

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. 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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.														
A.1	PHA Name: <u>Warren Housing Authority</u> PHA Code: <u>MA105</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission 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. 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. How the public can access this PHA Plan: The Warren Housing Authority has made the Draft 2026-2030 5-Year Public Housing Agency Plan available for public review. The public review period for viewing this draft plan began on 9/9/2025. Anyone interested in viewing this draft plan can obtain a copy at the Warren Housing Authority Office located at 95 Winthrop Terrace, Warren, MA 01083. A public hearing to present these plans and solicit public comments will be held at 1:00pm on Thursday, October 23, 2025, at 95 Winthrop Terrace, Warren, MA 01083. This plan pertains only to the HUD HCV Program consisting of 59 vouchers. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <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> </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-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years. The Warren Housing Authority's mission is to provide safe, decent and sanitary housing conditions for low-income families.														

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 5 years. Warren Housing Authority does not currently administer its Housing Choice Voucher Program (HCVP) directly. The program is managed under contract by Dedham Housing Authority (DHA), and it is currently operating under HUD's Shortfall Prevention Program due to funding constraints. However, the Warren Housing Authority is actively evaluating the possibility of resuming direct administration of the program in-house in the future. Despite these circumstances, Warren Housing Authority is committed to meeting the housing needs of low-income, very low-income, and extremely low-income families in its jurisdiction. Over the next five years, the PHA has established the following goals and objectives: Goal 1: Ensure Continued Program Stability and Compliance Monitor the administration of the HCVP under the current contract to ensure compliance with HUD regulations and performance standards. Actively support efforts to bring the program out of the Shortfall Prevention status through strategic leasing management, cost control, and coordination with HUD. Maintain regular communication with HUD's Financial Management Center (FMC) and Dedham Housing Authority to track voucher utilization and funding status. Goal 2: Plan for Potential In-House Administration Conduct a feasibility study and internal assessment to determine the capacity and resources required to resume in-house administration of the HCVP. Develop a transition plan, including staff hiring, training, financial systems, and policies, to prepare for possible program take-back. Coordinate with HUD to ensure a smooth and compliant transition if Warren Housing Authority resumes program operations.
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. This is the Warren Housing Authority's first submission of a 5-Year PHA Plan. As such, there are no previously stated goals or objectives to report progress on at this time.
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 survivors of domestic violence, dating violence, sexual assault, or stalking. Warren Housing Authority is committed to supporting survivors of domestic violence, dating violence, sexual assault, and stalking by implementing policies and procedures that protect their rights and ensure access to safe, stable housing. Our goals and activities under VAWA include the following: Goals & Objectives: To ensure survivors are not denied housing or evicted solely because of their status as victims of domestic violence, dating violence, sexual assault, or stalking. To provide survivors with access to safe and stable housing through emergency transfers and supportive services. To maintain confidentiality of survivor information and protect their safety. Policies and Activities: Provide information about VAWA rights and protections to all applicants, participants, and tenants at admission and annually. Train staff on VAWA regulations, trauma-informed practices, and the proper handling of survivor-related disclosures and documentation. Confidentiality: Maintain strict confidentiality of all information provided by survivors. Ensure that no personal information related to the survivor's status is shared without their written consent, unless otherwise required by law.
B.5	Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent. Warren Housing Authority does not administer any Project-Based Vouchers (PBV). If the Warren Housing Authority chooses to implement a PBV program in the future, it will comply with all applicable HUD requirements, including those related to competitive selection and public notice.
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. A significant amendment or modification to the 5-Year Plan is any change that substantially alters the Warren Housing Authority's mission, goals, programs, or policies. Significant changes will require public notice, resident consultation, approval by the Warren Housing Authority Board of Commissioners, and submission to HUD. Minor updates that don't materially affect the Plan will be handled internally without formal amendment.

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	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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.

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 1.23 hours per year per response or 6.15 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 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.

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