

<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 03/31/2024</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> Lakewood Township Residential Assistance Prog    <b>PHA Code:</b> NJ214  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/2025  <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> The 5 Year Plan is available at our offices 600 W. Kennedy Blvd. Lakewood, NJ. Hours are Monday-Thursday 1:00 PM- 5:00 PM. The Plan is also available at our website at <a href="http://www.ltrap.org">www.ltrap.org</a></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="164 1087 1534 1146"> <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><b>LTRAP has been in the forefront of providing assistance to low-income, very-low income, and extremely-low income families in the jurisdiction for over 45 years.</b> LTRAP's mission is to provide affordable housing to as many households as financially and legally possible. LTRAP has always maximized the budget authority awarded to the agency, while at the same time ensuring that the amount available to the participating families is adequate to secure suitable housing. LTRAP also attempts to be as user friendly in administering the Section 8 programs to both the participating landlords and tenants by clearly explaining program availability, regulations, and policies. LTRAP also has a mission to assist families in becoming more self sufficient.</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><b>LTRAP has always maintained close to 100% lease up the funds available for the Section 8 Program.</b> In order to assist as many households as possible, LTRAP always tried to ensure that Payment Standards were set within regulatory ranges. Due to the skyrocketing rental market LTRAP has had to set its payment standards at 110% of the Fair Market Rents to ensure that Housing Choice Voucher holders would be able to secure appropriate housing. Additionally, LTRAP has a successful Homeownership Program, and is offering this program both as a mortgage assistance program, or a down payment assistance program.. Since home prices have also soared the program has become less popular as most local home prices have gone out of reach of our participants, the program is still popular with approximately 10 closings per year. LTRAP also maintains a successful Family Self Sufficiency Program (FSSP) which was recently amended to adhere to all new 2022 FSS regulations. Although this program is no longer mandatory for LTRAP, we voluntarily operate the program so as to achieve our goal to assist families to become self sufficient. This program is very popular. Participants in the FSS Program accrue savings in their Escrow accounts as their income increases. After successfully completing the FSS Contract the household receives the balance in their FSS Escrow Account. We have seen many families build up generous escrow payments and many have gone on to the Homeownership Program, which is also a goal. LTRAP has and will always actively apply for additional housing funding when available. In 2022 LTRAP participated in the Emergency Housing Voucher Program for homeless households. We were awarded 23 units and all were leased. Additionally, we are preparing to adhere to the HOTMA regulation changes specifically Section 102 and 104 which should be implemented in 2025 as well as inspection updates so as to conform with NSPIRE regulations.</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>see attached to 5 Year and Annual Plan Goals.</p>														

B.4	<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 Violence Against Women and Justice Department Reauthorization Act of 2005, (VAWA) protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from HUD Section 8 assistance based on acts of such violence against them. PHAs are required to notify their program participants and landlords of their rights and obligations under VAWA. Accordingly, LTRAP utilizes HUD's revised Housing Assistance Payments Contract (HUD-52641) and Tenancy Addendum (HUD 52641-A) which contain the VAWA provisions; provide all program participants with Form HUD 50066, Certification of Domestic Violence, Dating Violence, or Stalking (at the time of admission, termination, or the start of an eviction proceeding); and provide all landlords with an Information Sheet entitled The Violence Against Women Act - Landlords Rights and Responsibilities. In responding to an incident involving domestic violence, dating violence, or stalking that may affect a tenant's participation in the Housing Choice Voucher program, LTRAP must request that the individual certifies in writing that he/she is a victim of such violence or stalking. Certification may be done by completing Form HUD 50066. The form requires specific information concerning the name of the perpetrator and the date and location of the incident. The form, if utilized to meet the certification requirement, must be completed, dated, signed and submitted by the individual within 14 business days of LTRAP request, unless extended by LTRAP. The form is available on the HUD website. Evidence other than (or in addition to) the HUD certification form may also be accepted by LTRAP to meet the certification requirement. HUD Notice PIH 2006-42 contains details regarding other acceptable forms of verification. LTRAP is not required to demand official documentation or physical proof of the violence. The signed certification or other corroborating evidence is sufficient to trigger the protections available under the Act. If the individual does not provide the Form HUD 50066 or the information that may be provided in lieu of the certification by the 14th business day, or any extension of that date authorized by LTRAP, none of the protections afforded under this Act will apply. Employees should be aware of the confidential nature of all VAWA-related documentation and must observe confidentiality requirements set forth in the Notice.</p>
C.	<b>Other Document and/or Certification Requirements.</b>
C.1	<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>A significant amendment is anything that would directly impact an applicant, participant, or owner. This includes policies that would affect the eligibility of those parties, participation in the programs, or removal from the program. An administrative change that would not directly affect those parties would not be included</p>
C.2	<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, 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.</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.	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
D.1	<p><b>Affirmatively Furthering Fair Housing.</b> (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>

**Form identification:** NJ214-Lakewood Township Residential Assistance Prog form HUD-50075-5Y (Form ID - 738) printed by Henya Richter in HUD Secure Systems/Public Housing Portal at 08/08/2024 11:20AM EST