

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226

Expires: 03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u> Rutland Housing Authority </u> PHA Code: <u> VT-003 </u></p> <p>PHA Plan for Fiscal Year Beginning: <u> :04/2025 </u> The Five-Year Period of the Plan 2025-2029</p> <p>PHA Plan Submission Type: <input 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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <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> <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 <u>all</u> PHAs completing this form.						

B.1

Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.

The Rutland Housing Authority is dedicated to building healthy, safe, and vibrant neighborhoods by creating and offering service-enriched housing options.

Vision Statement:

As a local Housing Authority committed to the needs of our community, our vision is to:

BE A LEADER in the development of consumer driven, service enriched housing opportunities for the Rutland Region.

BE RECOGNIZED for our commitment to the principles of sound property management, process improvement, excellence, stewardship of public resources, use of appropriate state of the art technologies, and outstanding customer service.

PROMOTE community and resident participation and responsibility in developing healthy, safe and crime free communities.

BE A CATALYST for resident involvement, education, family self-sufficiency, diversified regional home ownership, healthy aging, and independence.

Values Statement:

The Rutland Housing Authority dedicates its efforts to providing an environment that nurtures families. We believe families thrive in communities that recognize the contributions of individuals and promote safety, stability, and independence.

Communication. We are committed to providing timely, accurate and appropriate communication to all our stakeholders.

Integrity. We will strive for enhanced accountability and responsiveness to the ever-changing needs of our diverse customers. Our relationships will be built on a foundation of fairness, loyalty, respect, and credibility.

Quality. We shall provide the highest quality services through ongoing evaluation and improvements.

Knowledge. We shall encourage the pursuit of knowledge to ensure organizational excellence, resident empowerment, and self-sufficiency.

Cooperation. We value teamwork and the resulting synergies created through effective partnerships.

B.2

1. Expand the supply of assisted housing:

- Apply for Federal, and if available, State rental subsidies for tenant-based rental assistance programs, subject to the availability of funds, including Section 8 Housing Choice Vouchers, Mainstream Program Vouchers, special purpose vouchers and new sources as they become available.
- Continue to reduce vacancies in all RHA-owned and/or managed properties through operational efficiencies and enhanced occupancy and property management oversight.
- Through the expansion of the Project-Based Section 8 Voucher program, up to the maximum allowed by HUD, leverage private and public funds to create additional affordable housing, either directly or by supporting other housing developers
- Manage limited resources to maintain or build the number of families served under the Section 8 Program.
- Acquire or construct fifty-five additional affordable rental units, utilizing the Faircloth to RAD (Restore/Rebuild) Program.
- Reduce unit turnovers to 20 days on average.

2. Improve the quality of assisted housing:

- Maintain High Performer status in the Section Eight Management Assessment Program (SEMAP).
- Fully implement the National Standards for the Inspection of Real Estate (NSPIRE) in all RHA owned or managed properties inclusive of the Section 8 Program
- Secure Capital Needs Assessments for RHA owned properties and revise capital improvement action plans to address identified priorities.
- Implement the Templewood Court Housing Preservation Project to make needed upgrades to the electrical infrastructure while pursuing additional funding to implement energy efficiency measures designed to reduce reliance on fossil fuels.
- Pursue capital improvements to RHA properties including:
 1. Stucco repairs at Sheldon Towers, the RHA ten-story high rise,
 2. Conversion of all florescent light fixtures to energy efficient LED at all sites,
 3. Upgrades to plumbing systems (potable and wastewater pipes) at Sheldon Towers,
 4. Complete public area upgrades at the Templewood Court property, and
 5. Elevator upgrades at Sheldon Towers.

3. Increase assisted housing choices:

- Expand voucher counseling for new and existing Section 8 Program participants.
- Expand outreach efforts to potential Section 8 landlords and develop an education/recognition event, periodic updates, and greater use of our on-line landlord portal.
- Continue to promote the Section 8 Homeownership Program to current and future voucher holders.
- Expand housing opportunities that combine supportive services with housing development and long-term subsidies to meet the complex needs of Rutland's most vulnerable families through partnerships with the Homeless Prevention Center, Rutland Community Programs/Rutland Mental Health, the local Continuum of Care, Southwestern Vermont Area Agency on Aging, Vermont Agency of Human Services, Mentor Connector and Rutland Regional Medical Center.
- Contribute to regional and statewide efforts to collectively address the housing needs for homeless families.

