

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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WEBERCOUNTYHOUSINGAUTHORITY

# PHAPlans

AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**



**PHA Plan  
Agency Identification**

**PHAName:** WeberCountyHousingAuthority

**PHANumber:** UT022

**PHAFiscalYearBeginning:**07/200 2

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:**

X Main administrative office of the Ogden City Housing Authority (PHA)

The Housing Authority of the City of Ogden  
2661 Washington Blvd., Ste. 2  
Ogden, Utah 84401

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at:

X Main administrative office of the PHA

PHA Plan Supporting Documents are available for inspection at:

X Main administrative office of the PHA

**AnnualPHAPlan**  
**PHAFiscalYear2002**  
[24CFRPart903.7]

**AnnualPlanType:**

**StreamlinedPlan:**

X      **AdministeringSection8Only**

**ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

Provideabriefoverviewoftheinformationint heAnnualPlan,includinghighlightsofmajorinitiativesand discretionarypoliciesethePHAhasincludedintheAnnualPlan.

TheHousingAuthorityoftheCityofOgden,inkeepingwithitsmissionandthatofthe U.S.DepartmentofHousingandUrbanDeve lopment,willprovid edecent,safe,sanitary andaffordablehousingtothecitizensofWeberCountythroughlocalagreementsor consortiumagreements.

Theauthoritywillconducttheadmissionsprocessinamannerinwhichallpersons interestedinadmissi ontoSection8aretreatedfairlyandconsistently.Further,the authoritywillnotdiscriminateatanystageoftheadmissionsprocessbecauseofrace, color,nationalorigin,religion,creed,sex,age,orhandicap.Theauthoritywillfollow andinstru ctotherstofollowthenondiscriminationrequirementsofFederal,Stateand Locallaw.

WehaveamendedourInterimReexaminationPolic yinourAdministrativePlan regardingincreasesinincomeasfollows:.....ifthechangeisfromnon -earnedincometo earnedincomeorisananincreaseinearnedincomeand thelastrentchangewasnota decrease,theOHAwilldeferthefamily'srentincreaseuntiltheannualreexaminationin ordertoencouragefamilies tomovetoself -sufficiency.

**AnnualPlanTableofConte nts**

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocuments availableforpublicinspection .

**TableofContents**

**AnnualPlan**

- i. ExecutiveSummary
- ii. TableofContents
  - 1. HousingNeeds
  - 2. FinancialResources
  - 3. PoliciesonEligibility,SelectionandAdmissions
  - 4. RentDeterminationPoliciesN/A
  - 5. OperationsandManagementPolicies

6. Grievance Procedures
7. Capital Improvement Needs N/A
8. Demolition and Disposition N/A
9. Designation of Housing N/A
10. Conversion of Public Housing N/A
11. Homeownership
12. Community Service Programs N/A
13. Crime and Safety N/A
14. Pets N/A
15. Civil Rights Certifications (included with PHA Plan Certifications)
16. Audit
17. Asset Management N/A
18. Other Information

**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

**Required Attachments:**

- N/A Admissions Policy for Deconcentration
- N/A FY2001 Capital Fund Program Annual Statement N/A
- N/A Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - Attachment A – Section 8 Administrative Policy
  - Attachment B – Resident Membership of the PHA Governing Board/ Membership of the PHA Advisory Board
  - Attachment C – Board Resolution, Drug Free Workplace, Lobbying
  - Attachment D – Local Government Certification of Consistency with the Consolidated Plan

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction)	Annual Plan: Housing Needs
N/A	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	2. Documentation of the required deconcentration and income mixing analysis	
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations Annual Plan: Operations and Maintenance
N/A	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.79(a)]

Weber County had no data available — these represent Ogden

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide an assessment of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	3,867	5	4	5	5	4	5
Income > 30% but ≤ 50% of AMI	3,524	5	4	5	5	4	4
Income > 50% but < 80% of AMI	4,903	4	4	4	4	3	3
Elderly	4,066	4	4	4	4	3	3
Families with Disabilities	1,010	4	5	4	5	3	3
Race/Ethnicity W	21,707	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity B	646	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity AI	204	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity A/PI	348	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Other	1,315	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- X Consolidated Plan of the Jurisdiction/s  
Indicate year: 7/1/2000 - 6/30/2005
- X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset CHAS Table 1C - 1990 Census  
American Housing Survey data  
Indicate year:  
Other housing market study  
Indicate year:  
Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-widewaiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.



