

<p>5-Year PHA Plan (for All PHAs)</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 03/31/2024</p>
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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.	<p>PHA Information.</p>														
A.1	<p>PHA Name: Town of Hempstead Housing Authority PHA Code: NY046 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: A copy of our 2025 PHA Annual Plan will be available to the public at our main office at 760 Jerusalem Avenue, Uniondale, NY 11553, on December 2nd, 2024. The plan will be posted on the Town of Hempstead Housing Authority's website at https://tohha.org and each of our resident advisory members will be provided a copy as well. The PHA plan covers the following locations: Newbridge Gardens: 555 N. Newbridge Road, Levittown, NY 11756 Green Acres: 400 Flower Road, Valley Stream, NY 11580 Park Gardens: 830-835 Uniondale Avenue, Uniondale, NY 11553 Bayview Gardens: 339 Bayview Avenue, Inwood, NY 11096 Inwood Gardens: 255 Lawrence Avenue, Inwood, NY 11096 Brookside Gardens: 1810 N. Grand Avenue, Baldwin, NY 11510 Meadowbrook Gardens: 750 Jerusalem Avenue, Uniondale, NY 11553 Mill River Gardens: 2900 Rockaway Avenue, Oceanside, NY 11572 Bellmore Gardens: 2000-25 Bellmore Avenue, Bellmore, NY 11710 Westover Gardens: 132-158 Elmton Road, Elmton, NY 11003 Dogwood Terrace: 1170-82 Martha Place, Franklin Square, NY 11010 Eastover Gardens: 1150 Seaman's Neck Road, Wantagh, NY 11793 Centennial Gardens: 2 Babylon Turnpike, Roosevelt, NY 11575 Salisbury Gardens: 460 Salisbury Park Drive, Westbury, NY 11590</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="175 1230 1539 1293"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	<p>Plan Elements. Required for all PHAs completing this form.</p>														
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Town of Hempstead Housing Authority is to provide housing opportunities for eligible and qualified applicants. Our purpose is to achieve a housing environment that is decent, safe, well maintained and free from drugs and crime. We are committed to creating and maintaining partnerships with other entities to assist us with achieving self-sufficiency and continually improving the quality of life for our tenants.</p>														
B.2	<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>The goal of the Town of Hempstead Housing Authority is to improve the quality of our housing by utilizing Capital Funds and Grants to update the 1,309 units according to our physical needs and or modernization. Providing upgrades to our apartment buildings and grounds will improve community quality of life. By providing access to training programs for all employees and maintaining a qualified staff, this will assist with our goals and priorities of maintaining and upgrading our sites for the benefits of our tenants.</p>														
B.3	<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 Attached " Statement of Progress in Meeting Mission and Goals"</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>A copy of the following has been distributed to all existing tenants and is given to all new tenants at lease signing, to inform each and every tenant of the services available to them. Notice of Occupancy Rights under VAWA-Form HUD-5380; PHA's Emergency Transfer Plan-Form 5381; Certification of Domestic Violence, Sexual Assault, or Stalking-Form HUD5382; HUD's Emergency Transfer Request-Form HUD-5383; The National Domestic Hotline Number: 1-800-799-SAFE. If there is ever a indication of need for intervention regarding protecting the lives and rights of seniors, children and tenants in general, the Housing Authority will consider the necessary steps to assist. We will reach out to the available local resources, such as Nassau County office of Adult Protective Services, as well as Nassau County Office for the Aging.</p>
<p>C.</p>	<p>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>See attached " Statement of Significant Amendment and Substantial Deviation/Modification for the Town of Hempstead 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? Y <input type="checkbox"/> N <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, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <hr/> <p>Fair Housing Goal: Our goal is to work out necessary changes and continue to address areas that can be improved.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Housing Authority is working with FHEO to identify areas which can be improved and will continue to work with FHEO to make appropriate changes as necessary and consistent with all applicable Fair Housing laws.</p> <hr/> <p>Fair Housing Goal: Our goal is to continue to maintain the existing units and grounds so they remain affordable, safe and accessible for all that are eligible.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>To achieve this goal, the Housing Authority will continue to review the actions taken by our maintenance personnel to</p>

ready units, once they become available. We will attempt to identify areas-if any-where the procedures can be streamlined and made more efficient.

Form identification: NY046-Town of Hempstead Housing Authority form HUD-50075-5Y

Town of Hempstead Housing Authority

PHA 5-Year 2025 to 2029 2025 Annual Plan

Statement of Progress in Meeting Mission and Goals

The Town of Hempstead Housing Authority's goal is to provide housing opportunities for eligible and qualified applicants. Our mission is to foster decent, safe, and affordable living environments that create stability and self-sufficiency. The Town of Hempstead Housing Authority is committed to providing quality, affordable housing, in a safe, desirable, non-discriminatory neighborhood setting.

