



Homes and Community Renewal

STATEWIDE SECTION 8 VOUCHER PROGRAM

Annual PHA Plan for Fiscal Year 2026
Five-Year PHA Plan for Fiscal Years 2025-2029
Report on Meeting Goals and Objectives

Streamlined Annual PHA Plan (HCV Only 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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public 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 of 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

PHA Consortia: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<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>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="margin-left: 40px;">Y N</p> <p style="margin-left: 40px;"><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the 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 903.13(c), 24 CFR 903.19).
- C.2 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 (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq.*, 24 CFR 903.7(o)(1), and 24 CFR 903.15.
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (24 CFR 903.23(b)).

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

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	<p>PHA Name: <u> New York State Housing Trust Fund Corporation </u> PHA Code: <u> NY904 </u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 04/2025 </u> The Five-Year Period of the Plan (i.e. 2019-2023): <u> 2025-2029 </u> 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>HCR New York Regional Office 25 Beaver Street New York, NY 10004</p> <p>HCR Syracuse Regional Office 620 Erie Blvd West, Suite 312 Syracuse, NY 13204</p> <p>HCR Albany Regional Office 38-40 State Street Albany, NY 12207</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>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> <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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Lead PHA:																																	

B.	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>To make New York State a better place to live by supporting community efforts to preserve and expand affordable housing, homeownership, and economic opportunities, and by providing equal access to safe, decent, and affordable housing.</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> <p>Goal: Expand the supply of assisted housing</p> <p>Objective:</p> <ul style="list-style-type: none"> • Apply for additional rental vouchers <p>Goal: Improve the quality of assisted housing</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Improve voucher management: (SEMAP score) • Increase customer satisfaction • Continue monitoring programs to improve management reporting functions, i.e., various PIC and EIV data reports <p>Goal: Increase assisted housing choices</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Provide and expand voucher mobility counseling • Maintain the current monthly average of closings in the Homeownership Program • Increase the number of community partners assisting with the Homeownership Program <p>Goal: Provide an improved living environment</p> <p>Objective:</p> <ul style="list-style-type: none"> • Improve housing opportunities by encouraging families to find units outside of poverty, minority and /or ethnic concentration areas <p>Goal: Promote self-sufficiency and asset development of assisted households</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Increase the number of employed FSS participants who earn above minimum wage • Increase the number of FSS participants who complete higher education programs • Provide or attract supportive services to improve assistance recipients’ employability <p>Goal: Ensure equal opportunity and affirmatively further fair housing</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability • Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
<p>B.3</p>	<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>See Attachment 1, titled “Report on Meeting the Goals and Objectives.”</p>

<p>B.4</p>	<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>HCR is continually committed to protecting tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from HUD Section 8 assistance based on acts of violence against them.</p> <p>In compliance with the law, the New York State Homes and Community Renewal (HCR), as PHA, issued several notices to its Local Administrators (LAs), the entities who are responsible for the day-to-day administration of the Housing Choice Voucher (HCV) Program, advising them of the requirements under the law.</p> <p>Specifically, the LAs were instructed to notify their program participants and landlords of the provisions of VAWA, utilize the revised HUD forms for new HAP Contracts and new leases, and provide all landlords with the “VAWA - Landlords Rights and Responsibilities” fact sheet prepared by HCR, as noted below:</p> <ul style="list-style-type: none"> • Revised HAP Contract (HUD-52641) and Tenancy Addendum (HUD-52641A) • HCR Information Sheet outlining Landlord Rights and Responsibilities <p>HCR also advised the LAs of the availability of the HUD forms on the HUD website and on HCR’s Housing Choice Voucher forms website.</p> <p>Provisions for ongoing VAWA notification of program participants and landlords are included in HCR’s Administrative Plan.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<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>A significant amendment or substantial deviation/modification is defined as a discretionary change in the plans or policies of HCR that fundamentally change the agency’s mission or constitute a substantial amendment to the agency’s Consolidated Plan.</p>
<p>C.2</p>	<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>
<p>C.3</p>	<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	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

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

The New York State Housing Trust Fund Corporation, to date, has not been required to submit an Assessment of Fair Housing.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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.

