></li></ul>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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> <ul style="list-style-type: none"><li>• <b>Please see attached.</b></li></ul>

## **JEM Inc - Central Office Housing Choice Voucher 2020 Five Year Plan - Resident Advisory Board Narrative**

Given that Central Office for Section 8 administers a Housing Choice Voucher program where program participants find housing on the private market, in lieu of having a Residence Advisory Board, a survey is performed. This approach has been in place for many years and is consistent with the regulations.

Fifty randomly selected surveys were mailed with self-addressed stamped return envelopes to active HCV participants. Participants were given one month to return the survey. Forty-four surveys were returned.

Surveys asked participants to agree or disagree with statements that correlate to the mission and goals of the plan. An area for comments was included.

- 100% agreed with the program's mission.
- 100% agree the size of the program should be increased should additional funding become available.
- 98% agree there should be an emphasis on increasing tenant satisfaction and improving management functions.
- 93% agree the program should promote self-sufficiency.
- 98% agree that there should be equal access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability.
- 98% agree that program participation should be offered first to residents of the community, the elderly and the disabled.
- 73% agree that consideration should be given to allow subsidies to purchase a house.
- 98% agree additional measures should be taken to prevent and reduce fraud.
- 79% agree steps should be taken to allow participants and landlords to complete paperwork online.

Themes of comments include:

- It is difficult to find affordable housing, especially for seniors and the disabled.
- A form of rent control should be in place.
- Undocumented immigrants should not be eligible for the program.
- Concerns regarding the feasibility of the Home Ownership option.
- Concerns regarding barriers to online access.
- Appreciation for the program.

Overall the responses from this year are similar to the previous survey with the following exceptions:

- The wording of the size of program question was reworded this year to be easier to understand. Previously 40% agreed whereas currently 100% agreed.
- The online paperwork question was changed to allow for online paperwork to be completed optionally. Previously 25% agreed where as currently 79% agreed.

Based upon both the quantitative and qualitative data gathered from this survey, the respondents strongly support the mission and goals of this program.

Please note: For the Town of Wilton HCV Program, this is the first year JEM Inc – Central Office has administered their program and comparisons to prior RAB surveys are not applicable.

#end#