Goals and Objectives:

- 1) Improve quality of housing by utilizing Capital Funds and grants to update the 1,309 public housing units in accordance with Physical Needs Assessment and or modernization.
- 2) Improve cost efficiency and resident satisfaction by utilizing energy efficient appliances and fixtures to reduce energy and utility consumption costs for agency and residents.
- 3) Improve community quality of life by utilizing Capital Fund Emergency Safety and Security funds to provide upgrades to grounds and apartment buildings.
- 4) Develop qualified staff by providing access to training programs and certifications for all employees to improve HUD compliance.
- 5) Increase public awareness of affordable housing by pursuing opportunities for collaboration with local organizations and entities.

Progress Report:

In efforts to address our goal and objectives, the Town of Hempstead Housing Authority (TOHHA) is committed to moving forward with the following:

- 1) TOHHA will develop the CFP 5-Year action plan based on our staff's continual assessment of the physical needs and upgrades to our buildings, grounds, and residents.
- 2) TOHHA continues to seek additional ways to reduce energy and ensure the health and safety of our residents by continuing to apply for various grants available. The TOHHA was awarded grant funding under the Fiscal Year 2023 and Fiscal Year 2024 Capital Fund Emergency Safety and Security Program. This funding will be used to implement beneficial changes for our public housing residents and to improve their quality of life. The TOHHA has started to install Closed-Circuit Television Security Cameras. They continuously record footage that covers the grounds, entrance and exits of all the buildings and should capture all activity on sites and surrounding areas. This should help give our residents more peace of mind. The TOHHA plans to move forward with the installation of Security Cameras on all our sites.

By securing a weatherization grant, the TOHHA implemented Energy Efficient and Health and Safety Measures by completing the following in the apartments at our Green Acres location. Installation of new bathroom exhaust fans and ventilation systems. Older refrigerators were replaced with white Energy Star Rated models. Apartment windows were replaced with new vinyl double-hung windows. All Interior apartment lighting was replaced with new LED fixtures and lighting, as well as all Exterior Common Lighting. The weatherization grant has helped us achieve a much more energy efficient housing authority and thereby reducing our expenditure of funds on utilities. TOHHA plans to apply for future Weatherization Assistance Programs to complete future locations.

- 3) TOHHA in partnership with Georgica Green Ventures, LLC (GGV) intends to redevelop the Dogwood Terrace property. Modification and rehabilitation of the property are financially and physically impractical. The TOHHA will dispose of the property under the obsolescence criteria of Section 18 of the Act to redevelop the property for new low-income housing using Low Income Housing Tax Credits and financing through the State of New York. Tenants will be provided relocation assistance and relocated from the property pursuant to the requirements of Section 18 and offered the opportunity to return to the redeveloped property. The TOHHA will seek HUD disposition approval of this parcel pursuant to Section 18 of the Act and dispose of the property to a Limited Partnership to be formed. Throughout this entire process, the Town of Hempstead Housing Authority will be committed to following the nondiscrimination and equal opportunity requirements. The TOHHA is working with the Housing Authority experts and consultants to be assured of compliance of such laws, regulations and requirements. TOHHA will refer to the guidance provided in PIH Notice 2021-07.
- 4) TOHHA is committed to assuring that all residents of our community have access to quality affordable housing. Our goal is creating quality, innovative and diverse housing choices for our current residents. The Housing Authority will continue to upgrade our community buildings, exterior and public areas. As the residents spend considerable time utilizing these facilities, we feel improving the atmosphere will help improve the spirit and attitude of our residents. Grounds will continue to be landscaped, and trees will be planted. Outdoor Lighting is upgraded and maintained to give the areas not only a heightened feeling of security, but also a true park-like atmosphere.
- 5) TOHHA has taken steps to improve and refurbish the residential hallways by painting the walls and installing new durable vinyl flooring. We will continue to look at ways to improve the residential apartments and common areas. Community Buildings continue to be refurbished and maintained.

- 6) TOHHA has formed a Resident Advisory Board which consists of tenants from each of our 14 locations. The Housing Authority and Resident Advisory Board meet quarterly to discuss their suggestions and concerns. We will implement the changes that are warranted and follow up with the Advisory Board members on the actions to be taken. In addition, the Housing Authority continues to monitor its Limited English Proficiency Person Policy to help ensure that persons of limited English Proficiency can communicate in their native language and participate in management.

As the TOHHA works and moves forward, we will continue to monitor our expenses without reducing services to our residents.