Report on Meeting the Goals and Objectives Described in the Previous 5-Year Plan

Goal: Expand the supply of assisted housing

Objective:

- Apply for additional rental vouchers
 - HCR continues to monitor and apply for additional vouchers/funding as available.
 - We have been active in applying for special purpose vouchers whenever HUD releases Notices of Funding Availability. This includes formula-based programs such as VASH, in which we apply as a PHA and HUD determines our need based on the population of potentially-eligible homeless veterans. While some counties administering VASH have not reported a need for additional vouchers, we did receive 25 additional vouchers on September 14, 2018, for use in Suffolk County. Suffolk partners with the Veterans Affairs Medical Center in Northport to receive referrals and ensure that veterans are receiving clinical and case management services. This increased our overall allocation of VASH vouchers to 1,055. Of these, 995 are currently leased, and through PIH Notice 2025-21, the PHA has an opportunity to obtain additional VASH vouchers. Our LAs in Jefferson, Ontario, Steuben, Suffolk, and Westchester also administer VASH vouchers.
 - On September 5, 2018, HUD awarded HTFC 89 Mainstream vouchers and approximately \$900,000 in corresponding budget authority in response to HTFC's application for funding through the 2017 Mainstream Program Notice of Funding Availability (NOFA). The 89 vouchers are targeted toward households with non-elderly (between the ages of 18 and 62) disabled individuals who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at serious risk of homelessness. The NOFA required that our Local Administrators enter into partnerships with health and human service agencies or organizations to coordinate voluntary services and supports to aid in the goal of ensuring that individuals with disabilities can find and maintain independent, community-based living arrangements. The 89 vouchers are administered in 12 counties across the state.
 - In addition to the 89 Mainstream 5 vouchers we were awarded on September 5, 2018, we have since been awarded 190 additional Mainstream 5 vouchers. On November 14, 2019, the PHA was awarded 125 Mainstream 5 vouchers as a result of the response to the Mainstream Voucher Program Fiscal Year 2019 Notice of Funding Availability (NOFA) FR-6300-N-43. On May 18, 2020, the PHA was then awarded an additional 65 Mainstream 5 vouchers through the CARES Act. There are currently 242 Mainstream 5 households being assisted by the PHA.
 - The PHA currently assists 4 households through the Foster Youth to Independence Initiative, and was recently awarded voucher authority and funding for 2 additional households. The program is designed to assist Family Unification Program-eligible youths and was previously only available to PHAs that do not administer FUP vouchers. This has since changed, but the vouchers are still provided to youths that:
 1. Have attained at least 18 years of age and not more than 24 years of age;
 2. Left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act; and
 3. Is homeless or at risk of becoming at age 16 or older.
 - The program also continues to accept new vouchers through multiple housing conversion actions resulting in additional PBVs and tenant protection vouchers. HUD has also asked the program to absorb smaller HCV programs in counties where we have existing programs, such as the Village of Sea Cliff. This has allowed the program to increase its voucher inventory and expand the number of opportunities for eligible households to find housing.
 - HCR continues to administer Emergency Housing Vouchers awarded by HUD to assist homeless households, or those at risk of becoming homeless, and domestic violence survivors. Our Emergency Housing Vouchers continue to assist 1,390 households, despite the period for leasing up new applicants having ended.
 - To date, 69 Stability Vouchers were awarded to us by HUD to reduce unsheltered homelessness, support underserved communities and advance sustainable communities. To administer the program, we entered into MOUs with six Continuums of Care throughout the state and partnered with our Local Administrators. Of our allocated 69 vouchers, 56 are currently leased up.

