U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Year 3 HUD Agency Plan

JULY 23, 2002 BOARD APPROVED SUBMISSION TO HUD

Salem Housing Authority PHA Plans

5 Year Plan for Fiscal Years 2002 – 2006
Annual Plan for Fiscal Year 2002

Electronic File: "MA055v03"

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: Salem Housing Authority

PHA Number: MA055

PHA Fiscal Year Beginning: (mm/yyyy) 10/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA
☐ PHA development management offices
☐ Other (list below)

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5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

The Salem Housing Authority (SHA) is committed to providing a full-range of safe, secure, suitable, and appropriate affordable housing opportunities to extremely-low, very-low, and low income family, elderly, and disabled households in a fair manner. The SHA is committed to assisting all residents who are moving from welfare-to-work with affordable housing opportunities that do not act as disincentives to economic advancement. The SHA is committed to policies that support deconcentrating poverty and attempting to provide and support wider access to affordable housing opportunities throughout the entire community. The SHA is committed to fair and non-discriminatory practices throughout all of its housing programs and activities.

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B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS**. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management*
  **** SHA is a HUD High Performer with a PHAS score of 98***
- ☐ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units: ***Utilizing the Capital Fund Program***
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices
Objectives:
- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Increase voucher payment standards—***to a maximum of 110%***
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

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HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHAGoal: Provide an improved living environment
Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: (list below)
  Adopt HUD income targeting requirements; Implement flat rents.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ 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:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

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Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**
☒ **Streamlined Plan:**
  ☒ **High Performing PHA***
  **** SHA is a HUD High Performer with a PHAS score of 98***
  ☒ **Small Agency (<250 Public Housing Units)**
  ☐ **Administering Section 8 Only**
☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Salem Housing Authority is committed to providing housing to those in financial need while, at the same time, functioning as an effective and positive member of the larger community. The Salem Housing Authority seeks to accomplish these goals by:

1. ***Ensuring high quality management of the Housing Authority;***
2. ***Maintaining and improving the SHA's housing resources;***
3. ***Coordinating the Housing Authority's public safety efforts with the larger community;***
4. ***Developing strategies and policies to deconcentrate poverty within the City of Salem;***
5. ***Providing greater opportunity for the working poor, elderly and disabled to access affordable housing;***
6. ***Supporting and promoting the financial independence of residents through rent policies, welfare-to-work initiatives and home ownership opportunities***

Throughout the next year, the Salem Housing Authority, through its planning process, will reassess all of its policies and procedures in order to support and implement these initiatives.

Over the five year period, the Salem Housing Authority will seek to implement policies and procedures in support of each of the specified objectives.

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iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Electronic File Attachments

Attachment 1 (File "MA055c01"): FY 2002 Capital Fund Program Annual Statement and Five-Year Action Plan.
Attachment 2 (File "MA055c02"): The SHA's Voluntary Conversion Preliminary Assessment.
Attachment 3 (File "MA055c03"): FY 2001 Capital Fund Program Performance and Evaluation Report.
Attachment 4 (File "MA055c04"): Progress Report for Year 2 Agency Plan.
Attachment 5 (File "MA055c05"): Names and Addresses of Year 3 RAB Members.
Attachment 6 (File "MA055c06"): RAB and Public Hearing Comments.
Attachment 7 (File "MA055c07"): SHA Response to PHAS Resident Survey Sections on: (1) Communication; (2) Safety; and (3) Neighborhood Appearance.

Certifications

Certification 1: PHA Plan Certification.
Certification 2: Consolidated Plan Certification.
Certification 3: HUD-50070 Drug-Free Workplace Certification.
Certification 4: SF-LLL Disclosure of Lobbying Certification.
Certification 5: HUD-50071 Certification of Payments to Influence Federal Transactions.

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 file name in parentheses in the space to the right of the title.

Required Attachments:

☐ Admissions Policy for Deconcentration (*Not Applicable*)

☒ FY 2002 Capital Fund Program Annual Statement
Attached as Electronic File "MA055c01"

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) *
**** The Salem Housing Authority is not troubled nor at risk of being designated troubled.***

Optional Attachments:

☐ PHA Management Organizational Chart

☒ FY 2002 Capital Fund Program 5 Year Action Plan
Attached as Electronic File "MA055c01"

☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

☐ Other (List below, providing each attachment name)

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**
Ó	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Ó	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Ó	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

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Ó	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
Ó	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Ó	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]—New ACOP done in Year 1.	Annual Plan: Eligibility, Selection, and Admissions Policies
Ó	Section 8 Administrative Plan—New Section 8 Admin Plan done in Year 1.	Annual Plan: Eligibility, Selection, and Admissions Policies
Not Applicable	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Ó	Public housing rent determination policies, including the methodology for setting public housing flat rents ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Ó	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Ó	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Ó	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
Ó	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Ó	Section 8 informal review and hearing procedures ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Not Applicable	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