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. Expand the supply of assisted housing:

- ❑ Apply for Federal, and if available, State rental subsidies for tenant-based rental assistance programs, subject to availability of funds, including Section 8 Housing Choice Vouchers, Mainstream Program Vouchers, Foster Youth Initiative, Tenant Protection Vouchers, and new sources as they become available.
 - Over the period from 2020 to 2024 the RHA expanded the Section 8 Program with a total of forty-four new vouchers including 35 Mainstream, 4 Fairshare and 5 Stability vouchers.
 - Due to a lack of social services support in the community, the RHA was unable to initiate the Foster Youth Initiative. Vermont State Housing Authority offers the program with referrals being made accordingly.
- ❑ Continue to reduce vacancies in all RHA-owned and/or managed properties.
 - Due to staffing shortages the RHA occupancy rate ran higher than anticipated in 2022-2023. Unit vacancies have dropped in 2024 due in part to an agency restructuring and adequate staffing.
 - Vacancies in the Section 8 Program continue to be a challenge with soaring rents and a lack of inventory. Additionally, the HUD set-a-side of program reserves resulted in fewer Housing Choice Program Vouchers and a reduction in the RHA payment standards. The Housing Choice Voucher Program wait list will be closed until further notice effective December 31,2024.
- ❑ Through the expansion of the Project-Based Voucher program, up to the maximum allowed by HUD, leverage private and public funds to create additional affordable housing, either directly or by supporting nonprofit housing developers.
 - In 2024 RHA committed a total of 19 Project Based Vouchers to the Housing Trust of Rutland County, Lincoln Place Permanently Supportive Housing Project. An additional eight vouchers have been reserved for the Cornerstone West Rutland Marble Village Project which is scheduled for completion in 2025.
- ❑ Manage limited resources to maintain or build the number of families served under the Section 8 Program.
 - There has been incremental, but steady growth in the number of families served by the RHA Section 8 Housing Choice Voucher Program over the five-year period. Rental costs and the shortage of affordable quality inventory have proven to be a challenge in utilizing full voucher/budget authority. At the end of 2024, 287 out of 315 Housing Choice Vouchers were being utilized.
- ❑ Acquire or construct affordable rental units either directly or in partnership with Housing Initiatives, Inc., or other nonprofit housing developers.
 - In partnership with the RHA's nonprofit affiliate Housing Initiative Inc, Rutland Area Bridge Housing opened its doors in December of 2020. Eight units of transitional housing, including two units reserved for Rutland Regional Medical Center and one unit for the Mentor Connector, provide stable housing and services for families exiting homelessness. Built during the pandemic, the project was made possible through the generous support of the Rutland Regional Medical Center and Vermont Low Income Trust for Electricity and many generous community partners including the Homeless Prevention Center, Rutland Mental Health Services, RRMCC Community Health Team and Evernorth.
- ❑ Pursue disposition of .43 acres remaining on the old Forest Park site for purposes of

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.

RHA complies with the Violence Against Women Reauthorization Act of 2022 (VAWA 2022) as noted in Chapters 3, 5, 12 and 16 of the Administrative Plan. Additionally, RHA provides a local preference dedicated to victims/survivors of domestic violence, dating violence, sexual assault, stalking and/or human trafficking.

To help meet the goals of the Violence Against Women Act (VAWA), RHA provides support and referrals to counseling for victims of domestic violence, dating violence, sexual assault, stalking or human trafficking. RHA partners with the New Story Center, which features an emergency shelter, 24-hour crisis hotline, referrals to area resources, advocacy, supportive counseling, and support groups. RHA has an Agency-wide VAWA Policy which clearly defines and describes RHA’s efforts to ensure that VAWA victims retain their housing assistance.

RHA’s VAWA Policy has the following principal goals and objectives:

- Maintaining compliance with all applicable legal requirements imposed by VAWA.
- Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault, stalking or human trafficking who are assisted by RHA.
- Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault, stalking or human trafficking.
- Creating and maintaining collaborative arrangements between RHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence, sexual assault, stalking or human trafficking who are assisted by RHA; and
- Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault, stalking or human trafficking, affecting individuals who RHA assists.

C.

Other Document and/or Certification Requirements.

<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>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely distinct set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary to carry it out. Under this PHA Five-Year Plan, the RHA is clarifying that any change required to comply with state or federal rule, law, or regulation, where the RHA is not able to adopt discretionary policy, would not be considered a significant amendment. However, the RHA would continue to work with the Resident Advisory Board and staff for comments.</p> <p>Substantial deviations from the 5-Year Plan and significant amendments or modifications to the Annual Plan will result in the Rutland Housing Authority subjecting these changes to the policies or activities to full public hearing and HUD review before implementation.</p> <p>The Rutland Housing Authority shall define substantial deviation from the 5-Year Plan or significant amendment or modification to the Annual Plan as any of the following actions:</p> <ul style="list-style-type: none"> ● Changes to rent or admissions policies or to the organization of the waiting list. ● Any change regarding demolition or disposition, designation, or conversion activities. <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by the Rutland Housing Authority.</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 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	Certification by State or Local Officials. 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.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input 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

Although RHA is not yet required to submit an Assessment of Fair Housing, RHA is fulfilling the requirements of 24CFR 903.7(o)(3) by regularly examining our programs and addressing all identified programmatic and/or systemic impediments to fair housing.

Fair Housing Goal:

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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.