

PUBLIC NOTICE

The Natick Housing Authority has developed its 5-Year PHA Plan and Annual Plans. The plans pertain only to the HUD Housing Choice Voucher Program consisting of 102 vouchers. The draft plans are available for review beginning July 10th, 2026, at the Authority's main office, located at 4 Cottage Street, Natick, Ma and on NHA's website at www.natickha.org. Written comments will be accepted until the close of business, Monday, August 24, 2026. In addition, a public hearing will be held on Thursday, August 27th, 2026, at 6:30pm in the Robert P. Ryan Community Hall, Natick Housing Authority, 4 Cottage Street, Natick.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	PHA Name: Natick Housing Authority PHA Code: MA092 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 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 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. How the public can access this PHA Plan: The Natick Housing Authority has developed its 5-Year PHA Plan and Annual Plans. The plans pertain only to the HUD Housing Choice Voucher Program consisting of 102 vouchers. The draft plans are available for review beginning July 10, 2026 at the Authority's main office located at 4 Cottage Street, Natick, MA and on the NHA's website at www.natickha.org. Written comments will be accepted until the close of business, Monday, August 24, 2026. In addition, a public hearing will be held on Thursday, August 27, 2026 at 6:30 pm in the Robert P. Ryan Community Hall, Natick Housing Authority, 4 Cottage Street, Natick, MA. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th><th rowspan="2" style="width: 10%;">PHA Code</th><th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th><th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th><th colspan="2" style="width: 25%;">No. of Units in Each Program</th></tr> <tr> <th style="width: 12.5%;">PH</th><th style="width: 12.5%;">HCV</th></tr> </thead> <tbody> <tr> <td style="height: 40px;"></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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
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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- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. The mission of the Natick Housing Authority is to provide affordable housing for very low and low income families through effective management and wise stewardship of public funds and partnerships with the residents of the Natick Housing Authority and the Natick community, thus enhancing the quality of life.														
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 five years. Despite limited resources and aging housing developments dating back to 1950, the Natick Housing Authority provides safe, decent, sanitary, and affordable housing opportunities for extremely low, very low and low income family, elderly and disabled households while managing limited resources efficiently. The Authority is committed to preserving affordable housing, promoting residents self-sufficiency, complying with fair housing requirements, and working collaboratively with local and regional partners.														
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. The Authority entered into an agreement with the Chelsea Housing Authority to administer its 102 Section 8 Voucher Program to run the program effectively and efficiently. This agreement was effective October, 1, 2023 through September 30, 2025. The term automatically extends for two (2) successive one (1) year periods, therefore until December 31, 2027. The Authority plans to extend the agreement to 2030.														

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 child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The Authority adopted the Chelsea Housing Authority HCV Administrative plan and follows its policy of supporting the needs of victims of domestic abuse which is outlined in their 5-year PHA Plan. The NHA's goal is to increase awareness of the VAWA protections; support housing stability for survivors; strengthen community partnerships; protect confidentiality; and provide ongoing staff training and compliance oversight.
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. The Natick Housing Authority considers the following to be a significant amendment or modification to this 5-year Plan: 1. Any material changes to the NHA Policies set forth in the Section 8 Administrative Plan that change the fundamental structure of the NHA's mission, goals, objectives, or long-term plans for the Voucher program. Changes to internal procedures that may be included as 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 NHA. 3. Changes to the amount or type of housing stock. 4. A proposed homeownership, development or mixed finance proposal.
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. Natick Housing Authority is Section 8 Voucher only agency so there is no RAB but will evaluate if one is necessary.
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	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 (AFFH).
D.1	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.