Ó	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Not applicable	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
Not applicable	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
Not applicable	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
Not applicable	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Not applicable	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
Not applicable	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Not applicable	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
Ó	Any cooperative agreement between the PHA and the TANF agency--MOA	Annual Plan: Community Service & Self-Sufficiency
Ó	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Ó	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports *Family Investment Center (FIC) Grant*	Annual Plan: Community Service & Self-Sufficiency
Not applicable	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
Ó	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
Not applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Not applicable	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs*

[24 CFR Part 903.7 9 (a)]

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 a statement 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	2,089	5	5	5	5	5	3
Income >30% but <=50% of AMI	1,428	4	5	3	4	4	3
Income >50% but <80% of AMI	2,198	3	4	3	3	4	2
Elderly	2,002	2	2	3	3	2	2
Families with Disabilities		5	5	5	5	5	4
Black	225						
American Indian	48						
Asian	120						
Other	254						

*** The Housing Needs above were compiled from information in the Year 2000, 2001 and will be updated to reflect any changes when the new census data is available in the Fall of 2002.**

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.)

☒ Consolidated Plan of the Jurisdiction/s: **Salem**
Indicate year: **2000/2001/2002**

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy
"CHAS" dataset 1990

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
MISER--1990

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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-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing—***Elderly/Disabled Waiting List only (as of June 2002)***
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	38	100%	
Extremely low income <=30% AMI	38	100%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	38	100%	
Families with Disabilities	0	0%	
White	30	79%	
Black	1	3%	
Hispanic	7	18%	
Asian	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	38	100%	
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☐ No ☐ Yes

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Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☒ Section 8 tenant-based assistance —***Section 8 Waiting List (as of June 2002)***
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	985		
Extremely low income <=30% AMI	729	74%	
Very low income (>30% but <=50% AMI)	256	26%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	930	94%	
Elderly families	24	3%	
Families with Disabilities	31	3%	
White	643	65%	
Black	16	2%	
American Indian	2	<1%	
Hispanic	299	30%	
Asian	19	2%	
Other	6	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	353	36%	
2 BR	389	39%	
3 BR	217	22%	
4 BR	25	3%	
5 BR	1	<1%	
5+ BR	0	0%	

Is the waiting list closed (select one)? ☐ No ☒ Yes
If yes:
How long has it been closed (# of months)? **Since 2001**
Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☒ No ☐ Yes

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Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing —***Family Public Housing Waiting List (as of June 2002)***
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	204		
Extremely low income <=30% AMI	197	97%	
Very low income (>30% but <=50% AMI)	7	3%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	181	89%	
Elderly families	23	11%	
Families with Disabilities	0	0%	
White	99	49%	
Black	4	2%	
American Indian	4	2%	
Hispanic	84	41%	
Asian	4	2%	
Other	9	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	23	11%	
2 BR	142	70%	
3 BR	35	17%	
4 BR	4	2%	
5 BR	0	0%	
5+ BR	0	0%	

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☐ No ☐ Yes

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C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ 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

- ☒ Apply for additional section 8 units should they become available ***(vouchers)***
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

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

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

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
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

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
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

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

Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned $	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	$93,878	
b) FY 2002 Public Housing Capital Fund	$57,813	
c) HOPE VI Revitalization	----------	
d) HOPE VI Demolition	----------	
e) Estimated FY 2002 Annual Contributions for Section 8 Tenant-Based Assistance (3 ACCs)	$4,548,329	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	----------	
g) Resident Opportunity and Self-Sufficiency Grants	----------	
h) Community Development Block Grant	----------	N/A
i) HOME	----------	N/A
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	----------	N/A
3. Public Housing Dwelling Rental Income	$111,644	Operations
4. Other income (list below)		
Interest Income	$11,387	Operations
5. Non-federal sources (list below)		
TOTAL RESOURCES	$4,823,051	SEE ABOVE

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3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☒ When families are within a certain number of being offered a unit: (state number) ***(within five)***

☐ When families are within a certain time of being offered a unit: (state time)

☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity

☐ Rental history

☐ Housekeeping

☒ Other (describe)---***References***

c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (***CORI***)

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list

☐ Sub-jurisdictional lists

☐ Site-based waiting lists

☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office

☐ PHA development site management office

☒ Other (list below)

By mail

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c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
   Not Applicable

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
   If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
   If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
   ☐ PHA main administrative office
   ☐ All PHA development management offices
   ☐ Management offices at developments with site-based waiting lists
   ☐ At the development to which they would like to apply
   ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
☒ One
☐ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:
☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

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b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)

☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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:

☒ 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 below)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in the 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(s) (list below)

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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 point 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:

2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
2 Victims of domestic violence
2 Substandard housing
2 Homelessness
2 High rent burden

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in the jurisdiction***—2 Points***
☐ 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(s) (list below)

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease ***(New Lease)***
☒ The PHA's Admissions and (Continued) Occupancy policy ***(New ACOP)***
☒ PHA briefing seminars or written materials
☐ Other source (list)

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b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☐ At an annual reexamination and lease renewal
☒ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No*: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

SHA exempt from Deconcentration Requirements since it operates only one family general occupancy development. However, HUD Income Targeting standards have been adopted.

