

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 09/30/2027
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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, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

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

A.	PHA Information.														
A.1	<p>PHA Name: Housing Authority of the County of Salt Lake PHA Code: UT003 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 <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: Housing Connect's 2026-2030 five year plan is available at www.housingconnect.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements. 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>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> <p>Housing Connect's goals for 2026-2030 are as follows: -Increase affordable housing physical units by 320 -Acquire 100 units of naturally affordable housing -Increase rental subsidies by 300 -Diversify funding or revenue sources -Reposition and secure long-term viability of 184 Public Housing units under HUD's various repositioning tools (i.e. RAD, Section 18 Disposition, Section 32 Home Ownership, etc.) -Utilization of Fair Cloth limit under the "Restore-Rebuild initiative" ACC to RAD conversion -Execute the Resident Services Strategic Plan -Connect 1,500 households to housing stability or financial empowerment services. -Expand access to affordable homeownership opportunities for low-income households.</p>														
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>Housing Connect's 2021-2025 Agency Goals and Progress are included as an attachment.</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 is committed to full compliance with the Violence Against Women Act (VAWA) and all related regulations. We recognize that child and</p>														

	adult victims of domestic violence, dating violence, sexual assault, or stalking face unique barriers to housing stability. In adherence to VAWA, Housing Connect will: -Prohibit denial of assistance in applicable circumstances -Ensure protection from eviction or termination of assistance -Maintain confidentiality -Provide applicable notification -Offer Emergency Transfer Options Housing Connect affirms that every individual has the right to safe, stable housing free from the threat of violence and will take all appropriate steps to ensure these protections are upheld.						
C.	Other Document and/or Certification Requirements.						
C.1	<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>A significant amendment or modification to the 5-Year PHA Plan or Annual PHA Plan excludes items described in the definition of “substantial deviation” and is defined to include: substantive changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing or Housing Choice Voucher Program; and, newly proposed demolition, disposition, designated housing, homeownership, or public housing conversion activities. A significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan excludes items described in the definition of “substantial deviation” and is defined to include: new demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance proposals; and, additions of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceed \$1 million. New activities or changes to activities that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency are excluded from the definition of significant amendment or modification. A significant amendment or modification to the 5-Year PHA Plan, Annual PHA Plan and/or CFP 5-Year Action Plan requires Housing Connect to undertake public comment and review, Board approval and HUD review/approval processes in accordance with HUD regulations.</p>						
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <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>						
C.3	<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.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>						
D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>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.)</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"> <tr> <td colspan="2">Fair Housing Goal: Adhere to Fair Housing</td></tr> <tr> <td colspan="2"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr> <tr> <td colspan="2"> <p>Housing Connect fulfills the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. Housing Connect is an anti-racist and inclusive organization. We are committed to creating opportunities for traditionally excluded groups to be included, represented, and for their voice to be heard and valued. Housing Connect has a responsibility to address structural oppression in our community through our work in housing. We stand for diversity and empathy without exception. We oppose discrimination in any form.</p> </td></tr> </table>	Fair Housing Goal: Adhere to Fair Housing		<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>		<p>Housing Connect fulfills the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. Housing Connect is an anti-racist and inclusive organization. We are committed to creating opportunities for traditionally excluded groups to be included, represented, and for their voice to be heard and valued. Housing Connect has a responsibility to address structural oppression in our community through our work in housing. We stand for diversity and empathy without exception. We oppose discrimination in any form.</p>	
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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: UT003-Housing Authority of the County of Salt Lake form HUD-50075-5Y (Form ID - 3252) printed by Lori Berry in HUD Secure Systems/Public Housing Portal at 07/11/2025 02:02PM EST

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Attachment B.3.

