

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 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, 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	PHA Name: Danvers Housing Authority PHA Code: MA118 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. How the public can access this PHA Plan: The plan can be viewed at the Danvers Housing Authority office at 14 Stones Street, Danvers, Massachusetts 01923. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1"> <thead> <tr> <th data-bbox="149 1060 462 1123" rowspan="2">Participating PHAs</th> <th data-bbox="462 1060 604 1123" rowspan="2">PHA Code</th> <th data-bbox="604 1060 917 1123" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="917 1060 1250 1123" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1250 1060 1526 1123">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1250 1092 1388 1123">PH</th> <th data-bbox="1388 1092 1526 1123">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.	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 mission of the Danvers Housing Authority is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for our residents; and to promote and advocate for increasing the affordable housing stock in the Town of Danvers.														
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. Continue to make capital improvements to our existing public housing in accordance with our physical needs assessment; 2) provide our disabled, elderly and family residents access to programs via our resident service coordinator; 3) increase diversity; 4) advocate for more affordable housing to be built in the Town of Danvers; and complete a RAD/Section 18 conversion. The Danvers Housing Authority (DHA) has been awarded a Commitment to enter into a Housing Assistance Payment (CHAP) to participate in the Rental Assistance Demonstration (RAD) program. The DHA intends to convert 76 units via the RAD/Section 18 Small PHA Blend conversion as it converts its public housing portfolio to Project Based Vouchers as per PIH Notice 2021-07, PIH 2012-32, REV-1, REV-2, REV-3, PIH 2019-23 REV-4, 4b and Joint Housing PIH Notice H-2019-09, and any successor Notices. Upon conversion to Project Based Vouchers, WHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23, REV-4, 4b; and Joint Housing PIH Notice H-2019-09 and any successor Notices. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, DHA certifies that DHA is currently compliant with all fair housing and civil rights requirements. • DHA submitted application to convert 100% of their public housing units (76 units) to project-based vouchers (PBV) through a RAD/Section 18 Blend Small PHA Blend. • There are no changes planned in the number of units and no changes in bedroom distribution. • DHA has no public housing preferences cited in the Admissions and Continued Occupancy that would be adopted by the Section 8 Administrative Plan. All Housing Choice Voucher Waiting List Preferences will apply to these units. • DHA intends to remain in full compliance of Attachment PIH-2019-23 REV-4 and any successor notices as it pertains to waiting list preferences, Resident Rights, and Participation, Tenant Protections for residents. Additionally, DHA will remain in full compliance with Tenant Protections as outlined under PIH Notice PIH 2019-08. • Prior to conversion the DHA will survey all waiting lists to determine how many active applicants remain and subsequently merge remaining applicants according to their current standing on the waiting list. RAD and Section 18 were designed by HUD to assist in addressing the capital needs of public housing by providing DHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the DHA's Capital Fund Budget will be														

	reduced by the pro rata share of Public Housing Developments converted as part of its RAD/Section 18 Small PHA Blend conversion and that DHA may also borrow funds to address its capital needs. If necessary, DHA will also be contributing Operating Reserves and Capital Funds towards the conversion.
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. The Danvers Housing Authority has been able to complete capital projects that include replacement of the antiquated heating systems at its family development. In addition, all of the kitchens (36) at its family development were upgraded including new cabinets, counter tops, lighting, and where needed new appliances. The Danvers Housing Authority continues to participate in the local Affordable Housing Trust, which advocates for more opportunities. The Danvers Housing approved affirmative action goals in accordance with its demographic area of metro Boston.
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. All applicants are provided with a self-certification form and all leases contain the emergency transfer policy of VAWA. Existing residents are given access to our social worker.
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. 1) changes to rent calculation, admissions policies or organization of the waiting list; 2) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities, 3) additions of non-emergency work items not included on a current annual statement of five year action plan in EPIC; 4) any change in use of replacement reserve funds under the Capital Fund; 5) any change of policy that would change the rights of residents of the Danvers Housing Authority.
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☐ N ☒ (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.
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 ☒ (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.

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.

Go

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Actions

Status Change Detail

X

Current Submission Status

Module ID	Calendar Year	Module Ref. No.	Development No.	User Name	Update Date /Time	Old Status	New Status	Return /Withdrawn /Denied Comments	PHA Comments	Last Update User	Last Update Date
2386	2025			Norman, Kara	06/17/25 11:00AM	In Review	Accepted			Norman, Kara	06/17/25 11:00AM
2386	2025			Green, Teri	06/16/25 08:38AM	Submitted	In Review			Green, Teri	06/16/25 08:38AM
2386	2025			Dunn, Cynthia	05/04/25 02:30PM	Created	Submitted			Dunn, Cynthia	06/04/25 02:30PM
2386	2025			Green, Teri	05/15/25 01:41PM	Submitted	Created			Green, Teri	05/15/25 01:41PM
2386	2025			Dunn, Cynthia	05/01/25 01:10PM	Created	Submitted			Dunn, Cynthia	05/01/25 01:10PM
2386	2025			Dunn, Cynthia	02/05/25 12:51PM		Created			Dunn, Cynthia	02/05/25 12:51PM