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☒ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

Flat Rents

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☒ Other (list below)

Flat Rents

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:

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g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

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)

b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (***CORI***)

d. ☐ Yes ☒ 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 (describe below)

That the Section 8 Voucher applicant has been found eligible

(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)

☒ 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)

☒ PHA main administrative office

☒ Other (list below)

By Mail

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

60 days initially and then up to 120 days and even 180 days or more if required

If yes, state circumstances below:

Medical/Market Conditions

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ 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. ☒ Yes ☐ No: 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 (5) Special purpose section 8 assistance programs)

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

☒ 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)

- ☐ 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(s) (list below)

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 point 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

2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
2 Victims of domestic violence
2 Substandard housing
2 Homelessness
2 High rent burden

Other preferences (select all that apply)

- ☐ 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***—2 points***
- ☐ 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(s) (list below)

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

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

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

☒ 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
☒ Not applicable: the pool of applicant families ensures 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 admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

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

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

☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

Flat rents or 30% of adjusted gross income

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☒ $0
☐ $1-$25
☐ $26-$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below**:**

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income? ***Or flat rent***

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2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☒ Other (describe below)

For qualified residents, the SHA will adopt the HUD mandatory income disregards of 100% the first year and 50% the second year.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☒ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) ***10%***
☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

The SHA's Flat rents are as follows:

one bedroom--$600
two bedrooms--$800
three bedrooms--$900
four bedrooms--$1,000.

These flat rents were adopted in Year 1, continued in Year 2, and will continue unchanged for Year 3.

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1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

☒ The section 8 rent reasonableness study of comparable housing ***(12/01)***
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs 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)

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR ***(110% Payment Standard)****
**** SHA currently has a 96% Utilization Rate.***
☐ 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)

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket
☒ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually
☐ Other (list below)

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e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☒ $0
☐ $1-$25
☐ $26-$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

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5. Operations and Management

[24 CFR Part 903.7 9 (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)

The Salem Housing Authority is a high performing PHA and is not required to complete the Component 5 section.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

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.)

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

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)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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.

The Salem Housing Authority is a high performing PHA and is not required to complete the Component 6 section.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ 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 office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☒ PHA main administrative office
☐ Other (list below)

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7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ***Electronic File "MA055c01"***

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment ***Electronic File "MA055c01"***

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

The Salem Housing Authority has no plans to apply for HOPE VI, Public Housing Development and Replacement Activities at this time.

☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

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8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

The Salem Housing Authority has no plans for Demolition and Disposition at this time.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

The Salem Housing Authority has no plans for Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities at this time.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

Component 10 (B) Voluntary Conversion Initial Assessments

a) How many of the PHA's developments are subject to the Required Initial Assessments? **One—MA 55-7**

b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **One—MA 55-3**

c) How many Assessments were conducted for the PHA's covered developments? One--An initial assessment has been conducted for MA 55-7. This initial assessment relied on existing data including an analysis of prorated capital fund and operating costs as compared to the Section 8 voucher cost. The analysis was prepared using the June 22, 2001 HUD Final Rule (66 FR 4476) on Voluntary Conversions-Required Initial Assessments. Refinements to this assessment will be conducted as HUD issues further guidance and clarification.

This assessment is provided as Electronic File Attachment "MA055c02."

d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **None**

Development Name	Number of Units
Not Applicable	**Not Applicable**

a) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. **Not Applicable**

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: 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

☐ Yes ☐ No: 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)

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

b. PHA-established eligibility criteria

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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.

As a High Performer, the SHA is NOT required to complete this component. Furthermore, the Community Service requirement has been suspended by HUD.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☐ No: Has the PHA has 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)

☒ Client referrals

☒ Information sharing regarding mutual clients (for rent determinations and otherwise)

☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

☐ Jointly administer programs

☐ Partner to administer a HUD Welfare-to-Work voucher program

☐ Joint administration of other demonstration program

☐ Other (describe)

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OMB Approval No: 2577-0226
Expires: 03/31/2002

B. Services and programs 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
☒ Preference/eligibility for section 8 homeownership option participation
☒ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ 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.)

