

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: 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, 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: <u>Davis Community Housing Authority</u> PHA Code: <u>UT009</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2024</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2024-2029</u> PHA 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 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>The Davis Community Housing Authority will post their plan on their website at daviscommunityhousing.com . A hard copy of the plan will be available at their main office during regular business hours Monday through Thursday, 7:00 a.m. to 5:00 p.m. located at 352 South 200 West, Suite 1, Farmington, Utah 84025</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>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> <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. Required for <u>all</u> 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. The Davis Community Housing Authority provides primarily rental assistance to income qualified residents of Davis County, Utah. DCHA owns and manages a variety of rental units throughout the County. The four-fold mission set forth for the organization is: *To monitor the needs of the low-income populations. *To provide safe, decent, sanitary, and affordable housing to its residents. *To maintain a superior level of public service to the community. *To be a catalyst towards resident independence (Self-sufficiency).</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>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>A. PHA Goal: Expand the supply of assisted housing Objectives:</p> <ol style="list-style-type: none"> 1. Apply for additional rental vouchers if available. 2. Leverage tax credits or other public funds, if available, to create additional housing opportunities. <p>B. PHA Goal: Improve the quality of assisted housing Objectives:</p> <ol style="list-style-type: none"> 1. High performer status in Public Housing Management System (PHAS) 2. Section 8 Management (SEMAP) score at 100% 3. Renovate or modernize public housing units as needed. 4. Train staff on current issues to implement regulatory updates and changes. <p>C. PHA Goal: Increase assisted housing choices Objectives:</p> <ol style="list-style-type: none"> 1. Continue development of relationships in the recruitment and retention of landlords. 2. Review voucher payment standard and adjust if applicable. <p>D. PHA Goal: Provide an improved living environment Objectives:</p> <ol style="list-style-type: none"> 1. Work with a developer to locate land and build affordable housing for our community. <p>E. PHA Goal: Promote self-sufficiency and asset development of assisted households Objectives:</p> <ol style="list-style-type: none"> 1. Attract supportive services for participants to attain their goals for economic self-sufficiency. <p>F. PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:</p> <ol style="list-style-type: none"> 1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. 2. Undertake affirmative measures to ensure accessibility housing to persons with all varieties of disabilities. <p>G. Other PHA Goals and Objectives:</p> <ol style="list-style-type: none"> 1. DCHA will carry out the public housing program of the agency in conformity with: <ul style="list-style-type: none"> • Title VI of the Civil Rights Act of 1964 • Fair Housing Act • Section 504 of the Rehabilitation Act of 1973 • Title II of the Americans with Disabilities Act of 1990 • Affirmatively further fair housing. 2. Update policies to incorporate necessary program changes.

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.

In reviewing the goals as stated in the most recent Five-Year Plan submitted by the Davis Community Housing Authority, we find the following:

a. Expand the supply of assisted housing

DCHA is continually searching for opportunities to expand the supply of assisted housing. We hope to obtain tax credits and State funds to build some permanent supportive or affordable housing. The project would set aside units for homeless families. In addition, we would project base Section 8 vouchers.

b. Improve the quality of assisted housing

Our modernization programs are proceeding as planned. All Capital Fund monies are obligated and expended within HUD requirements. We continue to concentrate our efforts on improving "curb appeal" at all our properties in order to meet PHAS requirements.

c. Increase assisted housing choices:

We review the payment standard as necessary.

d. Provide an improved living environment

De-Concentration has not been a problem in the DCHA complexes. DCHA has a camera system at our elderly/disabled and family projects which provides a sense of security for our residents.

e. Promote Self-Sufficiency and asset development of assisted households

DCHA works closely with other agencies that provide services for elderly and disabled families to help increase independence. A high percentage of clients are either fully or partially employed. We continue to administer a Self-Sufficiency program for Section 8 Voucher clients, who are eligible and interested, providing them with appropriate referrals when needed. DCHA will continue to provide this service to our Family Self-Sufficiency clients.

f. Ensure equal opportunity and affirmatively further fair housing for all Americans

DCHA has made changes to our policies, documents, applications, etc., concerning the disabled. Policies have been approved by FHEO and the DCHA Board of Commissioners. We continue to make progress on accessible issues for our residents that are feasible under the Uniform Federal Accessibility Standards (UFAS).

g. Manage the DCHA's existing public housing program in an efficient and effective manner thereby qualifying for the highest performance standard possible

We consistently strive to maintain a vacancy rate of 15 days or less. We will strive to gain High Performer status under PHAS.

h. Manage the DCHA's tenant based program in an efficient and effective manner; thereby qualifying for the highest performance standard possible

DCHA's Section 8 units are re-inspected under HQS quality control at 5% or more. Seventy-five percent or more of tenant files are reviewed for quality control. DCHA received High Performer status this year and we will aim to maintain this status.

i. Deliver timely and high quality maintenance service to the residents of Davis Community Housing Authority

DCHA's response time to emergency work orders is within the 24 hour standard. We consistently maintain a routine work order turn-around time within HUD standards.

j. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices

DCHA has a staff Controller and our books of account are in full compliance with GAAP.

<p>B.4</p>	<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>Comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims immediate families from losing their HUD assisted housing as a consequence of the abuse of which they were the victim.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<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>Discretionary changes which are not mandated by HUD regulation in the plans or policies of the DCHA which fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the DCHA Board of Commissioners.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" 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>
<p>C.3</p>	<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>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1

THIS SECTION IS NOT REQUIRED FOR DAVIS COMMUNITY HOUSING AUTHORITY

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.

Fair Housing Goal:
<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>

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Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

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))

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)).

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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have 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(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. 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.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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.