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: MA092-Natick Housing Authority form HUD-50075-5Y (Form ID - 4753) printed by Sue Hur in HUD Secure Systems/Public Housing Portal at 07/08/2026 03:25PM EST

A.	PHA Information.														
A.1	PHA Name: <u>Natick Housing Authority</u> PHA Code: <u>MA092</u> PHA Type: ☐ Standard PHA ☒ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>105</u> Total Combined Units/Vouchers <u>105</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. How the public can access this PHA Plan: The Natick Housing Authority has developed its 5-Year PHA Plan and Annual Plans. The plans pertain only to the HUD Housing Choice Voucher Program consisting of 102 vouchers. The draft plans are available for review beginning July 10, 2026 at the Authority's main office located at 4 Cottage Street, Natick, MA and on the NHA's website at www.natickha.org. Written comments will be accepted until the close of business, Monday, August 24, 2026. In addition, a public hearing will be held on Thursday, August 27, 2026 at 6:30 pm in the Robert P. Ryan Community Hall, Natick Housing Authority, 4 Cottage Street, Natick, MA. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 7.5%;">PH</th> <th style="width: 7.5%;">HCV</th> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </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
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Grievance Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Asset Management. ☐ ☒ Substantial Deviation. ☒ ☐ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Operation and Management. The Chelsea Housing Authority has been administering the NHA's 102 Section 8 Voucher Program since October 1, 2023. Significant Amendment/Modification The Natick Housing Authority has adopted a significant amendment or modification policy as outlined in the 5-Year PHA Plan for 2025-2029. (c) The PHA must submit its Deconcentration Policy for Field Office review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Designated Housing for Elderly and/or Disabled Families. ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Occupancy by Over-Income Families. ☐ ☒ Occupancy by Police Officers. ☐ ☒ Non-Smoking Policies. ☐ ☒ Project-Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The Authority entered into an agreement with the Chelsea Housing Authority to administer its 102 Section 8 Voucher Program to run the program effectively and efficiently. This agreement was effective October, 1, 2023 through September 30, 2025. The term automatically extends for two (2) successive one (1) year periods, therefore until December 31, 2027. The Authority plans to extend the agreement to 2030.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The Natick Housing Authority is a Section 8 Voucher only agency.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit?

	Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Natick Housing Authority is Section 8 Voucher only agency so there is no RAB but will evaluate if one is necessary.
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C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</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 ☐ If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☒ N ☐ N/A ☐ (b) If yes, please describe: The NHA has a Corrective Action Plan in place as a result of the Compliance Review in 2024. The NHA is working to complete this plan by September 30, 2026.
D.	Affirmatively Furthering Fair Housing (AFFH).
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Form identification: MA092-Natick Housing Authority Form HUD-50075-ST (Form ID - 9422) printed by Sue Hur in HUD Secure Systems/Public Housing Portal at 07/09/2026 10:31AM EST

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

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B.	Plan Elements														
B.1	Revision of Existing PHA Plan Elements.														

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
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- ☒ ☐ Operation and Management.
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- ☐ ☒ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☒ ☐ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Operation and Management.

The Chelsea Housing Authority has been administering the NHA's 102 Section 8 Voucher Program since October 1, 2023.

Significant Amendment/Modification.

The Natick Housing Authority has adopted a significant amendment or modification policy as outlined in the 5-Year PHA Plan for 2025-2029.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☐ ☒ Modernization or Development.
- ☐ ☒ Demolition and/or Disposition.
- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
- ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☐ ☒ Project-Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.
- ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 Progress Report.

	Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The Authority entered into an agreement with the Chelsea Housing Authority to administer its 102 Section 8 Voucher Program to run the program effectively and efficiently. This agreement was effective October, 1, 2023 through September 30, 2025. The term automatically extends for two (2) successive one (1) year periods, therefore until December 31, 2027. The Authority plans to extend the agreement to 2030.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The Natick Housing Authority is a Section 8 Voucher only agency.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
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	(b) If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☒ N ☐ N/A ☐ (b) If yes, please describe: The NHA has a Corrective Action Plan in place as a result of the Compliance Review in 2024. The NHA is working to complete this plan by September 30, 2026.

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, RBE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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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