Services and Programs				
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)
Family Investment Center and Family Self-Sufficiency Programs	***41***	***Voluntary***	***Through FIC, Inc.***	***Both***

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

(2) Family Self Sufficiency program/s

See FIC/FSS Table presented earlier.

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

b. ☒ Yes ☐ 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 plans 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)

☒ 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.

As appropriate

☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ 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

The Community Service requirement has been suspended by HUD.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (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.

The Salem Housing Authority is a high performing PHA and is not required to complete the Component 13 section. However, the Salem Housing Authority works closely with the Salem Police Department to ensure a safe and secure living environment for SHA residents. In developing policies and procedures, the SHA will, on an ongoing basis, promote initiatives that will support the safety and security of SHA residents.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
☐ Residents fearful for their safety and/or the safety of their children
☐ Observed lower-level crime, vandalism and/or graffiti
☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☐ Safety and security survey of residents
☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☐ Resident reports
☐ PHA employee reports
☐ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☐ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The SHA's Pet Policy was provided as part of the Year 2 Plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: 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. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

The Salem Housing Authority is a high performing PHA and is not required to complete the Component 17 section.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the**optional** Public Housing Asset Management Table?

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes* ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

*** Comments were supportive of SHA Year 3 Plan.**

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☒ Attached at Attachment **(Electronic File "MA055c06")**

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☒ 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)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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

The Mayor of Salem, based on the submission of three names by the President of the Citywide Resident Organization, appoints a SHA resident to the SHA Board of Commissioners. The term of the current resident member of the Board of Commissioners expires in February 2005. Every year the SHA affords the RAB members the opportunity to express interest in serving on the Board of Commissioners.

1. ☐ Yes ☒ 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.) ***(Please see statement above)***

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) ***(Please see statement above)***

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations
☐ Any adult recipient of PHA assistance could nominate candidates
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☒ Other: (describe)

The Mayor of Salem, based on the submission of three names by the President of the Citywide Resident Organization, appoints a SHA resident to the SHA Board of Commissioners. Every year the SHA affords the RAB members the opportunity to express interest in serving on the Board of Commissioners.

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ 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)

☐ 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)

The Mayor of Salem, based on the submission of three names by the President of the Resident Organization, appoints a SHA resident to the SHA Board of Commissioners. Every year the SHA affords the RAB members the opportunity to express interest in serving on the Board of Commissioners.

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: (provide name here)

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)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☒ 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)

The City of Salem supports the Salem Housing Authority through close cooperation and support in its initiatives, and through $10,000 in CDBG funds to its affiliated non-profit, FIC, Inc.

D. Other Information Required by HUD

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

HUD has required an SHA Response to PHAS Resident Survey Sections on: (1) Communication; (2) Safety; and (3) Neighborhood Appearance. This response is provided as Electronic File Attachment 7 (File "MA055c07").

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Electronic File Attachments

Attachment 1 (File "MA055c01"): FY 2002 Capital Fund Program Annual Statement and Five-Year Action Plan.

Attachment 2 (File "MA055c02"): The SHA's Voluntary Conversion Preliminary Assessment.

Attachment 3 (File "MA055c03"): FY 2001 Capital Fund Program Performance and Evaluation Report.

Attachment 4 (File "MA055c04"): Progress Report for Year 2 Agency Plan.

Attachment 5 (File "MA055c05"): Names and Addresses of Year 3 RAB Members.

Attachment 6 (File "MA055c06"): RAB and Public Hearing Comments.

Attachment 7 (File "MA055c07"): SHA Response to PHAS Resident Survey Sections on: (1) Communication; (2) Safety; and (3) Neighborhood appearance.

Certifications

Certification 1: PHA Plan Certification.

Certification 2: Consolidated Plan Certification.

Certification 3: HUD-50070 Drug-Free Workplace Certification.

Certification 4: SF-LLL Disclosure of Lobbying Certification.

Certification 5: HUD-50071 Certification of Payments to Influence Federal Transactions.

Table Library

Salem Housing Authority PHA Plans

Attachment 1 (MA055c01)

The SHA’s FY 2002 and FY 2002-2006 Capital Fund program Plan is attached.

