

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

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

A. PHA Information.

A.1 PHA Name: Housing Connect PHA Code: UT003

PHA Plan for Fiscal Year Beginning: (MM/YYYY): July 1, 2020

PHA 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 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.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

B. 5-Year Plan. Required for all PHAs completing this form.

B.1	<p>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.</p> <p>At Housing Connect, we believe that a home is a space that offers safety and comfort. Our homes ground us, remind us of our deepest values and hopes, provide inspiration and motivation to succeed, and strive to better our lives and those of our families.</p> <p>Housing Connect's mission is to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization.</p>
B.2	<p>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.</p> <ul style="list-style-type: none"> • Maintain high performer status with HUD subsidized Housing Programs • Increase Affordable Housing physical units by 350 • Increase Affordable Rental Subsidies by 300 units • Diversify funding • Reposition and secure long-term viability of Public Housing properties • Continue to provide supportive services that maintain housing assistance and promote well-being
B.3	<p>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.</p> <p>See Attachment 1</p>
B.4	<p>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.</p> <p>Housing Connect provides a comprehensive array of services. We have a contract with the Unified Police Department of Greater Salt Lake to provide additional on-site Community Policing at our Public Housing Communities.</p> <p>Housing Connect ensures that all Public Housing residents, Section 8 Housing Choice Voucher program residents and Landlords and other housing program residents are notified about their rights and of their obligation under VAWA. We offer many choices regarding housing options such as moving, removal of the perpetrator and providing referrals to an outside agency that can offer help to the families. It is our policy to maintain the highest standard of confidentiality while making every opportunity available to victims so that they may feel safe and maintain housing.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Housing Connect defines significant amendment or deviation/ modification to the 5-Year Plan as any change or additional provision adopted by Housing Connect that may impact the final outcome identified in the 5-Year Plan.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input 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>

B.7	<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>
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Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

- 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. ([24 CFR §903.6\(a\)\(1\)](#))

- 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. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

- 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. ([24 CFR §903.6\(b\)\(2\)](#))

- 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. ([24 CFR §903.6\(a\)\(3\)](#))

- B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB provide comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

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 .76 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. 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.

Attachment 1-Progress Report

2015-2020 Agency Goals:

- Maximize a High Performing HUD Subsidized Housing Program (Public Housing and Section 8.)

Met goal, see the following highlights:

- Received High Performer status in Section 8 with 100% SEMAP score every year for the last 5 years.
- Received High Performer status in Public Housing program at 90% or higher every year for the last 5 years.
- Designated as a High Performer for the Capital Fund program every year for the last 5 years.
- Continually updated preventative maintenance procedures to follow REAC evaluation criteria focusing on sites, building exteriors, systems, common areas and units as consistent with HUD guidance as outlined in the Uniform Physical Conditions Standards (UPCS).

- Increase Affordable Housing units by 300

Met goal 300 total units, see the following highlights:

- 74-Bud Bailey Apartments phase II
- 80- BODHI
- 157-The Hub of Opportunity (146 residential units & 11 commercial units with an anticipation lease up Spring 2020)
- To support and further this goal agency staff have received one or more of the following training: Tax Credit Compliance, Utah Apartment Association Education, Asset Management, Fair Housing, Rent Calculation, Rapid Results Veterans Boot Camp, Customer Service in Public Housing and Housing Choice Voucher, Managing Maintenance, Housing Quality Standards, Capitol Fund Procurement, Housing Choice Voucher Executive Management, UPCS (REAC Inspection)and UPCS-V Demonstration Training, Boiler Chiller training & Permanent Supportive Housing Toolkit Training

- Increase Affordable housing in southern area of Salt Lake County.

