

**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: 03/31/2024

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.

PHA Information.

PHA Name: BENNINGTON HOUSING AUTHORITY (BHA) PHA Code: VT000

PHA Plan for Fiscal Year Beginning: 07/01/25

The Five-Year Period of the Plan : 07/01/25 – 6/30/30

PHA 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 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.

The BHA Five Year Plan and other documents relevant to the Public Hearing will be available for inspection by the public at the office of the BHA, 22 Willowbrook Drive, Bennington, Vermont. In addition, the Plan will be posted on the BHA website and at BHA's four Section 8 PBV housing developments.

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
Lead PHA:					

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Plan Elements. Required for all PHAs completing this form.

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.

BHA assists very low-income households by providing Section 8 Tenant-Based and Project-Based Housing Choice Vouchers, thus enabling them to afford appropriate housing of their choice. In collaboration with community partners, BHA supports and promotes the availability of programs and services to enable its Section 8 participants to maintain successful residency, improve the quality of their lives and pursue self-sufficiency.

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.

1. Fully and effectively utilize annual Section 8 HCV funding in order to serve the maximum possible number of households each year.
2. Efficiently administer its Section 8 HCV program, including its Mainstream Voucher program, in a manner which maintains BHA’s status as a ‘High Performer’
3. Expand BHA’s project-based voucher program to privately owned affordable housing developments in order to support additional housing options for HCV applicants.
4. Pursue opportunities to apply for and obtain additional HCV Vouchers.
5. Maintain, address capital improvement needs and keep fully occupied BHA’s four Project-Based Voucher developments consisting of 195 units.
6. Support the continuation of the SASH program for residents of Brookside and Walloomsac Apartment, the DREAM program for residents of Willowbrook and Beech Court Apartments and a summer lunch program at Willowbrook Apartments.
7. Collaborate with community partners to increase supportive services for both Tenant Based Voucher participants and residents of Project-Based housing.

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.

1. BHA has managed its Section 8 HCV program in a manner which has fully and effectively utilized annual available funding resources.
2. BHA has successfully implemented its Section 8 Mainstream Voucher program serving households with a non-elderly disabled adult and has increased program size to 53 allocated vouchers.
3. BHA’s four project-based housing developments have been maintained, with capital improvements under a long-term capital plan with an annual occupancy rate of 99%.
4. BHA has successfully continued all supportive services programs for its Section 8 PBV developments.

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.

BHA has fully implemented the requirements of the Violence Against Women Act (VAWA) for its Section 8 HCV programs and has Emergency Transfer Plans in place.

Other Document and/or Certification Requirements.

Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

1. Addition of new Section 8 programs or changes in preference for the Section 8 waiting list.

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.

Certification by State or Local Officials.

[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.

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. (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.

It is the Bennington Housing Authority's understanding that it is not, at this time, obligated to complete this chart. BHA is committed to fulfilling its Fair Housing obligations and continually examines its programs to identify any impediments to fair housing choice, address impediments in a reasonable fashion based on resources available and works with the Town of Bennington and its housing partners to increase housing opportunity and choice and to further fair housing in our community