

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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.** 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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.

<b>A.</b>	<b>PHA Information.</b>																								
A.1	<p>PHA Name: <a href="#">Housing Authority of the City of Ogden</a> PHA Code: <a href="#">UT002</a></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> <b>High Performer</b></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <a href="#">07/2020</a></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 <a href="#">200</a> Number of Housing Choice Vouchers (HCVs) <a href="#">1,121</a></p> <p>Total Combined <a href="#">1,321</a></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> <b>Annual Submission</b> <input type="checkbox"/> Revised Annual 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 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 style="text-align: center;"><b>The FY 2020 Annual PHA Plan and Plan Elements are available for review at the main office located at 1100 Grant Avenue, Ogden, Utah 84404.</b></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (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> </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>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> 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) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
<b>B.2</b>	<p><b>New Activities.</b></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 Assistance 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 type="checkbox"/> <input checked="" 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><b><i>Project Based Vouchers – The Housing Authority will consider 40-50 project based vouchers for supportive housing to assist with housing homeless individuals or other special need clients (homeless, disabled, veterans, victims of domestic violence, senior/elderly etc.) and/or to support longevity and availability of assisted housing to low income projects over the long term . 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.</i></b></p> <p><b><i>Units with Approved Vacancies for Modernization – The Housing Authority anticipates the renovation of 6-12 units. A request will be submitted to HUD for units to be taken off line for modernization. HACO will use Public Housing Operations Reserves, \$1,300,000, to modernize and upgrade long term capital needs.</i></b></p>
<b>B.3</b>	<p><b>Progress Report.</b></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><b><i>Not Applicable, 1<sup>st</sup> year Annual Plan within 5 Year Plan 2020-2024</i></b></p>

<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></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>
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>See Attached</b></p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>See Attached</b></p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/> - <b>The PHA Plan was presented and reviewed with the Resident Advisory Board. The RAB had an opportunity to review and comment on the PHA Plan and related policies prior to implementation. No comments or recommendations were made.</b></p> <p>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>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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> <p><b>See Attached</b></p>
<b>D Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. <b>See form HUD 50075.2 approved by HUD on 04/13/2015.</b></p>

**PHA Plan Elements**  
***Housing Needs***

<b>Housing Needs of Families on the Waiting Lists</b>		
	<b># of families</b>	<b>% of total families</b>
Waiting list total	1393	
Extremely low income <=30% AMI	1163	83%
Very low income (>30% but <=50% AMI)	203	15%
Low income (>50% but <80% AMI)	27	2%
Families with children	617	
Elderly families	204	
Families with Disabilities	471	
Race/ethnicity White	1153	83%
Race/ethnicity Black	156	11%
Race/ethnicity Indian	41	3%
Race/ethnicity Asian	20	1%
Race/ethnicity HAWAIIAN/PACIFIC IS	11	<1%
Race/ethnicity: Some families did not list	12	<1%
<b>Characteristics by Bedroom Size</b>		
1BR	773	47%
2 BR	390	33%
3 BR	189	15%
4 BR	36	4%
5 BR	4	1%
5+ BR	0	0%

***Strategy for Addressing Housing Needs***

The Housing Authority of the City of Ogden (HACO) continues to play a major role in providing affordable housing to low, very low, and extremely low income tenants within Ogden City. The HACO has 200 public housing units at six scattered sites and administers 956 Housing Choice Vouchers, 81 HUD-VASH Vouchers, 25 Shelter Plus Care Vouchers, 86 Mainstream Vouchers and funding for 6 HOPWA clients. In addition, HACO administers 42 Moderate Rehabilitation units owned by private owners. The HACO strives for 100% utilization of all housing programs administered as there continues to be a strong demand for housing assistance and affordable housing that is decent, safe, and in good repair. While the HACO served over 1,500 families during the period March 2019 thru March 2020, which includes over 1,100 children, there continues to be a strong need for the services offered by the housing authority. There are approximately 1,393 families on the waiting list.

**Actions planned for the five year plan to address the needs of public housing**

To meet this need the HACO will strive to utilize 100% of the funding received from HUD to serve the housing needs of families currently participating in programs and to expeditiously serve families that have applied and waiting for assistance. In addition, the HACO will continue to seek other funding opportunities or opportunities to partner with other agencies to meet the housing needs within Ogden City.