Annual Statement/2002
Performance and Evaluation Report

Part I: Summary
Capital Fund Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

MA055

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

PHA Name: **Salem Housing Authority**	Capital Fund Grant Number	FFY Grant Approval
	MA06P05550102	**2002**

■ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number
☐ Performance and Evaluation Report for Program Year Ending ☐ Final Performance and Evaluation Report

Line No.	Summary By Development Account	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Actual Cost (2) Obligated	Actual Cost (2) Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 20)	0	0	0	0
3	1408 Management Improvements (20%)	0	0	0	0
4	1410 Administration (10%)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structure	57,813	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (May not exceed 8% of line 19)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-18)	57,813	0	0	0
21	Amount of Line 20 Related to LBP Activities	0	0	0	0
22	Amount of Line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of Line 20 Related to Security	0	0	0	0
24	Amount of Line 20 Related to Energy Conservation	0	0	0	0

Signature of Executive Director and Date	Signature of Public Housing Director & Date
X	X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement/2002
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

MA055
OMB Approval No. 2577-0157 (exp. 3/31/2002)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost			Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
			Original	Revised (1)	Difference			

MA 55-3	Building and Unit Modernization	1460	$17,344					
MA 55-7	Building and Unit Modernization	1460	$40,469					
TOTAL			$57,813					

Signature of Executive Director and Date	Signature of Public Housing Director & Date
X	X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Annual Statement/2002
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

MA055

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number/ Name HA-Wide Activities	All Funds Obligated End of Quarter			All Funds Expended End of Quarter			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	

MA 55-3	9/30/04			9/30/05			
MA 55-7	9/30/04			9/30/05			

Signature of Executive Director and Date	Signature of Public Housing Director & Date
X	X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Five Year Action Plan 2002-2006

Part I: Summary

Capital Fund Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

MA055

OMB Approval No. 2577-0157 (Exp. 7/31/98)

PHA/IHA Name: **Salem Housing Authority**

Locality (City/County & State): **Salem, Massachusetts**

■ Original ☐ Revision No.

A	Development Number/Name	Work Year 1 FFY 2002	Work Year 2 FFY 2003	Work Year 3 FFY 2004	Work Year 4 FFY 2005	Work Year 5 FFY 2006	FFY Development Meets Standards
	MA 55-3	**See Annual Statement**	$17,344	$17,344	$17,344	$17,344	2006
	MA 55-7		$40,469	$40,469	$40,469	$40,469	2006
B	Physical Improvements Subtotal		$57,813	$57,813	$57,813	$57,813	
C	Management Improvements		0	0	0	0	
D	HA-Wide Nondwelling Structures & Equipment		0	0	0	0	
E	Administration		0	0	0	0	
F	Other		0	0	0	0	
G	Operations		0	0	0	0	
H	Demolition		0	0	0	0	
I	Replacement Reserve		0	0	0	0	
J	Mod Used for Development		0	0	0	0	
K	Total CFP Funds		$57,813	$57,813	$57,813	$57,813	
L	Total Non-CFP Funds		0	0	0	0	
M	Grand Total		$57,813	$57,813	$57,813	$57,813	

Signature of Executive Director and Date

X

Signature of Public Housing Director/ Office of Native American Programs Administrator and Date

X

Facsimile form HUD-52834 (10/96)
ref. Handbook 7485.3

Five Year Action Plan 2002-2006

Part II: Supporting Pages

Physical Needs Work Statement(s)
Capital Fund Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

MA055

OMB Approval No. 2577-0157 (exp. 7/31/98)

Work Year 1 FFY 02	**Work Year 2 FFY 2003**		**Work Year 3 FFY: 2004**		**Work Year 4 FFY: 2005**		**Work Year 5 FFY: 2006**	
	Development Number/ Name/ Major Work Category	Estimated Costs	Development Number/ Name/ Major Work Category	Estimated Costs	**Development Number/ Name/ Major Work Category**	Estimated Costs	**Development Number/ Name/ Major Work Category**	Estimated Costs

See Annual Statement	MA 55-3 Building and Unit Modernization MA 55-7 Building and Unit Modernization	$17,344 $40,469	MA 55-3 Building and Unit Modernization MA 55-7 Building and Unit Modernization	$17,344 $40,469	MA 55-3 Building and Unit Modernization MA 55-7 Building and Unit Modernization	$17,344 $40,469	MA 55-3 Building and Unit Modernization MA 55-7 Building and Unit Modernization	$17,344 $40,469
subtotals		$57,813		$57,813		$57,813		$57,813

Five Year Action Plan 2002-2006

Part III: Supporting Pages

Management Needs
Capital Fund Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

MA055

OMB Approval No. 2577-0157 (exp. date 7/31/98)

Work Year 1 FFY 2002	Work Year 2 FFY: 2003		Work Year 3 FFY: 2004		Work Year 4 FFY: 2005		Work Year 5 FFY: 2006	
	Development Number/ Name/ Major Work Category	Estimated Costs	Development Number/ Name/ Major Work Category	Estimated Costs	Development Number/ Name/ Major Work Category	Estimated Costs	Development Number/ Name/ Major Work Category	Estimated Costs

See Annual Statement	**N/A**	$0	**N/A**	$0	**N/A**	$0	**N/A**	$0
	Subtotal of Estimated Cost	$0		$0		$0		$0

Salem Housing Authority PHA Plans

Attachment 2 (MA055c02)

The HUD required Conversion of Public Housing Preliminary Analysis is attached.

