

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
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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.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p> <b>PHA Name:</b> Oxford Housing Authority      <b>PHA Code:</b> MA106  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/2025  <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2025-2029  <b>Plan Submission Type</b>    <input checked="" type="checkbox"/> 5-Year Plan Submission    <input type="checkbox"/> Revised 5-Year Plan Submission </p> <p><b>Availability of Information.</b> 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><b>How the public can access this PHA Plan:</b> Main Office Bulletin Board. Anyone interested in viewing this draft plan can obtain a copy at the OHA Office located at 23 Wheelock St Oxford, MA 01540. A public hearing to present these plans and solicit public comments will be held at 10am on Tuesday, July 8, 2025, at 23 Wheelock St Oxford, MA 01540. This plan pertains only to the HUD HCV Program consisting of 153 vouchers.</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>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>														
<b>B.1</b>	<p><b>Mission.</b> 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 Oxford Housing Authority is to provide safe, secure rental subsidies for families, elderly, and handicapped or disabled persons. The OHA is to promote personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</p>														
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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 Oxford Housing Authority presents the following quantifiable goals and objectives that will enable us to serve the needs of low-income families for the next five years: • The OHA Section 8 Administrative Plan will be brought current with all changes (both required and discretionary) in accordance with Section 102 and 104 of HOTMA. • Update and implement VAWA policies to comply with VAWA 2022 implementation guidance, set forth in the Federal Register January 4, 2023 which now includes victims of human trafficking. • Continue to expand the supply of vouchers by maximizing our funding and achieving maximum utilization to help as many families as possible. To do so, the OHA will use HUD resources such as the 2-year forecasting tool to closely monitor program costs to maximize voucher utilization. • Remain committed to affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, age, disability, familial status, marital status, ancestry, status as victim of domestic violence, dating violence or stalking, actual or perceived sexual orientation, gender identity, gender expression, pregnancy or source of income. • We will continue to work with landlords and our local bank to develop a direct deposit procedure. • We continue to participate in the Massachusetts Centralized Waiting List administered by Massachusetts NAHRO chapter. • We will hold informational meetings with community partners, including landlords, to educate them on the benefits of the HCV program. • We will continue to apply for new voucher allocations as appropriate and maximize utilization of existing funding. • We will continue to pursue "High Performer" status under SEMAP by closely monitoring program performance through regular quality control reviews. • We will ensure ongoing compliance with the Limited English Proficiency (LEP) policy. • We will regularly assess the rent burden and success rates for our program participants to determine if payment standard amounts are in line with the local market.</p>														
<b>B.3</b>	<p><b>Progress Report.</b> 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>The OHA has gone through a shift in who manages and administers our Section 8 Program. Due to a change in the staffing, the OHA has given the responsibility to administer the program until further notice. However, all OHA new hires are trained by available NAHRO or Nan McKay HCV trainings on eligibility, income and rent calculation, VAWA and MCAD Fair Housing Training. Additionally, staff regularly attend training courses through Section 8 Administrators Association.</p>														
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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 OHA's goal is to update and implement VAWA policies contained within the Administrative Plan to comply with VAWA 2022 implementation guidance, set forth in the Federal Register January 4, 2023 which now includes victims of human trafficking. The OHA complies with the requirements for applicant and participant notification of rights under VAWA and has established an emergency transfer plan for the HCV program. The Oxford Housing Authority will continue to develop relationships with domestic violence victim advocates, legal aid services, and law enforcement agencies to ensure that victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking are provided the necessary support and resources as needed.</p>														
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>														
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The OHA considers the following to be a significant amendment or modification to this 5-Year Plan: 1. Any material changes to the OHA Policies set forth in the Section 8 Administrative Plan that change the fundamental structure of the OHA's mission, goals, objectives or long-term plans for the Voucher program. Changes to internal procedures that may be included as a part of these policies and clarification of daily and periodic operational program policies are not considered to be a significant amendment or modification to this 5-Year Plan. 2. Changes to the overall mission and/or the long-term goals of the OHA. 3. Changes to the amount or type of housing stock. 4. A proposed homeownership, development or mixed finance proposal.</p>														
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></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><b>Certification by State or Local Officials.</b></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 an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></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><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>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.)</b></p> <p><b>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.</b></p>

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.

**Form identification:** MA106-Oxford Housing Authority form HUD-50075-5Y (Form ID - 3664) printed by Locksann Mateo in HUD Secure Systems/Public Housing Portal at 06/27/2025 09:34AM EST