

5-Year PHA Plan (for All PHAs)

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

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se. 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
ions, 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: Fort Fairfield Housing Authority PHA Code: ME002</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025</p> <p>The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</p> <p>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: All information in regard to the Fort Fairfield Housing Authority 5-year PHA plan and policies is located at 18 Fields Lane in Fort Fairfield, ME 04742., as well as the Housing Authority's website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <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	<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 Fort Fairfield Housing Authority is dedicated to providing this community with quality, affordable housing that is decent and safe. To provide livable communities that are made up of a diverse range of economic incomes. To provide residents with as many opportunities as possible to assist them in becoming economically self-sufficient by creating and maintaining partnerships with its clients and appropriate community agencies. All of this will be accomplished while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy, and respect.</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>Goal 1: Improve Safety and Security * Improve security and privacy in the Housing Office * Update security systems located at various properties * Identify safety hazards and eliminate them Goal 2: Maintain and Increase Affordable Housing * Maintain affordable housing by purchasing units if/when they become available * Increase affordable housing by building new units if possible Goal 3: Increase Resident Programs * Partner with agencies to provide programs to residents * Bring back Pre Covid items like quarterly newsletters and monthly calendars * Host more resident events, clean up days, holiday events etc. Goal 4: Community Outreach * Work with community agencies to promote programs that support all low-income residents * Continue to support the Community Closet and Food Pantry for low-income residents as the local food pantry closed *Continue to enhance the image of the HA as a resource for low-income residents</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>Goal 1: Enhance the image of the Fort Fairfield Housing Authority This goal was achieved by the HA. The old signage was updated. A website was created and is more user friendly and has become a resource for residents and applicants. The Community Closet has grown into a year-round program that helps many residents in our community. The use social media to increase awareness has been successful. The Housing Authority has started new relationships with various agencies to help low-income residents. There is still more work to be done, but this goal was a successful one. Maintain and grow healthy relationships with residents and the community. Goal 2: Continue the Fort Fairfield Housing Authority's efforts to encourage self-sufficiency among its Public Housing residents and Section 8 Participants. The HA advertises employment opportunities on the Housing Authority's job board which has been done on social media. It helps to spread the word faster about local employment opportunities. The HA has also collaborated with Agencies like A4DT, ACAP, and FEDCAP classes for on-the-job training. This goal was achieved, and we will continue to promote employment opportunities and provide job training for those interested in learning new skills. Goal 3: Upgrade existing inventory and properties The HA achieved</p>																			

	<p>this goal. Community Rooms were updated with paint and new furniture. Office spaces were updated with new paint and ergonomic furniture. A new telephone system was installed for improved services. New flooring was installed and old carpet removed from elderly/disabled units. Walk in showers were installed in elderly/disabled units. A salt spreader was purchased to reduced fall injuries. Gardens were upgraded and overgrown/dead trees were removed for a better appearance. Goal 4: Regain High Performer Status in Public Housing and Maintain High Performer in Section 8 This goal was achieved as the HA maintained High Performer status in SEMAP and the Housing Authority achieved High Performer status in PH. The HA also received very good REAC inspection scores. We will continue this as a goal. Goal 5: Continue to increase "Green" Projects This was achieved mostly. The conversion of fuel to propane did not happen, as it is a very costly project. However, new thermostats were installed in all units. Clotheslines were installed and have been used by some residents. Installation of LED light bulbs and fixtures have helped lower the HA and the residents' electrical. The HA also signed up for Solar Credits to help offset the cost of electricity.</p>		
B.4	<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>The Fort Fairfield Housing Authority will work with Hope and Justice, DHHS, Fort Fairfield Police Department and any other Agency to ensure the safety of victims of domestic violence, dating violence, stalking, and sexual assault. One goal is to ensure that our residents feel safe to talk to staff and address how we can help them. Another goal is to help spread awareness. We will continue to update our ACOP per State, Federal and Local laws to protect all victims.</p>		
C.	<p>Other Document and/or Certification Requirements.</p>		
C.1	<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>Significant Amendment and Substantial Deviation/Modification. 1. Any change with regard to demolition or disposition, designation. 2. Any decrease in support of homeownership programs. 3. Any conversion activities. 4. Changes to rent or admissions policies. 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 HUD.</p>		
C.2	<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 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.</p>		
C.3	<p>Certification by State or Local Officials.</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 a electronic attachment to the PHA Plan.</p>		
C.4	<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 checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>		
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>		
D.1	<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> <table border="1"> <tr> <td> <p>Fair Housing Goal: Ensure that residents and applicants are free from housing discrimination.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Treat all applicants and residents fairly and equally to reduce discrimination and endorse fair housing legislature.</p> </td></tr> <tr> <td> <p>Fair Housing Goal: Improve engagement, management standards, and enforcement in properties</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td></tr> </table>	<p>Fair Housing Goal: Ensure that residents and applicants are free from housing discrimination.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Treat all applicants and residents fairly and equally to reduce discrimination and endorse fair housing legislature.</p>	<p>Fair Housing Goal: Improve engagement, management standards, and enforcement in properties</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p>
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Have clear communication with residents and applicants, treat all properties equally, and enforce the lease equally at all properties. Staff cannot target a certain property because it is family housing. All properties are equal when it comes to management.

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.

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