Salem Housing Authority Preliminary Conversion Analysis

A. GENERAL PUBLIC HOUSING INFORMATION

1. **Development subject to analysis:** MA 55-7
2. **Size of development:** 9 units
3. **Bedroom distribution**

5-2 BRs
3-3 BRs
1-4 BRs

4. **Per Unit/Per Month Prorated Operating Expenses:** $439[1]
5. **Per Unit/Per Month Prorated CFP Expenses:** $124[2]
6. **Total Estimated Per Unit/Per Month Operating and Capital Cost:** $563

B. GENERAL SECTION 8 INFORMATION (as of 10/1/01)

2 BR FMR @ 110%: $1,375
3 BR FMR @ 110%: $1,719
4 BR FMR @ 110%: $2,018

C. PRELIMINARY CONVERSION ANALYSIS

On average, converting a 2 BR public housing unit to Section 8 would cost $812 (144%) more; converting a 3 BR public housing unit to Section 8 would cost $1,156 (205%) more; and converting a 4 BR public housing unit to Section 8 would cost $1,455 (258%) more.

D. PRELIMINARY CONCLUSIONS

Based on the above preliminary conversion analysis, it would be far more expensive to convert public housing to Section 8 vouchers; therefore, this conversion does NOT appear to be even remotely feasible from a financial perspective.

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[1] $205,522 Combined Operating Subsidy plus Tenant Rental Income ÷ 39 Federal Public Housing Units = $5,269.79 ÷ 12 months = $439.15.
[2] $57,813 Annual Capital Fund Program Amount ÷ 39 Federal Public Housing Units = $1,482.38 ÷ 12 months = $123.53.

Salem Housing Authority PHA Plans

Attachment 3 (MA055c03)

The SHA's FY 2001 Capital Fund Program Annual Performance and Evaluation Report and Revised Annual Statement is attached.

Annual Statement/2001
Performance and Evaluation Report
Part I: Summary
Capital Fund Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

MA055

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

PHA Name: **Salem Housing Authority**	Comprehensive Grant Number	FFY Grant Approval **2001**

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement/Revision Number **1**
■ Performance and Evaluation Report for Program Year Ending **3/31/02** ☐ Final Performance and Evaluation Report

Line No.	Summary By Development Account	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Actual Cost (2) Obligated	Actual Cost (2) Expended
1	Total Non-CGP Funds	0	0	0	0
2	1406 Operations (May not exceed 10% of line 20)	0	0	0	0
3	1408 Management Improvements (20%)	0	2,025	0	0
4	1410 Administration (10%)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	37,185	0	0
10	1460 Dwelling Structure	57,813	5,603	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	13,000	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (May not exceed 8% of line 19)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-18)	57,813	57,813	0	0
21	Amount of Line 20 Related to LBP Activities	0	0	0	0
22	Amount of Line 20 Related to Section 504 Compliance	0	0	0	0
23	Amount of Line 20 Related to Security	0	0	0	0
24	Amount of Line 20 Related to Energy Conservation	0	0	0	0

Signature of Executive Director and Date	Signature of Public Housing Director & Date
X	X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement/2001
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

MA055
OMB Approval No. 2577-0157 (exp. 3/31/2002)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost			Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
			Original	Revised (1)	Difference			

MA 55-3	Envelope Repairs @ 290 Essex St./5 Barton Sq.	1460	$57,813	$0	-$57,813	$0	$0	Completed in 2000
	Compactor Repairs	1460	$0	$1,222	+$1,222	$0	$0	Pending
	Security Study	1408	$0	$2,025	+$2,025	$0	$0	Pending
MA 55-7	Fencing	1450	$0	$5,540	+$5,540	$0	$0	Pending
	Paving	1450	$0	$31,645	+$31,645	$0	$0	Pending
	Misc. Repairs	1460	$0	$4,381	+$4,381	$0	$0	Pending
	Painting	1470	$0	$13,000	+$13,000	$0	$0	Pending

Signature of Executive Director and Date	Signature of Public Housing Director & Date
X	X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Facsimile form HUD-52837 (9/98) ref. Handbook 7485.3 (Previous edition is obsolete)

Annual Statement/2001
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

MA055

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number/ Name HA-Wide Activities	All Funds Obligated End of Quarter			All Funds Expended End of Quarter			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	

MA 55-3	9/30/03	9/30/03		9/30/04	9/30/04		
MA 55-7	9/30/03	9/30/03		9/30/04	9/30/04		

Signature of Executive Director and Date	Signature of Public Housing Director & Date
X	X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

Salem Housing Authority PHA Plans

Attachment 4 (MA055c04)

The SHA's Year 2 Progress Report is attached.