Not met, see the following highlights:

- Identified several areas in the southern area of Salt Lake County that are projected to experience significant growth over the next decade. We have also identified leadership that we intend to meet with to discuss the importance of increasing affordable housing in their areas.
- Met with leadership in Draper, Herriman, Kearns, Magna, Midvale, Millcreek, Sandy, South Jordan, South Salt Lake, Taylorsville, West Jordan and West Valley City to discuss affordable housing opportunities.
- Increase Affordable Rental Subsidies by 450 units. (7/1/2015-6/30/2020)

Exceeded goal 483 total units, see the following highlights:

- 5/1/15 - 37 VASH
- 6/1/16 - 13 VASH
- 11/1/16 - 88 new COC Vouchers
- 7/1/17 - 7 new HOPWA
- 8/1/17 - 24 PBV VASH
- 11/1/18 - 50 Mainstream
- 7/1/18 - 2 new HOPWA
- 6/1/19 - 27 new COC Vouchers
- 7/1/19 - 14 new HOPWA
- 1/1/20 - 70 Mainstream
- 3/1/20 - 10 VASH (Estimated award date)
- *Pending request for 15 COC with a start date of 4/1/2020

Health vouchers:

- 2 - new Youth Aging out of Foster Care
- 18 - new RIO/CORE II Vouchers
- 59 - new ACT/ State Hospital Outplacement
- 22 - new Denver Street project based vouchers
- *25 - project based local rental assistance for 5th East - anticipated to be awarded before 6/30/2020

- Continue to diversify funding.

Met goal, see the following highlights:

- Over the time period July 1, 2015 to June 30, 2020, total annual revenues have increased from \$34,088,000 to \$39,735,150 for Housing Connect and its affiliated entities or an increase of 23%.

- Salt Lake County funding has increased from \$1,478,000 to \$2,258,000 or 53% and has increased from 4.3% to 5.3% of total Housing Connect funding.
 - Total government funding not from HUD has increased from \$2,892,000 to \$4,129,000, a 43% increase, and has increased from 8.5% to 8.6% of total Housing Connect funding.
 - Tenant rental revenue over this 5 year time frame has also increased from \$6,062,000 to \$7,642,000 or 26% and has increased from 17.8% to 18.1% of total Housing Connect funding.
 - HUD funding has also increased significantly over the last 5 years from \$23,521,000 to \$28,681,000 or 21.9%. This is due to large funding increases in the Housing Choice Voucher and Continue of Care programs.
 - Overall, HUD funding as a percentage of total Housing Connect funding has decreased from 69% to 68.2% where funding not related to HUD has increased from \$10,567,000 to \$13,369,000 or from 31% to 31.8% of total Housing Connect funding.
- Continue to provide supportive services to assure residents are able to maintain housing and improve well-being.

Met goal, see the following highlights:

- The Family Self Sufficiency Program had 98 households complete the program with 43 households becoming self-sufficient. Twelve households purchased their own homes and \$646,468 was dispersed in Escrow
- The HUD ROSS Service Coordinator at the County High Rise has served 234 residents since it began in 2016. The program has helped increase access to onsite services such as mobile low cost health screenings and dental care and has also helped many residents maintain their housing. The coordinator submitted a proposal to AmeriCorps for an ongoing service project that was awarded. With this award, over 70 apartments receive assistance with cleaning, garbage removal, and organizing prior to HUD inspections. This objective supports the goals of helping residents meet inspection standards and maintain their housing.
- The Parents as Teachers (PAT) program, an evidenced based early childhood intervention curriculum served 139 families and 200 children (unduplicated) from 2015-2020. 83% of youth enrolled in PAT tested on

target for Kindergarten on the Ages and Stages screening. Youth below target were referred to outside agencies for early intervention services

- Health care services have been established that provide robust services to individuals living in Permanent Supportive Housing (PSH) communities. The main partner for onsite medical is with Salt Lake's Fourth Street Clinic's Nurse Care Manager Program. It serves all Housing Connect's PSH communities and provides onsite medical, giving residents better access to medical care. The Nurse Care Manager coordinates with on-site Case Managers and works with residents to either treat or make appropriate referrals to connect individuals to a medical home.
- Housing Connect also serves as an internship host site for the following University of Utah programs: Occupational Therapy, Nursing, Physical Therapy, Pharmacy and the School of Social Work. Graduate level interns are able to assist PSH participants with a variety of services, most within the comfort of their own home.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Michael R. Gallegos, the Director of Housing and Community Development, Salt Lake Co.
Official's Name *Official's Title*

certify that the 5-Year PHA Plan of the

Housing Authority of the County of Salt Lake (doing business as Housing Connect)
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Salt Lake County

