

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: HOUSING AUTHORITY OF THE CITY OF OGDEN PHA Code: UT002</p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2022</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units: 200 Number of Housing Choice Vouchers (HCVs): 1,216</p> <p>Total Combined: 1,416</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The FY 2021 Annual PHA Plan and Plan Elements are available for review at the main office located at 1100 Grant Avenue, Ogden, Utah 84404.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
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B.	Plan Elements					
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p><u>Project Based Vouchers</u> – The Housing Authority will consider up to 70 project based vouchers for the preservation and availability of affordable housing and/or supportive housing for housing homeless families or other special need clients (homeless, disabled, veterans, victims of domestic violence, senior/elderly etc.). Project Based Vouchers will be used within Ogden City to meet the needs of clients referenced above. The HA will consider Section 8, Shelter Plus Care, and VASH vouchers. The use of project base vouchers will help expand affordable housing especially for those that are most vulnerable.</p> <p><u>Units with Approved Vacancies for Modernization</u> – The Housing Authority anticipates the renovation of 6-12 units. A request will be submitted to HUD for units to be taken offline for modernization. HACO will use Public Housing Capital Funds and Public Housing Operating Reserves to modernize and upgrade long term capital needs.</p>					

	<p><u>Other Capital Grant Programs</u> – The Housing Authority will apply, if available, for other capital grant funds related to Emergency and Security Grants. Funding will be used to insure adequate exterior lighting, security cameras, unit safety measure for tenants, etc. to provide a safer environment for tenants and staff.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attached</p>
B.4.	<p>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.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p>
C.2	<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 an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form 50077-ST-HCV-HP, 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.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).									
D.1	<p>Affirmatively Furthering Fair Housing.</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" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Fair Housing Goal: N/A - Assessment of Fair Housing is currently not a requirement of PHAs</td> </tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td style="height: 150px;"></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Fair Housing Goal:</td> </tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td style="height: 150px;"></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Fair Housing Goal:</td> </tr> <tr> <td><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> <tr> <td style="height: 150px;"></td> </tr> </table>	Fair Housing Goal: N/A - Assessment of Fair Housing is currently not a requirement of PHAs	<u>Describe fair housing strategies and actions to achieve the goal</u>		Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>		Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	
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Goals	Objective	Progress 7/1/2020 -
Insure Technology is current that allows efficiencies for staff and program participants.	<ul style="list-style-type: none"> · Update/Revise Agency website that provides fillable forms and pertinent information to include an online application and rent payment link. · Update remote access to computers to insure all staff has the ability to telework and continue to conduct business in the event of an emergency/pandemic. · Upgrade Server and Desktop Computers to include offsite remote login capability.. · Insure housing software meets the needs of all programs, user-friendly, and provides efficiencies. March 2021 and ongoing. · Paperless File System that allows easy access to participant information, reduces storage, and provides long-term cost efficiencies. 	<ul style="list-style-type: none"> · Remote Access has been provided through Splashtop allowing staff to access their work desk from home to conduct business. · Phone System has been updated. Staff have the ability to forward office calls to cell phone. Cell phones provided to staff during COVID. · Server and all work desk computers have been replaced to include new laptop computers for staff to work from home. · Under contract FileVision for paperless file system. · Under contract for website redesign.
Preservation and Expansion of Affordable Housing Units to Serve Low and Extremely Low Income families	<ul style="list-style-type: none"> · Develop 10 CROWN homes in partnership with UHC. 2021-2025 · Seek opportunities to develop workforce housing, 50-70 multifamily community. · Develop a Permanent Supportive Housing project, 40-50 units. · Reposition the Public Housing Portfolio; HUD strategies that allow the funding to move to a Section 8 base platform that encourages better-maintained units using public and private resources, easing administration burdens, and preserving affordable housing. · Improve the marketability and quality of affordable housing owned and managed by HACO, 2021-2025. Invest Capital Funds and Public Housing Operating Reserves in the modernization of Public Housing units. This would include improvements to both the exterior and interior of the buildings. · Apply for and receive tax credits or other funding at the end of LIHTC compliance period for capital improvement at Kingstowne, Tamlyn, and Victoria 	<ul style="list-style-type: none"> · Acquired land through nonprofit for potential PSH project. · Will submit tax credit application June 2022 for PSH project. · Provided new HVAC systems at Sierra, Apple Grove, and Lincoln. · New water main at Apple Grove · Provided modernization for two Lomond Garden units (A2 & C7); included cabinet/countertops, appliances, tub/surround, plumbing and electrical upgrades. Currently working in G6, D6, and F3 · Bid invitation for Galloway upgrades to exterior (roof, siding, entry and storage doors) and interior (flooring, light fixtures, baseboard, doors, and casing). · Bid invitation for Lomond Garden Community Room upgrades. · Land is very difficult to acquire for new development. Not readily available and/or very expensive.