- As of April 1, 2025 we had 9028 units under Housing Assistance Payment (HAP) contract and an additional 388 under agreement to enter into the Housing Assistance Payment Contract (AHAP) at 341 projects across the state. Of those that are currently under HAP contract, our utilization is 94%. The Statewide Section 8 Program believes that project-basing of our Section 8 vouchers will provide tenants with better opportunities for decent, safe and sanitary housing. Project-based voucher tenants will be provided with better quality housing, eliminating some of the HQS problems that arise. Project-basing also allows us to create additional housing to support our Housing Choice Voucher allocation and increase the housing supply.
- The major goal of the program remains utilization. To this extent, the program has taken multiple steps in an effort to increase voucher utilization. HUD awarded the program 433 additional vouchers through the allocation process described in PIH Notice 2022-29. These will allow the program to assist additional households and maintain tenant-based vouchers as the newly allocated PBVs continue to come online. Our goal of increasing utilization has been a success. We currently have 51,687 vouchers allocated to our PHA. As of the July 2025 VMS submission, we are utilizing 44,979 vouchers and spending over \$64.2 million in monthly HAP. The decrease in UMLs is due to the rising per-unit costs, as well as the PHA recently coming out of funding shortfall status that necessitated a continuing voucher issuance moratorium. Despite an 88.1% utilization of unit months allocated, the PHA has spent 99.8% of its annual budget authority with total HAP spending expected to exceed \$771 million for 2025.
- The PHA has ended the Landlord Bonus Payment incentive but continues to aid voucher holders by providing Security Deposit Assistance. Since the beginning of 2025, the PHA has issued over 4.2 million on behalf of voucher holders.

Goal: Improve the quality of assisted housing

Objectives:

- Improve voucher management: (SEMAP score)
- Increase customer satisfaction
- Continue monitoring programs to improve management reporting functions, i.e., various PIC and EIV data reports
 - HCR continues quarterly reviews of PIC data entry errors with the objectives of reducing reporting errors and improving performance and SEMAP scores.
 - We successfully implemented the Emphasys Elite system, which was a major component of enhancing internal controls over our vendor network. Real-time information, as well as statewide staff entry of payment standards, utility allowances, and enhanced monitoring of payment adjustments and other program expenditures, to include accounts receivable, have strengthened oversight. Security has been improved with the maintenance of data in a government cloud, as well as the elimination of the information transfer from local databases to a centralized database each month.
 - The PHA continues to effectively use the Emphasys Elite software system to manage the HCV and EHV programs. To administer the programs more efficiently, the PHA has recently deployed public-facing landlord and applicant portals to enhance stakeholder engagement and utilize technology to streamline operations. A resident portal is currently in the pilot stage before being rolled out to all existing participants. This should allow the PHA to better ensure the timely processing of certifications while allowing stakeholders greater ease in submitting information that is critical to maintaining program integrity.

Goal: Increase assisted housing choices Objectives:

- Provide and expand voucher mobility counseling
- Maintain the current monthly average of closings in the Homeownership Program
- Increase the number of community partners assisting with the Homeownership Program
 - Each of HCR's local administrators (LA) with jurisdiction in a metropolitan statistical area (MSA) is required to provide mobility counseling to program participants. Compliance with this requirement, when applicable, is verified by HCR's staff when conducting SEMAP reviews. HCR, through its network of Local Administrators, continually conducts outreach to potential landlords.
 - As of September 1, 2025, a total of 827 New York families have successfully closed on a home with the assistance of the HCV Homeownership Program. To date, a total of 25 closings have occurred since September 1, 2024. Despite a national housing affordability crisis, HCR has grown to become the second largest HCV Homeownership Program in the United States by active participant count.
 - For home buyer education classes, HCR Local Administrators either utilize in house HUD-approved counselors or partner with HUD-approved housing counseling agencies.

Goal: Provide an improved living environment

Objective:

- Improve housing opportunities by encouraging families to find units in low-poverty neighborhoods with high-performing schools and other strong community resources.

