**PHA Annual Plan Elements 2022**

A1. PHA Information

**PHA Name:** Weber Housing Authority, UT022

**PHA Code:** UT022

**Fiscal Year Beginning:** December 1, 2021

**PHA Inventory:** 124 Housing Choice Vouchers, 59 Tenant Protection Vouchers, 79 Mainstream Vouchers, 13 Family Unification Vouchers, 21 Supportive Housing Vouchers, 4 Shelter Plus Care Vouchers

**PHA Plan Submission Type:** Annual

**Availability of Information:** All documents can be viewed at the Weber Housing Authority offices during regular business hours. The Weber Housing Authority is located at 237 26th Street #E220, Ogden, Utah 84401

B.1. Revision of Existing PHA Plan Elements

1. Statement of Housing Need

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| --- | --- | --- |
| **Weber Housing Authority Waiting List** | | |
|  | # of Households | % of Total Households |
| Total # of Households on the Waiting List | 982 |  |
| Families with Children | 286 | 29.12% |
| Elderly Families | 119 | 12.12% |
| Families with Disabilities | 362 | 36.86% |
| **Totals by Income** | | |
| Extremely Low Income | 420 | 42.77% |
| Very Low Income | 124 | 12.63% |
| Low Income | 37 | 3.77% |
| Over Income | 20 | 2.04% |
| Incomplete Income Data | 381 | 38.80% |
| **Totals by Bedroom Size** | | |
| 1 Bedroom | 738 | 76% |
| 2 Bedroom | 135 | 14% |
| 3 Bedroom | 28 | 3% |
| 4 Bedroom | 4 | .04% |
| 5+ Bedroom | 57 | 5% |
| **Totals by Racial Group** | | |
| American Indian/Alaska Native | 28 | 2.85% |
| Asian | 5 | 0.51% |
| Black/African American | 54 | 5.50% |
| Native Hawaiian/Pacific Islander | 9 | 0.92% |
| White | 705 | 71.79% |
| **Totals by Ethnicity** | | |
| Hispanic | 156 | 15.89% |
| Non-Hispanic | 388 | 39.51% |

1. **Addressing Housing Needs**

Weber Housing Authority provides affordable housing options to extremely low income, very low income and low-income households in Weber County. There are currently 982 households on the waiting list. The Weber Housing Authority administers 124 Housing Choice Vouchers, 59 Tenant Protection Vouchers, 79 Mainstream Vouchers, 13 Family Unification Vouchers, 21 Supportive Housing Vouchers, and 4 Shelter Plus Care Vouchers. The Weber Housing Authority also owns three single-family homes that are rented to low income households. Full utilization is the goal for all programs administered by the Weber Housing Authority. As the price of homes and rent increases, the need for affordable housing resources continues to be in demand. The Weber Housing Authority will continue to identify affordable housing options for the low-income residents of Weber County. The following goals have been set by the Weber Housing Authority in an effort to address the affordable housing needs in the upcoming year:

* Maintain the waiting list and ensure that households are served in a professional and humane manner
* Strive for 100% utilization of all programs
* Provide outreach efforts to landlords that own property outside of high poverty concentration areas
* Identify additional affordable housing resources
* Construct one affordable housing LIHTC property

1. **Deconcentrating and Other Policies that Govern Eligibility, Selection and Admissions**

The Weber Housing Authority provides a map of Weber County to all new participants at orientation that shows the areas of high concentration of poverty and provides opportunities to resident’s to choose the unit that best meets their needs. Participants are pulled from the waiting list based on date and time of application, and the Weber Housing Authority maintains one waiting list for all programs.

1. **Financial Resources**
2. **Rent Determination**

The Weber Housing Authority has established a minimum rent of $50 for the Housing Choice Voucher program. The remainder of the programs do not have a minimum rent. Payment standards are set at 100% of Fair Market Rent, with the exception of 1-bedroom units, which is set at 110% of the Fair Market Rent.

1. **Homeownership Programs**

The Weber Housing Authority does not have a voucher Homeownership Program.

1. **Safety and Crime Prevention (VAWA)**

Victims of dating violence, sexual assault, domestic violence or stalking are provided their legal rights during orientation and the Weber Housing Authority provides referrals to local victim’s rights organizations as situations arise. The Weber Housing Authority also educates landlords who’s tenants are victims of violence, sexual assault, domestic violence or stalking on tenant rights.

1. **Substantial Deviation**

As long as the change is within the mission of the Weber Housing Authority and follows HUD regulations and recommendations, it is not considered a substantial deviation from the Weber Housing Authority’s 5 Year Plan.

1. **Significant Amendment/Modification**

As long as the amendment or modification is within the mission of the Weber Housing Authority and follows HUD regulations and recommendations, it is not considered a substantial deviation from the Weber Housing Authority’s 5 Year Plan.

B3. Progress Report

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| --- | --- | --- |
| Goal | Objective | Progress |
| Promote Participant Self-Sufficiency | 1. Continue to build relationships with partnering agencies that offer services to participants and will refer participants to resources as needed. 2. Meet with zero income participants on a quarterly basis to assess resources and encourage self-sufficiency. | 1. Referrals are made on a regular basis to partnering agencies. 2. All zero income participants are scheduled for quarterly meetings and referred to local service providers as needed. |
| Improve the Quality of Assisted Housing | 1. Maintain the “High Performer” designation for the Housing Choice Voucher Section Eight Management Assessment Program (SEMAP). 2. Develop and implement strategies to improve the quality of the units under the HCV Program. This will include enforcement of the HQS standards, outreach to new landlords with high quality units, requiring that pre-1978 units are certified as lead safe, and encouraging resident to seek out high quality units in Weber County. 3. Implement a “Moving On” strategy for households exiting the PSH Program and transitioning to the Housing Choice Voucher Program. | 1. WHA has maintained the high performer designation since 2015. 2. Policy was created to increase HQS enforcement and outreach to new landlords. Tenants are encouraged to seek out high quality units in Weber County during tenant orientation. 3. WHA adopted and implemented a Move On strategy for the PSH program and has been successful in transitioning households from the PSH program to the Housing Choice Voucher program. |
| Ensure Equal Opportunity and Affirmatively Further Fair Housing | 1. Ensure that all materials are available in English and Spanish. 2. Continue to track request for reasonable accommodations and respond in a timely manner. 3. Regularly monitor the waiting list to ensure diversity ratios are proportionate to the population and continue to promote programs to all races and ethnicities. | 1. All required forms are available in both Spanish and English and as new forms are adopted, they are translated and made available to participants. 2. Requests for reasonable accommodations are tracked and responses are provided in a timely manner. 3. The waiting list is tracked and outreach efforts are made to promote programs to all races and ethnicities. |
| Enhance Staff Professional Development | 1. Meet with local PHA’s on a quarterly basis to discuss best practices in the HCV program, Shelter Plus Care and Supportive Housing Program 2. Improve the proficiency of financial management and governance. 3. Attend local trainings and strive to attend at least one National conference on a yearly basis. | 1. WHA attends quarterly meetings with PHA’s throughout the State to discuss best practices and procedures for HCV, SPC and SHP. 2. WHA works closely with the Weber County Comptroller to ensure that financial management and governance are operating smoothly and efficiently. This is an ongoing goal of the WHA. 3. Covid has delayed and canceled the majority of conferences over the last year, but the WHA strives to attend online conferences as availability allows. |