Progress Report

Progress Report

2021-2025 Agency Goals

- Maintain high performer status with HUD subsidized Housing Programs
 - Most recently received High Performer status in the Housing Choice Voucher program with 100% SEMAP score and High Performer status in Public Housing program at 90%.
 - As an MTW agency, in accordance with the MTW Operations Notice, we have opted to waive scoring on PHAs, but to be scored on SEMAP through FY 23 ending June 30, 2023.
 - We continue to perform an internal scoring to ensure high performance across program implementation.
- Increase affordable housing physical units by 350
 - Increased 272 total units as outlined below:
 - Increased 157 units at the HUB in fiscal year 2020-2021
 - Increased 65 units at East 72 in fiscal year 2023
 - Increased 50 units at Citizens 2 West in fiscal year
 - *Preserved 30 units at Parkhill Mobile Home Community FY 2021-2022
 - *Preserved 150 units acquired from the Salt Lake City Housing Authority at New City Plaza in fiscal year FY 2021-2022
- Increase affordable rental subsidies by 300 units
 - Increased 988 total subsidies outlined below:
 - 72 FUP - FY21
 - 111 Mainstream - FY21
 - 10 VASH - FY21
 - 10 HOPWA - FY21
 - 9 HARP - FY21
 - 25 Behavioral Health PBV - FY21
 - 131 Emergency Housing Vouchers - FY22
 - 21 Behavioral Health PBV – FY22
 - 5 VASH – FY22
 - 179 New City Plaza Protection Vouchers – FY22
 - 30 Mainstream - FY23
 - 20 Traditional HCV – FY23
 - 5 VASH – FY23
 - 24 Sunset Gardens/East 72 Protection Vouchers - FY23
 - 16 HOPWA – FY23
 - 70 Emergency Afghan Rental Housing (Short-term) – FY23
 - 50 Afghan Rental Assistance – FY23
 - 50 FUP CY 2024
 - 52 FYI CY2024

- 23 Granger Protection Vouchers CY2024/2024
 - 75 FUP Vouchers FY2025
- Diversifying funding or revenue sources
 - Over the last five years, we have increased our non-HUD funding from 36% to 42%. Our goal is to continue to diversify our funding further in the next several years. We will do this by increasing funding in the State of Utah, Salt Lake County, and other local government funding, as well as increasing the number of properties serving low-income households and thus increasing tenant rent income. In addition, we intend to increase our developer's fee revenue by engaging in redevelopment activities on the real estate portfolio that we own and through partnership with other developers.

As an MTW agency, we also have the flexibility to apply fungibility among public housing Operating Fund, public housing Capital Fund, and HCV HAP and Administrative Fee assistance. These flexibilities expand the eligible uses of each covered funding stream, but do not negate the need for accountability from its original source as well as compliance with federal grant and financial management requirements. This fungibility allows our agency to utilize funds most effectively and efficiently to further enhance the diversification of our funding.
- Reposition and secure long-term viability of Public Housing properties
 - Housing Connect originally had 626 Public Housing units. 253 units have been converted to RAD units. 155 units were disposed of under Section 18.
 - In 2021, Granger was awarded 9% Low-Income Housing Tax Credit(s) (LIHTCs). Housing Connect submitted a Section 18 disposition application that was approved in September 2023. Housing Connect submitted for, and was eligible to receive, 23 tenant-protection vouchers. Rehabilitation is completed and was finished by late calendar year 2024.
 - There are currently 184 units of Public Housing to reposition and secure long-term viability. During the second (2nd) quarter of CY 2025, a Request for Qualifications (RFQ) was issued to bring in a development consultant to reposition the remaining public housing units. Housing Connect anticipate selecting said consultant within the third (3rd) quarter of CY 2025.
- Enhance and grow supportive services that maintain housing assistance and promote well-being
 - Housing Connect continues to support resident well-being across the Permanent Supportive Housing programs, Public Housing, and Housing Choice Vouchers through a variety of services that prioritize Six Social Determinants of Health (SDoH) categories. These categories include Housing Stability, Food Security, Education, Financial Stability, Health Access, and Community Connection. Throughout 2024, 5,611 individuals were served by the Resident Services team.
 - A new Financial Wellness Case Management position (1 FTE) was added to ensure households have the resources they need to reach their financial goals. The position focuses on budgeting, credit building, savings, debt reduction, and homeownership. Since the start of the program in November 2023, participants have saved a total of \$13,284 and reduced debt by a total of \$55,695.