Waitinglisttype:(Purged3/2001) XSection8tenant -basedassistance PublicHousing CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction: WeberCountyWait.List			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	406		
Extremelylow income<=30%AMI	345	85	
Verylowincome (>30%but<=50% AMI)	45	13	
Lowincome (>50%but<80% AMI)	16	2	
Familieswith children	223	55	
Elderlyfamilies	49	12	
Familieswith Disabilities	12	03	
Race/ethnicityW	183	45	
Race/ethnicityHisp.	135	39	
Race/ethnicityB	45	11	
Race/ethnicityAI	8	02	
Asian/PacIslander	12	03	

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- N/A Employ effective maintenance and management policies to minimize the number of public housing units off -line
- N/A Reduce turnover time for vacated public housing units
- N/A Reduce time to renovate public housing units
- N/A Seek replacement of public housing units lost to the inventory through mixed financed development
- N/A Seek replacement of public housing units lost to the inventory through section 8 replacement -housing resources
- X Maintain or increase section 8 lease -rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- X Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed -finance housing
- X Pursue housing resources other than public housing or Section 8 tenant -based assistance.

**Strategy 1: Target available assistance to families at or below 30% of AMI**

N/A

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- X Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
- Other:

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- X Apply for special -purpose voucher targeted to the elderly, should they become available

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special -purpose voucher targeted to families with disabilities, should they become available
- X Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: HOPWA Application

**Need: Specific Family Types: Races and ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable N/A

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other:

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other:

**Other Housing Needs & Strategies:**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board

Results of consultation with advocacy groups

Other:

**2. Statement of Financial Resources**

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	821,799	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	821,799	

### **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

#### **(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)

No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
  - Other:
- Name, Address, & telephone # of present and prior landlord

#### **(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- X None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project -based certificate program
  - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- X PHA main administrative office
- Other (list below)

**(3) Search Time**

a. X Yes Does the PHA give extensions on standard 60 -day period to search for a unit?

Circumstances: As a reasonable accommodation and to households actively searching for housing

**(4) Admissions Preferences**

a. Income targeting

X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. X Yes Has the PHA established preferences for admission to section 8 tenant -based assistance? (other than date and time of application) (if no, skip to subcomponent)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- X Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs  
Victims of reprisals or hate crimes

Other preference:

Successful participants of "transitional" housing programs with which the agency  
has enacted a memorandum of understanding

Applicants who qualify under the JTPA definition of displaced homemaker

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing

Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

3 Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in your jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference:

3 Displaced homemaker

2 Successful participants of "transitional" housing programs which the agency has  
enacted a memorandum of understanding

4. Among applicants on the waiting list with the equal preference status, how are applicants  
selected?

X Date and time of application

5. If the PHA plans to employ preferences for "residents who live and/or work in the  
jurisdiction" (select one) N/A

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

- X Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- X The Section 8 Administrative Plan
- X Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- X Through published notices
- X Other (list below)
- Public Meetings

**4. PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

**A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

N/A

**B. Section 8 Tenant -Based Assistance**

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- X At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)



- X FMRsa readequatetoensuresuccessamongassistedfamiliesinthePHA’s segmentoftheFMRarea  
ThePHAhaschosentoserveadditionalfamiliesbyloweringthepayment standard  
Reflectsmarketorsubmarket  
Other(listbelow)

c.Ifthepaymentstandard ishigherthanFMR,whyhasthePHAchosenthislevel?  
(selectallthatapply)N/A

- FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA’s segmentoftheFMRarea
- Reflectsmarketorsubmarket
- Toincreasehousingoptionsforfamil ies
- Other(listbelow)
- N/A

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

- X Annually
- X Other:  
Asneededwhenmarketconditionschange

e.WhatfactorswillthePHAconsiderinitsassessmentoftheadquacyofitspayment standard?(selectallthatapply)

- X Successratesofassistedfamilies
- X Rentburdensofassistedfamilies
- Other(listbelow)

**(2)MinimumRent**

a.WhatamountbestreflectsthePHA’sminimumrent?(selectone)

- \$0
- \$1-\$25
- X \$26-\$50

Amendment toAdministrativePlancommentperiodwiththisplan.

