

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, 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	PHA Name: Housing Authority of the City of Greeley PHA Code: CO035 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type ☐ 5-Year Plan Submission ☒ Revised 5-Year Plan Submission 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 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. How the public can access this PHA Plan: The following are the specific locations where the public may obtain copies of the 2025 5-Year PHA Plan: •Administrative Office – 903 6th Street Greeley, CO 80631 •GHA's Website: www.greeleyhousing.org ☒ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <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: Housing Authority of the City of Greeley</td><td>CO035</td><td>Public Housing & Housing Choice Voucher</td><td>Multifamily and Conventional Portfolio</td><td>86</td><td>730</td></tr> <tr> <td>Housing Authority of Weld County</td><td>CO090</td><td>Housing Choice Voucher</td><td>Not Applicable</td><td>0</td><td>433</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: Housing Authority of the City of Greeley	CO035	Public Housing & Housing Choice Voucher	Multifamily and Conventional Portfolio	86	730	Housing Authority of Weld County	CO090	Housing Choice Voucher	Not Applicable	0	433
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B.	Plan Elements. Required for all PHAs completing this form.																				
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. To develop and promote housing for the needs of low-income families in the PHA's jurisdiction by expanding the supply of assisted housing, collaborative partnerships with other agencies, developing quality properties we manage, and improving the community with economic vitality by providing the families with the peace of mind of clean, safe and stable homes.																				
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. PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING, I.E., HOUSING VOUCHERS The PHA established the following objectives to strive in meeting goal #1: •Apply for additional rental vouchers as available •Leverage private or other public funds to create additional housing opportunities •Conduct outreach efforts to potential voucher landlords •If available, expand the project-based voucher program through processes stated in GHA's administrative plan PHA GOAL #2: ORGANIZE AND DELIVER SERVICES MORE EFFECTIVELY, IMPROVE THE WAY WE WORK, ENHANCE CUSTOMER SERVICE, STREAMLINE OPERATIONS The PHA established the following objectives to strive in meeting goal #2: •Enhance self-service and new technology for staff and customers- increase online resident, applicant, landlord portal usage to improve efficacy in filling out forms •Enhance resident trust and quality of life at all communities by improving customer service from results of annual satisfaction surveys •Further staff and board of commissioners training and development by providing pertinent training opportunities through external programs (e.g., NAHRO, Nan McKay, Nelrod, etc.) and through internal programs for staff (e.g. customer service, trauma informed care, de-escalation, etc.). •Work to attain high performer status in accordance with SEMAP/PHAS scoring. •Ensure HCV and Public Housing program administrative plan updates are completed yearly including new HOTMA rules •Continue to provide training and support opportunities to new and existing GHA staff members •Continue analyzing current industry practices and creating more efficient operational processes and procedures in order to provide a high level of client services to program participants and																				

	landlords PHA GOAL #3: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING The PHA established the following objectives to strive in meeting goal #3 •Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability •Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required PHA GOAL #4: ENHANCE COMMUNICATIONS WITH INTERNAL AND EXTERNAL STAKEHOLDERS The PHA established the following objectives to strive in meeting goal #4 •Communicate GHA's impact in the community through email blasts, social media, news releases, •Communicate that GHA is a great place to work to attract and keep top talent •Enhance communications with GHA employees: oEmails, reports and presentation decks, memos and notices, face-to-face meetings, new software, electronic surveys PHA GOAL #5: EXPAND AND IMPROVE AFFORDABLE HOUSING The PHA established the following objectives to strive in meeting goal #5 •Preserve the affordability of existing affordable housing portfolio •Identify, secure, and utilize funding sources for energy efficiency upgrades •Apply for tax credits once new development opportunities emerge •Facilitate the development of affordable housing utilizing development tools such as its tax-exempt status, issuing bonds, and partnering with private developers •Increase number of voucher holders leasing units in high opportunity areas PHA GOAL #6: REPOSITIONING OF CURRENT PUBLIC HOUSING PORTFOLIO The PHA established the following objectives to strive in meeting goal #6 •Work with local stakeholders to identify which Public Housing units would benefit from repositioning. •Begin having discussions with the Denver Field Office, Special Application Center to determine what form of repositioning would benefit the GHA. •Work hand in hand with HUD, Local Stakeholders, Developers and landlords to prevent any existing Public Housing Tenants from experiencing homelessness.
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. GHA's Board of Directors completed a national Executive Director search to bring stability and modernization to the Housing Authority. The Greeley Housing Authority is committed to meeting its current 5-Year PHA Plan.
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. The Greeley Housing Authority assists victims of domestic violence, dating violence, sexual assault, stalking and human trafficking with housing protections to help keep them safe and reduce their likelihood of experiencing homelessness. A notice of occupancy rights, and Emergency Transfer plan were created and implemented to comply with the re-authorization of VAWA. The Greeley Housing Authority meets all PHA requirements in three areas, notification, documentation, and confidentiality.
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. The Greeley Housing Authority definition of Substantial Deviation or Significant Amendment or Modification states: 1. Substantial Deviation or Significant Amendment from the 5-year Plan, is a discretionary change in the plans or policies of the housing authorities that fundamentally change the mission, goals, or policies of the agency and which require formal approval by the Board of Commissioners. 2. A significant Amendment or Modification to the Annual plan is one that will most likely result in a major effect upon the intent, purpose, or interpretation of the agency plan or other policies.
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☐ N ☐ (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.
C.3	Certification by State or Local Officials. 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.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	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.

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.

Form identification: CO035-Housing Authority of the City of Greeley form HUD-50075-5Y (Form ID - 4840) printed by Vincent Ornelas in HUD Secure Systems/Public Housing Portal at 08/20/2026 01:53PM EST

PHA GOAL #7: VOLUNTARY TRANSFER AND CONSOLIDATION OF HOUSING CHOICE VOUCHERS AND PROJECT-BASED VOUCHER

The PHA established the following objectives to strive in meeting goal #7

The Weld County Housing Authority's voluntary transfer and consolidation of its Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs to the Housing Authority of the City of Greeley is to create a more efficient, coordinated, and sustainable delivery system for housing assistance throughout Weld County. By consolidating the programs under the Greeley Housing Authority, the agencies seek to streamline administration, reduce duplication of services, strengthen program oversight and compliance, improve customer service for participating families and property owners, and provide greater operational stability. This consolidation will also allow the combined program to leverage staff, technology, resources, and administrative expertise while maintaining access to quality affordable housing opportunities for eligible residents throughout the county.