

Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years **2003 - 2007**

Annual Plan for Fiscal Year **2003**

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Salem, Oregon

PHA Number: OR011

PHA Fiscal Year Beginning: (mm/yyyy) 10/2003

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)

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007
[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:

“To see that all low-income people in the Salem area have the opportunity to live in decent, affordable housing and to move up and out of poverty within a generation.”

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: (In response to specific unmet needs)
 - 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: (PHAS score – Maintain High Achiever Status)

- Improve voucher management: (Maintain high 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:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
 - Maintain high customer satisfaction

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - 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)

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

- PHA Goal: 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)

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)

Annual PHA Plan
PHA Fiscal Year 2003
[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**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan (Optional PIH 99-51)

[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.

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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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:

- Attachment 1. Component 3, (6) Deconcentration and Income Mixing
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Implementation of Public Housing Resident Community Service Requirements (Exemption for High Performing PHAs)
- Pet Policy (Exemption for High Performing PHAs)
- Attachment 2. Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals
- Attachment 3. Resident Membership of the PHA Governing Board
- Attachment 4. Membership of the Resident Advisory Board
- Attachment 5. Component 10 (B) Voluntary Conversion Initial Assessments
- Attachment 6. FY 2003 Capital Fund Program Annual Statement (or011a01)

Optional Attachments:

- PHA Management Organizational Chart
- Optional Attachment 1. FY 2003 Capital Fund Program 5 Year Action Plan (or011b01)
- Public Housing Drug Elimination Program (PHDEP) Plan, (Not required per web pih/pha/faqs/policy.cfm#30)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
- Optional Attachment 2. 2002 Performance & Evaluation Report (or011c01)*
- Optional Attachment 3. 2003 Performance & Evaluation Report (or011d01)*

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
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	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
✓	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
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	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
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	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
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
✓	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
✓	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) NO LONGER REQUIRED- PHA PLAN FAQs	Annual Plan: Safety and Crime Prevention
✓	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
✓	RASS Follow up Plan	Annual Plan:
✓	Voluntary Conversion Initial Assessments	Annual Plan: Voluntary Conversion

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-ability	Size	Loca-tion
Income <= 30% of AMI	5	5	5	5	N/A	5	5
Income >30% but <=50% of AMI	4.5	5	5	4	N/A	N/A	4
Income >50% but <80% of AMI	3.75	4	4	3	N/A	N/A	4
Elderly	4.2	5	3	3	5	N/A	5
Families with Disabilities	4.75	5	5	4	5	N/A	5
Race/Ethnicity	4.25	5	4	4	N/A	4	4

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
Indicate year: 2003 Action Plan
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

- RAB feedback

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
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 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	2352	95%	560
Extremely low income <=30% AMI	2225	95%	
Very low income (>30% but <=50% AMI)	118	5%	
Low income (>50% but <80% AMI)	9	0%	
Families with children	1692	72%	
Elderly families	196	8%	
Families with Disabilities	510	22%	
Asian	30	1%	
Black	53	2%	
Native American	36	2%	
White (non-Hisp)	1865	79%	
Hispanic	372	16%	

Characteristics by Bedroom Size	(Public Housing Only)	(Public Housing Only)	
1BR			
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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 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	146		148
Extremely low income <=30% AMI	122	84%	
Very low income (>30% but <=50% AMI)	22	15%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	106	73%	
Elderly families	35	24%	
Families with Disabilities	8	5%	
Asian	3	2%	
Black	1	1%	
Native American	3	2%	
White (non-Hisp)	111	76%	
Hispanic	28	19%	

Characteristics by Bedroom Size (Public Housing Only)			
	# of families	% of total families	Annual Turnover
1BR	35	24%	14
2 BR	37	25%	8
3 BR	55	38%	101
4 BR	12	8%	21
5 BR	7	5%	5
5+ BR	0	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

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 (in response to unmet housing needs)
- 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)
Unrelated single disabled individuals (Included in definition of "family")

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 2003 grants)		
a) Public Housing Operating Fund	956,290	
b) Public Housing Capital Fund	1,045,126	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	15,874,290	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	362,505	
h) Community Development Block Grant	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Multi-Family Drug Elimination	0	
New Approach Grant	72,135	
3. Public Housing Dwelling Rental Income	773,064	
4. Other income (list below)		
Public Housing	55,400	
Miscellaneous	0	
4. Non-federal sources (list below)		
Public Housing Interest	13,000	
Security Deposits	50,000	
West Valley Service Coordinator	10,774	
Interim Housing	81,595	
Development (loan repayments/mgt fees)	153,442	
City TBA	18,449	
Owned Housing	61,310	
Multi-Family Service Coordinator	44,852	
AFS Liaison	43,200	
Miscellaneous	18,137	
Total resources	19,633,569	

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) *10 – 30 depending on number of upcoming vacancies.*

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)

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?