- X :HasthePHAadoptedanydiscretionaryminimumrenthardshipexemption policies?  
(ifyes,listbelow)

1.Whenthefamilyhaslosteligibilityfororiswaitinganeligibilitydeterminationfora Federal,State,orlocalassistanceprogram.

2.Whenthefamilywouldbeevictedasareultoftheimpositionoftheminimumrent requirement:

3.Whentheincomeofthefamilyhasdecreasedbecauseofchangedcircumstances, includinglossofemployment;

4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;

5. When a death has occurred in the family.

**5. Operations and Management**

[24CFR Part 903. 79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization. (select one)

A brief description of the management structure and organization of the PHA follows: The Ogden Housing Authority administers the Section 8 Program for Weber County. OHA has an Exec. Director, Finance Mgr., Section 8 Supervisor, Housing Inspector, Housing Officers, and Public Housing Personnel.

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	N/A	
Section 8 Vouchers	123	80
Section 8 Certificates		
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs (list individually)	N/A	

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

N/A

(2) Section 8 Management: (list below)

Section 8 Administrative Policy – same policy for Ogden and Weber County

## **6. PHA Grievance Procedures**

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub -component 6A.

### **A. Public Housing N/A**

### **B. Section 8 Tenant -Based Assistance**

1. X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

X PHA main administrative office

Other (list below)

## **11. Homeownership Programs Administered by the PHA**

[24CFR Part 903.79(k)]

### **A. Public Housing N/A**

Exemptions from Component 11 A: Section 8 only PHAs are not required to complete 11 A.

### **B. Section 8 Tenant Based Assistance**

1. X Yes Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

X Yes Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- X 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA established eligibility criteria

X Yes X No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? **Criteria to be determined**. If yes, list criteria below:

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.79 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

X No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)

- X     Coordinate the provision of specific social and self-sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and program offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- X Preference/eligibility for section 8 homeownership option participation
- Other policies:

b. Economic and Social self-sufficiency programs

X No:                   Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)


**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	
Section 8	0	0

b. Yes X No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- N/A Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- X Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

N/A

**13. PHA Safety and Crime Prevention Measures N/A**

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

**CIVIL RIGHTS CERTIFICATION**

The Housing Authority of the City of Ogden as the Administrator for the Weber County Housing Authority does hereby agree and certify that it will carry out this Agency Plan in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply 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 American Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition.

\_\_\_\_\_  
Susan Manning, Executive Director Date

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24CFR Part 903.79(p)]

- 1. X Yes                    Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
- 2. X Yes                    Was the most recent fiscal audit submitted to HUD?
- 3. X No                    Were there any findings as the result of that audit?
- 4.                            If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
- 5. N/A                      Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

**17. PHA Asset Management N/A**

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to perform and small PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

**18. Other Information**

[24CFR Part 903.79(r)]

**A. Resident Advisory Board Recommendations**

- 1. X No : Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are: (if comments were received, the PHA **MUST** select one) Attached at Attachment (Filename)
- 3. In what manner did the PHA address those comments? (select all that apply) N/A  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
 List changes below:  
  
 Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

- 1. X No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)
- 2. X Yes : Was the resident who serves on the PHA Board elected by the residents? (If no, continue to question 3; if no, skip to sub -component C.)