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

Housing Connect has met the development goals for the special needs populations in support of the CP and has more units planned for the next year. The collaboration goals have been instrumental to expand needed supportive services for the special populations benefitting from housing. Expanding affordable housing opportunities to areas of the county where access to jobs and transportation is in demand will demonstrate a measurement of success for those families seeking increased economic opportunities.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

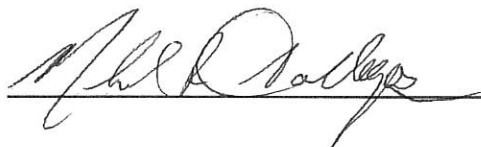
Name of Authorized Official

Michael R. Gallegos

Title

Director, Housing and Community Development
Salt Lake County

Signature



Date

3/5/20



MINUTES OF THE HOUSING CONNECT 5-YEAR AND ANNUAL PHA PLANS PUBLIC HEARING

Friday, March 6, 2020, 10:00 a.m.
Housing Connect Board Room

HOUSING CONNECT:

Janice Kimball – Chief Executive Officer
Marni Timmerman – 504 Coordinator
Dan Pincock – Executive Administrator

PUBLIC:

Sahil Oberoi – Utah Community Action

1. WELCOME

The Housing Connect 5-Year and Annual PHA Plans Public Hearing commenced at 10:06 a.m.,

2. INTRODUCTION – Housing Connect

Janice Kimball introduced herself, followed by Marni Timmerman and Dan Pincock.

3. INTRODUCTION – public

Sahil Oberoi, Director of Housing and Case Management, from Utah Community Action (UCA) introduced himself, explaining UCA's interest for being in attendance at the hearing, which was on Housing Connect's 5-Year Plan, to ensure that UCA is complementing Housing Connect's work with the populations which both agencies serve.

CEO Janice Kimball informed Mr. Oberoi that Housing Connect is considering a preference request (for 75 Section 8 vouchers) for the homeless, as well as how the vouchers would be given out (move-on, individuals, families). As feedback, Mr. Oberoi offered that there seems to be a lot of focus on families. It was noted that there is a need from UCA's standpoint for additional housing services for individuals who may or may not meet the definition of chronically homeless.

4. REVIEW

CEO Janice Kimball reviewed the agency's 5-year goals.

5. DISCUSSION

Sahil Oberoi asked about the timeframe for the vouchers and was told they will be available post-June, but CEO Janice Kimball was unsure of the exact number of vouchers, which will depend on the Board's decision. Screening and eligibility criteria changes, funding for homeless (about 1/3 of Housing Connect's resources are prioritized for the homeless), lack of physical units (and/or landlords who are unwilling to rent to homeless or those with criminal histories), and transitional case management were also among the items discussed.

6. ADJOURN

The Housing Connect 5-Year and Annual PHA Plans Public Hearing adjourned at 10:25 a.m.

Respectfully submitted,

Dan Pincock
Executive Administrator

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning July 1, 2018 , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/TMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

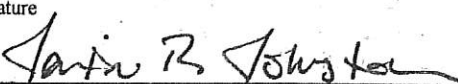
Housing Authority of the County of Salt Lake
 (dba Housing Connect)
 PHA Name

UT003
 PHA Number/HA Code

☐ Annual PHA Plan for Fiscal Year 20

☒ 5-Year PHA Plan for Fiscal Years 2021 - 2025

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Jennifer R. Johnston	Chair, Housing Connect Board of Commissioners
Signature	Date
	March 18, 2020



RESOLUTION #997

2021-2025 5-YEAR PUBLIC HOUSING AGENCY (PHA) PLAN

WHEREAS, Housing Connect has approved the 5-Year (2021-2025) agency plan; and

WHEREAS, public comments were obtained and the Resident Advisory Board has approved the 5-Year (2021-2025) agency plan:

NOW, THEREFORE, Be It Resolved by the Commissioners of Housing Connect as follows:

Section 1. That the agency 5-Year (2021-2025) plan be approved.

Section 2. That this resolution become effective for Housing Connect from July 1, 2021 to June 30, 2025.

Dated this 18th day of March, 2020


Jennifer Johnston, Chair


Janice Kimball, Chief Executive Officer