

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
---	---	---

**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.**

**PHA Name:** Attleboro Housing Authority **PHA Code:** MA018  
**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 07/2025  
**The Five-Year Period of the Plan (i.e., 2019-2023):** 2025-2029  
**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 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.

**A.1 How the public can access this PHA Plan:** The Attleboro Housing Authority 5-Year Plan can be accessed at the offices of the Authority, 80 South Avenue, Attleboro, MA 02703 or on the Housing Authority website at attleborohousing.org. Further information can be obtained by contacting the housing authority at 508-222-0151.

PHA Consortia: (Check box if submitting a Joint PHA 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	
				PH	HCV

**B. Plan Elements. Required for all 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 Attleboro Housing Authority's mission is to provide affordable housing that is in good repair, to be stewards of public funds, and to help families and individuals with low income achieve greater stability and self-reliance by providing safe, affordable quality housing and links to community services.**

**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.

**B.2 Attleboro Housing Authority (AHA) 5-Year PHA Plan: 2025-2029 Goals & Objectives** 1. Maintain and High Performer SEMAP Designation as long as funding from HUD is maintained and/or increased. 2. Continue to update the AHA's Section 8 Program Administrative Plan. 3. Increase assisted housing choices as follows: • Continue to analyze whether voucher holders have experienced difficulties finding housing outside of areas of poverty and minority concentration; • Increase payment standards in any part of AHA's jurisdiction as a result of this analysis; • Promote portability and absorb vouchers whenever possible; • Conduct outreach to potential landlords; and • Provide mobility counseling by working with applicants and program participants in their housing search activities and provide assistance with owner negotiation or rental unit pricing. 4. Expand existing housing by continuing to issue vouchers to applicants and acquiring additional funding in order to increase the number of program participants. Currently, the AHA only receives enough HUD funding to maintain a voucher leasing rate of approximately 89% of the baseline number of units on the Annual Contributions Contract. The AHA will continue to explore ways to obtain additional program funding and create additional affordable housing opportunities, which may include applying for and adding special purpose or targeted funding vouchers to AHA's HCV program portfolio. 5. Continue to further develop community partnerships that provide or attract supportive services to improve employability through service education or training for participant families. 6. Continue to ensure Equal Opportunity and to further fair housing. Undertake affirmative measures to ensure access and to provide a suitable living environment for families living in assisted housing who fall under the Federal and State/Local protected classes. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size.

**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.

**Attleboro Housing Authority (AHA) 5-Year PHA Plan: 2025-2029 Progress Made Toward Goals from Prior 5-Year Plan During the 2020-2024 5-Year**

	<p>period, the AHA achieved the following Milestones: 1. The AHA has increased the Standard Performer SEMAP Designation to a HIGH Performer Designation during the previous 5-Year period; 2. The AHA has increased the number of assisted families on the AHA Voucher program from 177 to 178, maintaining a leasing rate of 89% of the baseline units under the Annual Contributions Contract. The AHA has continued to explore ways to obtain additional program funding and create additional affordable housing opportunities by continuing to include NED (Near Elderly Disabled) vouchers, Tenant Protection Vouchers and Enhanced Vouchers to its traditional HCV (Housing Choice) Voucher portfolio. 3. The AHA continues to increase assisted housing choices as follows: • Issuing vouchers to applicants in order to increase the number of program participants; • Analyzing whether voucher holders have experienced difficulties finding housing outside of areas of poverty or minority concentration; • Maintaining or increasing payment standards in any part of AHA's jurisdiction as a result of the analysis; • Promoting portability and absorbing vouchers whenever possible; • Conducting outreach to potential landlords; and • Providing mobility counseling by working with applicants and program participants in the housing search activities and providing assistance with owner negotiations or rental unit pricing. 4. The AHA has an active FSS (Family Self-Sufficiency) Program which allows the AHA to further develop community partnerships that provide or attract supportive services to improve employability through service education or training for participant families, thereby increasing self-sufficiency. 5. The AHA ensures Equal Opportunity and furthers fair housing by undertaking affirmative measures to ensure access and to provide a suitable living environment for families living in assisted housing who fall under the Federal and State/Local protected classes and ensuring accessible housing to persons with all varieties of disabilities regardless of unit size.</p>
B.4	<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>Please see attached AHA VAWA Policy</p>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<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> <p><b>Attleboro Housing Authority (AHA) 5-Year PHA Plan: 2025-2029 Definition of Significant Amendment or Modification</b> The AHA considers the following to be a significant amendment or modification to this 5-Year Plan: 1. Any material changes to the AHA policies set forth in the Section 8 Administrative Plan that change the fundamental structure of the AHA's mission, goals, objectives or long-term plans for the voucher program. Changes to internal procedures that may be included as part of those policies and clarification of daily or periodic operational program policies are not considered to be a significant amendment or modification. 2. Changes to the overall mission and/or the long-term goals of the AHA; 3. Changes to the amount or type of housing stock; 4. A proposed homeownership, development or mixed finance proposal.</p>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?  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.  No comments were received from the Resident Advisory Board (RAB)</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>Affirmatively Furthering Fair Housing.</b> (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>
<p><b>Fair Housing Goal: Attleboro Housing Authority shall not discriminate because of race, color, sex, religion, familial/marital status, age, disability, national origin., gender identity or sexual orientation.</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Attleboro Housing Authority has zero tolerance for civil rights violation on Authority property. A resident's entire household will be subject to termination from the HCV program if the resident, any member of the resident's household, any guest, or any other person under the resident control is determined to have violated the civil rights of any person. The AHA procedures for responding to civil rights violations are set forth in the civil Rights Protection Plan.</p>	

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.

**Form identification:** MA018-Attleboro Housing Authority form HUD-50075-5Y (Form ID - 3606) printed by Paul Dumouchel in HUD Secure Systems/Public Housing Portal at 07/10/2025 09:45AM EST