**3. Description of Resident Election Process**

- a. Nomination of candidates for place on the ballot: (select all that apply)
  - X Candidates were nominated by resident and assisted family organizations
  - X Candidates could be nominated by any adult recipient of PHA assistance
  - Self-nomination: Candidates registered with the PHA and requested a place on ballot
  - Other: (describe)
- b. Eligible candidates: (select one)
  - Any recipient of PHA assistance
  - Any head of household receiving PHA assistance
  - X Any adult recipient of PHA assistance
  - Any adult member of a resident or assisted family organization
  - Other (list)
- c. Eligible voters: (select all that apply)
  - X All adult recipients of PHA assistance (public housing and section 8 tenant -based assistance)
  - Representatives of all PHA resident and assisted family organizations
  - Other (list)



**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Weber County, Utah

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.  
Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)  
Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Continued Rent Subsidy Assistance.  
Assuring that the Section 8 Assisted Units meet HQS and rent reasonableness standard.

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

**Attachment A**

**Amendments**

**Section 8 Administrative Policy**

**Administrative Policy:**

Chapter 2, E, 7 – Other Criteria for Admissions : add: “Failure of an applicant or participant to provide requested information regarding criminal activity or to provide false information will be considered cause for denial or termination from participation on the program.” ..... **9** Currently we prohibit abusive or violent behavior on the part of any family member of a participating family against OHA personnel. Add: “and any landlord, owner or agent.”

Chapter 3, C -Application Procedures: add: violent criminal activity “and crimes which require lifetime registration on the Sexual Predators Registry.”

Chapter 4, B. –Waiting List Preferences : add:

Ten (10) preference points will be awarded to applicants who are displaced due to a declared natural disaster.

Five (5) preference points will be awarded to successful participants referred to the agency from “transitional” housing programs with which the agency has enacted a memorandum of understanding.

One (1) preference point will be awarded to each elderly, disabled or applicant who meets the definition of displaced homemaker under the JTPA program.

The preference points are noncumulative.

### **Chapter 11, F –Acceptability Criteria and Exception to HQS**

Currently we use the Housing Quality Standards, which are minimal standards. We wish to encourage more decent housing by increasing the standards as follows:

All sleeping rooms and each living level must have a working smoke detector.

All light sockets must have working light bulbs and if the light is designed to have a cover, the cover must be installed.

All basement bedroom windows must have a minimum of 3 square feet of openable area.

All water heaters in living areas must be enclosed.

All windows and window panes must be intact (not broken or cracked).

All exterior siding must be complete and intact (no missing siding or trim larger than 12”

X 3”.

All interior walls, ceilings and floors must be intact (no holes larger than 2” X 2” and must not allow exterior elements into the interior.

All bedrooms must have doors for privacy.

**Chapter 11, H –Emergency Repair Items** add: “broken window that allows elements to enter during cold weather”.

### **Chapter 16 –Denial or Termination of Assistance**

Add: I. –Suspension

If the agency has determined that the participant may have violated a family obligation or program requirement which would be cause for termination, the voucher may be suspended pending a final investigation, prior to termination of the voucher. Housing Assistance Payments will be paid during the suspension period, not to exceed 30 days. Neither a Request for Tenancy Approval nor a request for portability will be approved during a suspension.

If the agency is not currently paying a Housing Assistance Payment on behalf of the suspended voucher holder, the suspension may be extended up to 90 days to resolve the matter only with the Executive Director's approval.

### **Chapter 17 – Complaints and Appeals**

All reference to 5 days to either request or schedule hearings will be changed to ten (10) days.

## **Attachment B**

### **Resident Membership of the PHA Governing Board Membership of the Resident Advisory Board**

Beatrice Odell has been appointed by the Mayor of the City of Ogden to serve as a member of the Ogden Housing Authority Board of Commissioners. The City Council must ratify this appointment. She was selected by a majority vote of the Resident Advisory Board members.

All adult participants of the Section 8 Voucher Programs of Ogden and Weber Counties as well as Public Housing Programs are members of the Resident Advisory Board. The elected officers for this year are:

Beatrice Odell Chairperson  
Carolyn Palmer Vice Chair  
Tabatha Valdez Secretary/Treasurer  
Albert Moffatt ADA Representative  
Tina Phillips Parliamentarian

**AttachmentC**

BoardResolution,  
DrugFreeWorkplace,  
Lobbying

**AttachmentD**

**LocalGovernmentCertificationofConsistencywiththe  
ConsolidatedPlan**