Salem Housing Authority

Year 2 (FFY 2001) Agency Plan Progress Report

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1. **Continued the flat rent structure from Year 1 into Year 2. The flat rents will continue unchanged for Year 3.**

2. **Continued the 110% FMR Section 8 Payment Standard in order to increase housing choices for voucher participants. This 110% Payment Standard will continue during Year 3. The SHA currently has achieved a 96% Section 8 Utilization Rate.**

3. **During Year 2, the SHA received High Performer status from HUD with a PHAS score of 98, an improvement over its Year 1 PHAS score of 95.4.**

4. **During Year 2, the SHA made important revisions to its Section 8 Administrative Plan to comply with HUD requirements.**

5. **The SHA continued the HUD mandatory phased income disregard from Year 1. As applicable to existing and eligible resident households, this disregard will continue in Year 3.**

6. **Paving, Fencing, and Painting work were completed during Year 2 for the MA 55-7 development.**

7. **A Security Study, Building Envelope Repairs, and Compactor Repairs were completed during Year 2 for the MA 55-3 development.**

Salem Housing Authority PHA Plans

Attachment 5 (MA055c05)

The Names of the Year 3 Resident Advisory (RAB) Board Members are provided below and on the following page:

Attendance at 6/13/02 RAB Meeting

Betty Jean Tilton
Debbie Griffin
John J. Ward
Tammy Anderson
Pauline Le Blanc
Maureen Sutton
Donna Nichols
Maria Ureña
Simona Araujo
Maria P. De Ventura
Ramon Ureña
Estela Genao
Leonidas Garcia
Irina Ignatenko
George W. Buckman
Gertrude Batista
Delfina Pena
Josefina Cruz
Olga Vasquez
Dolores Marte
Maria De La Rosa
Carmen Mateo
Arthur Cormier
Manette Hansen
Christy Skowar
Phuong Tran
Noreen Nelson
Elaine M. Stanley
Francia Ruiz
Ana Medrano
Capt. Richard Russ
Santo Toribio

Attendance at 6/27/02 RAB Meeting

John J. Ward
Tammy Anderson
Donna Nichols
Maria De La Rosa
Noreen Nelson
Elaine M. Stanley
Capt. Richard Russ
Susan Werlin
Irene L. Morse
Katherine A. Guthrie
Grace Dube
Irina Ignatenko
Mary Ann Demars
Margurite Lavoie
Juanita Lantigua

Salem Housing Authority PHA Plans

Attachment 6 (MA055c06)

The Year 3 RAB and Public Hearing Comments are provided below:

A. RAB Comments from 6/13/02 Meeting

There were 32 residents associated with the Salem Housing Authority who attended the first of the RAB Meetings on June 13, 2002. The Meeting was chaired by Ian Tink, Consultant.

Many of the RAB Members had received a copy of the Draft Plan prior to the meeting. Additional copies were handed out at the meeting to those who had not obtained a copy earlier.

A large proportion of the RAB, perhaps 35% did not speak English. Of these, with very few exceptions, Spanish was their primary language. Consequently, Jacqueline A. Guzman, Federal Programs Administrator for the Salem Housing Authority translated sentence by sentence as Ian Tink explained the Agency Planning process, and reviewed the Draft Plan.

In the course of reviewing the Draft Plan, there was some associated discussion concerning the Housing Authority's and the Salem community's approach to housing issues. One member of the RAB said that there was insufficient low-income housing in the area, as evidenced by the number of homeless people in the City. This member went on to question the Housing Authority's policies concerning applications from former prison inmates.

Along with this Member, all of the RAB Members were encouraged to bring these concerns to the next RAB Meeting, to review the Draft Agency Plan, and to also put there thoughts and concerns in writing so that they could become attachments to the current Agency Plan.

B. RAB Comments from 6/27/02 Meeting

Most attendees of the June 27th RAB Meeting came with copies of the Draft Agency Plan, however, additional copies were available as needed.

Only on Member spoke Spanish rather than English, so Jacqueline A. Guzman, Federal Programs Administrator for the Salem Housing Authority sat next to this Member to translate as the meeting progressed.

It was requested by some Members who had not been at the previous Meeting that Ian Tink provide a brief review of the Agency Planning Process and the current Draft Plan.

Following this review, Ian Tink asked the RAB Members to talk about their impressions concerning some areas that HUD had indicated that the Salem Housing Authority needs to work on, although it is a “High Performing” housing authority. The areas were communication, security and safety, condition in and around one’s unit.

With one exception, the RAB Members said that they felt that the Salem Housing Authority operates very well, and that the communication from the Housing Authority has been very good. The Member who questioned the quality of communication from the Housing said that she felt that the Housing Authority was too intrusive in its application and recertification procedures. She said that the Housing Authority did not need to know when her family composition and income changed, and that the questions asked by the Housing Authority were unnecessary.