<p>Improve, Maintain, and/or increase the availability of decent, safe, and affordable housing</p>	<ul style="list-style-type: none"> • Utilize at least 99% of available vouchers for Housing Choice Vouchers, Shelter Plus Care, Mainstream, VASH, HOPWA, and Mod Rehab programs. Annually • Maintain at least 98% or better occupancy at all Public Housing sites. Annually • Receive adequate renewal funding for all programs. This includes maximizing Section 8 subsidies to insure funding is renewed at a level to utilize all available vouchers. • Increase Housing Choice Vouchers and other special purpose vouchers as funding is available. • Maintain HUD's High Performer Status on both Public Housing and Section 8 Programs, 2020-2024 • Provide a safe Living Environment. Research the feasibility of Surveillance Cameras at Public Housing sites and Office as a deterrent to prevent crimes, assist in criminal cases, and enforce the residential lease, November 2021. Work with local police to share/discuss concerns. Increase the police presence at public housing sites as a deterrent to criminal activity. 	<p>Programs utilization 12/31/2021:</p> <ul style="list-style-type: none"> • Public Housing (to include units offline for modernizations) 98%, • Section 8 HCV & VASH, 98% • Mainstream, 83% • HOPWA and SPC, YTD/Current 100% <ul style="list-style-type: none"> • Received 15 new VASH, January 2021 • Received 15 new VASH, Effective May 2022 • Received 26 New Mainstream, October 2020 (CARES ACT) • Received 29 EHV, Effective July 1, 2021
<p>Strong Viable Agency</p>	<ul style="list-style-type: none"> • Adopt a Business Continuance Plan to ensure essential functions can continue during and after an emergency/disaster/pandemic. This would include modifications to lobby and vestibule to allow staff to interact with clients and more self-serve options for clients. • Adopt an Emergency Preparedness Plan. • Review the department's needs as it relates to training and expectation. Quarterly • Update and implement HUD regulations as it relates to the Admissions and Continued Occupancy Policy (ACOP) and Administrative Policy. Ensure all staff is aware of changes • Research and adopt an Employee Wellness Program • Updated Wage and Benefit Survey and provide meaningful evaluations and feedback 	<ul style="list-style-type: none"> - Lobby: Provided door operators for automatic vestibule doors; provide copy machine in lobby. - In process: <ul style="list-style-type: none"> • Contagious and Infectious Disease Preparedness and Recovery Plan • Emergency Preparedness Plan • Wage and Benefit Survey - Administration and Occupancy Plans are updated as needed (on going)

<p>Financially Viable and Adequate Budget Authority</p>	<ul style="list-style-type: none"> - Provide meaningful Operating Budget that considers the needs of the agency. - Operate within HUD's funding - Seek additional funding for operations and programs. - Maximize HCV funding to insure a healthy budget authority. - Ensure procurement of goods is according to policy to of goods Seek cost savings in operations to include supplies, vendors, and contracts. 	<ul style="list-style-type: none"> · Ongoing
<p>Ensure Equal Housing Opportunities for all Clients/Tenants</p>	<ul style="list-style-type: none"> · Review all policies annually to ensure policies meet Fair Housing standards to include VAWA to ensure nondiscrimination towards those we serve and employ. · Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. · Provide annual fair housing training to all staff. · If funding allows, renovate one family unit to meet ADA 	<ul style="list-style-type: none"> Ongoing Limited English Proficiency

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