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| <b>5-Year PHA Plan<br/>(for All PHAs)</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>Expires 09/30/2027</b> |
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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.

| <b>A.</b>          | <b>PHA Information.</b>  |                    |          |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |
|--------------------|--|--------------------|----------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|--|--|--|--|--|--|
| A.1                | <p><b>PHA Name:</b> Bear River Regional Housing Authority      <b>PHA Code:</b> UT030<br/> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/2025<br/> <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2025-2029<br/> <b>Plan Submission Type</b>   <input checked="" type="checkbox"/> 5-Year Plan Submission   <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><b>How the public can access this PHA Plan:</b> The 5-Year PHA Plan for the Bear River Regional Housing Authority will be made available in a hard copy format at the Logan office of Bear River Association of Governments, 170 North Main, Logan, Utah and at the Brigham city office of Bear River Association of Governments, 35 East 100 South, Brigham City, Utah. The public may also access the plan by referring to the agency website at <a href="http://brag.utah.gov/depts/housing-authority/">brag.utah.gov/depts/housing-authority/</a></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th rowspan="2" style="width:25%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width:20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width:25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:12.5%;">PH</th> <th style="width:12.5%;">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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|                    |  | PH                 | HCV      |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |
|                    |  |                    |          |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |
| <b>B.</b>          | <b>Plan Elements. Required for all PHAs completing this form.</b>  |                    |          |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |
| B.1                | <p><b>Mission.</b> 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>The mission of the Bear River Regional Housing Authority is to provide safe, decent and sanitary housing conditions in an environment free of discrimination for very low-income families and to manage resources efficiently.</p>   |                    |          |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |
| B.2                | <p><b>Goals and Objectives.</b> 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>1. Maintain lease-up rate at 98% or better; 2. Apply for new vouchers should they come available and as it is in best interest of the community; 3. Learn and explore HUD's Project Based Voucher Program to determine possible implementation as it is in best interest of the community; 4. Learn and explore affordable housing development projects as it is in best interest of the community; 5. Prepare and implement HUD's Housing Opportunities Through Modernization Act (HOTMA) as applicable to the Housing Choice Voucher Program and as directed by HUD; and, 6. Prepare and implement HUD's NSPIRE-V standards as pertaining to housing inspections no later than October 1, 2025.</p>  |                    |          |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |
| B.3                | <p><b>Progress Report.</b> 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>During the past five years the Bear River Regional Housing Authority achieved a high voucher utilization rate of not less than 99% and even reached a rate of 100% several times. The high utilization rate is a result of careful program monitoring as well as dedicated staff who work hard. During the past 5 years the PHA applied and received 5 VASH vouchers to serve veterans who are homeless or at risk of homelessness, 30 Mainstream vouchers to serve disabled households, and 4 housing choice vouchers. This makes a total of 131 vouchers administered by the Bear River Regional Housing Authority. In '2024 the PHA saw and assisted with the transition of a housing choice voucher participant receiving rental assistance to the homeownership program where the housing choice voucher program assists the family with their mortgage. The homeownership program continues to provide support for families to achieve homeownership which otherwise would not be able to do so on their own The Bear River Regional Housing Authority places great emphasis on maintaining the integrity of the Housing Choice Voucher Program. During the past five years the housing authority staff have stayed informed with HUD updates regarding changes to program regulations. Because of new staff members in the last five years, the PHA participated in a week long training with Nan McKay and Associates, a highly reputable consulting The Bear River Regional Housing Authority carefully monitors the program in an effort to maintain the integrity of the program and make certain that eligible families receive the assistance. This is done by completing thorough reviews of case files prior to admission as well as at annual reviews and interims. The PHA investigates all reports of fraud to ensure that only households who are compliant with program requirements are recipients of the rental assistance.</p>   |                    |          |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |

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| B.4   | <p><b>Violence Against Women Act (VAWA) Goals.</b> 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>As the Bear River Regional Housing Authority administers the Housing Choice Voucher Program, the PHA will continue to support and implement the VAWA Act and the HUD regulation at 24 CFR 5.2005(b) in order to serve the needs of adults and children who are victims of domestic violence. The Bear River Regional Housing Authority will place emphasis on making all applicants and participants informed at the time of their application as well as during their participation with the HCV Program of the VAWA Act and their rights to petition assistance through the VAWA Act should it be needed.</p>  |   |   |
| C.  | <p><b>Other Document and/or Certification Requirements.</b></p>  |   |   |
| C.1   | <p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Any changes not mandated by HUD regulation that would alter the mission, goals and or objectives of the PHA 5-Year Plan of the Bear River Regional Housing Authority will require approval from the Bear River Regional Housing Authority Board after reviewing any comments from the Resident Advisory Board and public hearing.</p>   |   |   |
| C.2   | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?<br/> 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><b>Certification by State or Local Officials.</b></p> <p>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.</p>  |   |   |
| C.4   | <p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?<br/> Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>  |   |   |
| D.  | <p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>  |   |   |
| D.1   | <p><b>Affirmatively Furthering Fair Housing.</b> (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" data-bbox="147 1356 1546 1747"> <tr> <td data-bbox="147 1356 1546 1430"> <p><b>Fair Housing Goal: Bear River Regional Housing Authority will treat all households equally, providing the same opportunity to access services, regardless of family characteristics and background.</b></p> </td> </tr> <tr> <td data-bbox="147 1430 1546 1747"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Bear River Regional Housing Authority shall not discriminate because of race, color, sex, religion, familial status, age, disability or national original. Furthermore, the Bear River Regional Housing Authority will not discriminate on the basis of marital status, gender identity, or sexual orientation. This will be accomplished by ensuring that those households who have non-English language preferences are properly served by the PHA accessing language translation services. The Bear River Regional Housing Authority will provide reasonable accommodations for disabled households to ensure that they have fair and equal opportunities to access the housing services provided by the PHA. The PHA will ensure that households are properly informed of the opportunity to request language assist services as well as reasonable accommodations for disabled households.</p> </td> </tr> </table> | <p><b>Fair Housing Goal: Bear River Regional Housing Authority will treat all households equally, providing the same opportunity to access services, regardless of family characteristics and background.</b></p> | <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>The Bear River Regional Housing Authority shall not discriminate because of race, color, sex, religion, familial status, age, disability or national original. Furthermore, the Bear River Regional Housing Authority will not discriminate on the basis of marital status, gender identity, or sexual orientation. This will be accomplished by ensuring that those households who have non-English language preferences are properly served by the PHA accessing language translation services. The Bear River Regional Housing Authority will provide reasonable accommodations for disabled households to ensure that they have fair and equal opportunities to access the housing services provided by the PHA. The PHA will ensure that households are properly informed of the opportunity to request language assist services as well as reasonable accommodations for disabled households.</p> |
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