- **On June 1, 2020, HUD approved the PHA's request to establish Exception Payment Standard Areas in both counties to increase payment standards to between 117%-120% of the applicable Fair Market Rents to potentially make housing affordable for our participants in areas designated as well-resourced.**

- **The pilot program was also expanded to Buffalo and New York City through partnerships with five PHAs, HOME and Mobility Works. The goal was to move 70-80 households at each site during the first two years of the program. From the Enterprise report on program outcomes: "Including both Long Island and Buffalo program participants, forty-seven (47) households including seventy-eight (78) children successfully moved with the assistance of the program. The Buffalo site had more than twice as many moves overall with 33 mover households compared to 14 mover households on Long Island but with almost the same number of children in mover households (40 children moved with the program in Buffalo and 38 moved on Long Island). In NYC seven (7) households moved with the program."**

- **HCR has partnered with national non-profit organizations with experience in mobility counseling to expand the administration and technical support of housing mobility programs to other regions in New York State through a new mobility program called Making Moves. The goal of the Making Moves program is to expand the housing opportunities for HCV families to well-resourced communities with low poverty and high-performing schools. The program will provide customized counseling and search assistance for tenants who are interested in making a move to these communities, as well as financial support to enable these moves, and post-move supports to enable stability in the new community.**

- **HCR's Mobility program, also known as "Making Moves" (MM), is now 5 years old. As of June 2025, over 1,000 households have enrolled, 40 new landlords were engaged and 262 families were able to move to "well-resourced" areas (neighborhoods with lower crime, lower poverty and higher performing schools). Making Moves is now available to HCV voucher holders in Westchester, Suffolk, Nassau, Tompkins and Dutchess counties, Syracuse, Rochester, and Buffalo.**

Goal: Promote self-sufficiency and asset development of assisted households Objectives:

- Increase the number of FSS families that successfully graduate from the FSS program and receive an escrow disbursement
- Increase the number of employed FSS participants who earn above minimum wage
- Increase the number of FSS participants who complete higher education programs
- Provide or attract supportive services to improve assistance recipients' employability

- **HCR continuously encourages efforts for FSS participants to obtain and maintain employment and achieve higher education goals.**

- **In HCR's Local Administrator network throughout the State of New York, FSS participants are referred for services provided by public and private resources.**

- **The PHA's FSS Action Plan, including the policy regarding the use of forfeited escrow, was approved by HUD on August 29, 2022. The PHA makes every effort to encourage FSS families to achieve their goals and successfully complete the FSS Contract of Participation (CoP), and continues to use the forfeited FSS escrow funds primarily for training our FSS Coordinators. In January 2025, the use of forfeited escrow expanded to scholarships, homeownership, moving expenses, and transportation.**

Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of protected characteristics.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of protected characteristics
 - **Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities NYS HCR has developed and implemented NY Housing Search. NY Housing Search is a search tool to assist the people of NY in their search for decent, safe and sanitary affordable housing. This tool can be used to find rental developments; units set aside for senior citizens; units that are designed for handicapped accessibility, and; organizations that can provide a variety of assistance in areas such as homeownership, tenant assistance, home repair, debt counseling, and weatherization. NY Housing Search is a user-friendly resource that is accessible through the agency website at <http://nyhousingsearch.gov>.**

 - **Local Administrators who reopen their waiting lists are required to advertise through public notice in local media of general circulation and to a wide and diverse audience in their jurisdiction.**

Goal: Violence Against Women Act (VAWA)

Objectives:

- HCR is continually committed to protecting tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from HUD Section 8 assistance based on acts of violence against them.

In compliance with the law, the New York State Homes and Community Renewal (HCR), as PHA, issued several notices to its Local Administrators (LAs), the entities that are responsible for the day-to-day administration of the Housing Choice Voucher (HCV) Program, advising them of the requirements under the law.

Specifically, the LAs were instructed to notify their program participants and landlords of the provisions of VAWA, utilize the revised HUD forms for new HAP Contracts and new leases, and provide all landlords with the “VAWA - Landlords' Rights and Responsibilities” fact sheet prepared by HCR, as noted below:

- Revised HAP Contract (HUD-52641) and Tenancy Addendum (HUD-52641A)
- HCR Information Sheet outlining Landlord Rights and Responsibilities

HCR also advised the LAs of the availability of the HUD forms on the HUD website and on HCR's Housing Choice Voucher forms website page.

Provisions for ongoing VAWA notification of program participants and landlords are included in HCR's Administrative Plan.