

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.														
A.1	<p>PHA Name: <u>Weber Housing Authority</u> PHA Code: <u>UT022</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The Weber Housing Authority 5 Year Plan can be viewed during regular business hours at our office located at 237 26th Street, #E220 Ogden, Utah 84401. It is also available on the website at https://weberhousingauthority.gov.</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.														

<p>B.1</p>	<p>Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>The mission of the Weber Housing Authority is to assist families in seeking and obtaining affordable, decent, safe and sanitary housing for the low-income population in Weber County. The Weber Housing Authority strives to promote personal, economic and social upward mobility to provide households the opportunity to strive for self sufficiency. Over the next five years, the Weber Housing Authority will develop a Permanent Supportive Housing project for chronically homeless, disabled households in Weber County. The Weber Housing Authority will continue to administer the Housing Choice Voucher, Mainstream Voucher, Tenant Protection Voucher, Supportive Housing Program, Emergency Home Repair and Homeownership Assistance Program and will ensure that programs are fully leased and administered in an efficient and successful manner. In order to meet the housing needs of low-income, very low-income and extremely low-income families, the Weber Housing Authority (WHA) has established the following quantifiable goals and objectives for the next five years: 1. Expand Affordable Housing Opportunities. WHA will increase the number of Housing Choice Vouchers under lease and will achieve a target utilization rate of 95% of higher annually. WHA will develop at least 60 affordable housing units through LIHTC partnerships, or other development activities. 2. Improve Housing Quality and Safety. WHA will achieve a 98% pass rate on HQS inspections each year until INSPIRE is adopted, at which time WHA will achieve an 85% pass rate until the program is fully utilized. By year 3 of the plan, WHA will achieve a 98% pass rate on INSPIRE inspections. 3. Promote Housing Stability for Extremely Low-Income Households. WHA will reserve 7% of turnover vouchers annually for homeless, disabled households. WHA will continue to partner with the BoS Continuum of Care to house at least 22 chronically homeless, disabled households each year. WHA will maintain a 95% lease up rate in project based voucher developments serving extremely low-income households. 4. Strengthen Partnerships and Funding. WHA will secure at least 4 new external funding sources (or grants) during the 5 year plan period. Establish or expand 5 formal partnerships with service providers in areas of supportive housing, healthcare and workforce development.</p>
<p>B.2</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 5 years.</p> <p>In order to meet the housing needs of low-income, very low-income and extremely low-income families, the Weber Housing Authority (WHA) has established the following quantifiable goals and objectives for the next five years: 1. Expand Affordable Housing Opportunities. WHA will increase the number of Housing Choice Vouchers under lease and will achieve a target utilization rate of 95% of higher annually. WHA will develop at least 60 affordable housing units through LIHTC partnerships, or other development activities. 2. Improve Housing Quality and Safety. WHA will achieve a 98% pass rate on HQS inspections each year until INSPIRE is adopted, at which time WHA will achieve an 85% pass rate until the program is fully utilized. By year 3 of the plan, WHA will achieve a 98% pass rate on INSPIRE inspections. 3. Promote Housing Stability for Extremely Low-Income Households. WHA will reserve 7% of turnover vouchers annually for homeless, disabled households. WHA will continue to partner with the BoS Continuum of Care to house at least 22 chronically homeless, disabled households each year. WHA will maintain a 95% lease up rate in project-based voucher developments serving extremely low-income households. 4. Strengthen Partnerships and Funding. WHA will secure at least 4 new external funding sources (or grants) during the 5-year plan period. Establish or expand 5 formal partnerships with service providers in areas of supportive housing, healthcare and workforce development.</p>
<p>B.3</p>	<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>The Weber Housing Authority was able to meet all goals outlined in the objectives of the previous 5-year plan. Goal 1: To improve the quality of assisted housing through ensuring that HQS standards were met, outreach to new landlords with high quality rental units, and ensuring that pre-1978 units were lead based safe and encouraging participants to seek out high quality units in Weber County. In addition, the WHA was able to create and implement a "Move On" strategy for households exiting the Permanent Supportive Housing program.</p>
<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 survivors of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Weber Housing Authority is committed to ensuring that survivors of domestic violence, dating violence, sexual assault and stalking have safe and equal access to housing and housing assistance. In compliance with the Violence Against Women Act (VAWA) and HUD regulations, the WHA has adopted the following goals, activities, objectives and policies to meet the needs of survivors. Goals: 1. Protect Housing Rights- WHA will ensure that survivors are not denied admission, terminated from assistance,</p>

	<p>or evicted solely because they are victims of domestic violence, dating violence, sexual assault, or stalking. 2. Promote Safety and Housing Stability- WHA will provide survivors with safe housing options that reduce the risk of continued abuse. 3. Facilitate Access to Services. WHA will strengthen the relationship between Your Community Connection (Weber County's domestic violence shelter) in an effort to connect survivors with advocacy, counseling, legal aid, and supportive services. Activities and Policies: 1. Emergency Transfers: WHA will implement and maintain an Emergency Transfer Plan that allows survivors to request a safe and immediate transfer to another available and safe unit or voucher. 2. Confidentiality Protections: WHA will ensure the strict confidentiality of all survivor information in accordance with VAWA requirements. 3. Lease Bifurcation: Where necessary, WHA will bifurcate a lease to remove a perpetrator while allowing the survivor and remaining household members to retain assistance. 4. Provide ongoing training for WHA staff and property owners on VAWA protections, trauma informed practices, and survivor centered approaches. Programs and Partnerships: 1. Supportive Service Referrals. WHA will partner with Your Community Connection and legal aid to connect survivors with resources that promote safety, stability and recovery. 2. Community Coordination: WHA will participate with the Balance of State Continuum of Care and victim service coalitions to coordinate housing and supportive service efforts for survivors.</p>
B.5	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>The Weber Housing Authority does not intend to select any housing projects with project-based assistance in the upcoming 5 years.</p>
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>No significant amendment or modification is being made the Weber Housing Authority's 5-year plan.</p>
C.2	<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>
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>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</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>

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 1.23 hours per year per response or 6.15 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 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.

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