The HACO will continue to work towards the following goals and objectives outlined below:

**Maximize the number of affordable units available to the HACO within its current resources by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line and vacancy turnaround time.
- Insure the waiting list is properly maintained and utilized to meet the housing needs for applicants.
- Reduce time to renovate public housing units.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the HACO, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

**Increase the number of affordable housing units by:**

- Apply for additional Housing Choice Vouchers and other funding as available.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue available housing resources other than public housing or Section 8 tenant-based assistance. Seek opportunities for tax credits to construct new or rehabilitate existing housing.

**Target available assistance to Families with Disabilities:**

- Carry out modifications needed in public housing as funding allows.
- If funding is available, apply for special-purpose vouchers targeted to families with disabilities.
- Affirmatively market to local agencies that assist families with disabilities.

***Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedures***

**Eligibility:** HACO verifies eligibility for both Public Housing and the Housing Choice Voucher Program by requiring proof of Social Security Number, Proof of Birth, Proof of Identity and Third Party income verifications. Upon selection from the waiting list, each potential participant is screened for criminal activity for all programs. The agency further checks various databases that keep track of prior federally subsidized tenants and their potential debt to those agencies.

**Admission Policies:**

Except for preference, the waiting list is maintained on a first come, first serve basis.

**Waiting Lists:**

HACO maintains separate waiting lists for each program. The agency has no site based lists. Applicants may be on any waiting list they choose, utilizing one application.

**Income Targeting:**

HACO maintains the federal income targeting requirements.

**Deconcentration:**

Although there are currently no Public Housing units covered by deconcentration, the agency pursues every opportunity to encourage expanded choices for every applicant.

In an effort to expand housing choices, HACO entered into an Interlocal Agreement with Weber Housing Authority to allow each agency to operate the Housing Choice Voucher program in their respective jurisdictions. In addition, areas of high concentration of poverty are made known to clients to include encouragement to look outside these areas for housing choice. Payment Standards are reviewed at least annually to insure housing choice is not burdened by payment standards that do not meet the market conditions (payment standards may be limited by budget authority).

***Rent Determinations:***

HACO has established minimum rent for all programs at \$50 except for Shelter Plus Care and HOPWA; In addition, HACO has adopted Flat Rents for Public Housing according to HUD guidance. Housing Choice Voucher Program payments standards are set at 90 to 110% of the Fair Market Rent. Rent calculation is performed according to regulation for all programs.

***Home Ownership Program:***

HACO currently serves one family through its home ownership program. The agency currently is not accepting new families in this program and does not intend to participate once the current family is no longer on the program.

**Safety and Crime Prevention (VAWA)**

HACO encourages those experiences domestic violence, dating violence, sexual assault, or stalking to contact and file a complaint with local law enforcement. HACO has a working MOU with a local agency that assists by providing program services to those that are a victim of the acts described above. In addition, HACO recognizes VAWA as protection from denial of rental assistance or admission into a program that the applicant would otherwise qualify. Further, an incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for terminating tenancy.

***Pet Policy:***

HACO allows tenants to have pets in accordance with policy. In general, pets must be approved, appropriately inoculated against disease prescribed by the state, have a pet deposit in place, and follow the rules outlined in the policy.

**Substantial Deviation:**

As long as the change is within our mission statement and HUD regulations, it is not considered a substantial deviation from the Five Year Plan.

**Significant Amendment/Modification:**

As long as the amendment or modification to the Annual Plan or Five Year Plan is within the scope of our mission statement and HUD regulations it will not be considered significant.

**Financial Resources**

Sources	Planned Sources and Uses	
	Planned \$	Planned Uses
<b>1. Federal Grants</b>		
Public Housing Operating Fund	500,000	Public Housing Operations
Public Housing Capital Fund	400,000	Public Housing Capital Fund
Annual Contributions for Section 8 Tenant-Based Assistance & Moderate Rehabilitation, VASH, and Mainstream	7,452,600	Housing Assistance
Resident Opportunity and Self-Sufficiency Grants (FSS)	53,000	Coordinator Position
<b>Other Federal Grants (list below)</b>		
Housing Opportunity for People with Aids (HOPWA)	40,000	Housing Assistance
Shelter Plus Care	175,000	Housing Assistance for the Chronically Homeless
<b>Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>Public Housing Dwelling Rental Income</b>	560,000	Public Housing Operations
<b>Public Housing Operating Reserves (prior years)</b>	1,300,000	Public Housing Modernization/Upgrades
<b>Other income (list below)</b>		
Fraud Recovery	10,000	Section 8 Program
Public Housing Other Income	15,000	Public Housing Operations
<b>Total resources</b>	<b>10,505,600</b>	