With respect to safety and security, it was unanimous among RAB Members that they felt safe in and around their units.

When asked about the condition in and around one’s unit, almost all of the RAB Members were satisfied. However, there were some individual issues cited by a few RAB Members concerning problems they were having in their Section 8 units and in their dealings with private landlords. After discussion, it was decided that these situations could best be addressed immediately following the RAB Meeting. (Jacqueline A. Guzman and Ian Tink talked to some of the RAB Members immediately following, and had a more extended meeting with one RAB Member who had more serious concerns.)

The Meeting was then opened up for Members’ questions and comments.

The issue of privacy and perceived intrusiveness by the Housing Authority was raised again. After extensive discussion, Ian Tink recommended that the Member put her comments and concerns in writing to become an attachment to the Plan.

The same RAB Member expressed her concerns again that had been discussed at the prior Meeting, that criminals, and those who have done prison time, should not be excluded from low income housing in the Housing Authority. A number of other RAB Members expressed concerns about their own safety and security if criminals were allowed to live in their developments. After further discussion, she was again encouraged to put her comments in writing.

The Meeting was concluded with an announcement of the Public Hearing, and all RAB Members were encouraged to attend.

C. Comments from 7/23/02 Public Hearing

Although a larger turnout was expected, due to a severe thunderstorm, only four residents and program participants attended the public hearing. Most of the comments at the public hearing fell into one of the two following categories:

(1) National Policy Issues: There was much discussion around the federal and state lack of funding for low-income public housing production. At least one resident felt that this was an "impediment." None of the comments were Agency Plan specific.

(2) Individual Issues: Some of the participants raised specific issues needing attention that were not really comments on the Agency Plan. For example, one Section 8 tenant felt that her landlord was inspecting her unit too frequently. Before the hearing ended, a follow-up appointment was scheduled with this tenant to look into her issue in more detail.

While not comments on the Agency Plan per se, other issues discussed at the Public Hearing involved lead paint; neighborhood watches; and the "Rucker" case.

One resident submitted written comments at the hearing. These comments involved:

(a) Reasons why poor people may have poor credit or past problems with landlords;

(b) Lack of emphasis placed on housing for the very poor;

(c) Annual notification of changes in family composition; and

(d) Reasons to produce more quality housing for the poor.

A lengthy discussion was held at the Public Hearing regarding these and other issues; however, while important issues were raised, none of them were specifically related to changes that needed to be made to the Agency Plan.

At the conclusion of the hearing, almost all in attendance agreed that this year's process had been a good one.

Salem Housing Authority PHA Plans

Attachment 7 (MA055c07)

The SHA's Response to the HUD Resident Survey Issues are provided below:

A. Communication

During the Year 3 Agency Plan process the SHA expanded its efforts to involve residents in the process in order to improve communication. The SHA sent invitations to all federal public housing and Section 8 participants inviting them to be part of the Year 3 process and the Resident Advisory Board (RAB). As a result of these efforts to improve communication, forty-seven (47) residents were part of the RAB process for Year 3 versus the approximate six (6) who were involved in Year 2. Also during the Year 3 process and in another effort to improve communication, the SHA assisted the RAB with translation services for non-English speaking members.

As part of its on-going efforts, the SHA will continue to work with residents and through the Agency Plan process to identify other ways to improve communication.

B. Safety

The safety issue was brought up as part of the Year 3 Agency Plan process and suggestions and recommendations were sought from the RAB. With respect to safety and security, it was unanimous among RAB Members that they felt safe in and around their units. Notwithstanding the fact that the RAB did not believe that safety was a significant issue, the SHA did complete a Security Study during Year 2 for the MA 55-3 development and will be implementing some of the recommended measures. Additionally, the Salem Housing Authority works closely with the Salem Police Department to ensure a safe and secure living environment for SHA residents and will continue, on an ongoing basis, to promote initiatives that will support the safety and security of SHA residents.

As part of its on-going efforts, the SHA will continue to work with residents and through the Agency Plan process to identify other ways to improve safety and security.

C. Neighborhood Appearance

The neighborhood appearance issue was brought up as part of the Year 3 Agency Plan process and suggestions and recommendations were sought from the RAB. When asked about the condition in and around one's unit, almost all of the RAB Members were satisfied. However, Paving, Fencing, and Painting work occurred during Year 2 at the MA 55-7 development and this was apt to be disruptive to residents. This Paving, Fencing, and Painting work has now been completed at the MA 55-7 development.

As part of its on-going efforts and through the Capital Fund Program, the SHA will continue to work with residents and through the Agency Plan process to identify other ways to improve neighborhood appearance.