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)

Southfair office, Oregon St office of Community Services and Child Welfare, Parkway Village

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?
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?
- 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)

Priorities on the Waiting List:

- *Current Participants in an Authority administered program who are required to transfer.*
- *Current Participants who are eligible for an incentive transfer per Section X.*

B. Income Targeting

1. *Gross annual income for at least 40% of new admissions can not exceed the extremely low income limit (as defined in Section XIV). The remaining new admissions must meet income limits below the low income limit (as defined in Section XIV).*
 - a. *Anytime that SHA has not met the 40% requirement, SHA will skip over families with incomes higher than 30% of the median income, so it can place units with families having incomes at or below 30% of the median income.*

- b. *If the unit has not been placed with a family at or below 30% of the median income limit, by the time it has been made ready for re-rental, the unit may be placed by a family whose income is higher than 30%, and lower than 80% of the median income limit.*
- c. *An exception to this policy will be made when filling vacancies at specified projects, in accordance with the Authority's deconcentration policy. (See B.2. below).*

In addition to the above preferences, the following requirements are also to be observed:

1. *Elderly Families shall be given preference for units specifically designated for the elderly (see Elderly Family definition in Section XIII), and*
2. *Selection shall be made in accordance with the occupancy standards.*
3. *When offering an accessible unit to an applicant not having handicaps requiring the accessibility features of the vacant unit, the Authority may require the applicant to agree to move to a non-accessible unit, when available.*
4. *Accessible units will be offered first to those applicants who require the features of the unit.*
5. *Selection will be made in accordance with Section II. A. and B. (income targeting and deconcentration).*

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.

X Date and Time

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

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
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- ① Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- ① Other preference(s) (list below)

Priorities on the Waiting List:

- ① *Current Participants in an Authority administered program who are required to transfer.*
- ② *Current Participants who are eligible for an incentive transfer per Section X.*
- ③ *All other applicants, in date and time order on the waiting list.*

In addition to the above preferences, the following requirements are also to be observed:

- ① *Elderly Families shall be given preference for units specifically designated for the elderly (see Elderly Family definition in Section XIII), and*
 - ① *Selection shall be made in accordance with the occupancy standards.*
 - ① *When offering an accessible unit to an applicant not having handicaps requiring the accessibility features of the vacant unit, the Authority may require the applicant to agree to move to a non-accessible unit, when available.*
 - ① *Accessible units will be offered first to those applicants who require the features of the unit.*
5. *Selection will be made in accordance with Section II. A. and B. (income targeting and deconcentration).*

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
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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 (Deconcentration and Income Mixing disregarded by Notice PIH99-51. See Attachment 1 for replacement language as provided in Notice PIH 2001-04.)

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?

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
- 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?

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)

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:

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 (was checked)
- 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)

- *A family will not be admitted to the Housing Choice Voucher Program if any member of the family has been evicted from federally assisted housing for serious violation of the lease within the past two years.*
- *A family will be denied admission to the Housing Choice Voucher Program if any member of the family fails to sign and submit consent forms for obtaining information required by SHA, including Form HUD-9886.*
- *If any applicant or participant deliberately misrepresents the information on which eligibility or tenant rent is established, SHA may deny assistance and may refer the family file/record to the proper authorities for appropriate disposition.*

- 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?
- 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):

Landlords are provided with information regarding prior Landlords, prior eviction and/or claim information.

(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)
Southfair office, Oregon St office of Community Services and Child Welfare, **Parkway Village**

(3) Search Time

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

If yes, state circumstances below: (*From Section 8 Administrative Plan page 8-6*)

Expirations

The voucher is valid for a period of at least sixty calendar days but no more than a maximum period of 120 calendar days from the date of issuance. The family must submit a Request for Lease Tenancy Approval and Lease within the maximum 120-day period, with the exception of "port-in vouchers" which may be extended at SHA's discretion for a maximum period of 180 days from the date of initial issuance.

If the voucher has expired, and has not been extended by SHA or expires after an extension, the family will be denied assistance. The family will not be entitled to a review or hearing. If the family is currently assisted, it may remain as

a participant in its unit if there is an assisted lease/contract in effect. If the family is not currently assisted, the family may choose to reapply to the waiting list; as long as the waiting list is open.

Suspensions(tolling)

The Voucher of Family Participation shall expire on the date specified on the voucher. Beginning with the date issued, the voucher will expire on a date no more than 120 calendar days from the date of issuance. If the expiration date falls on a weekend or holiday, the expiration date shall be extended to 4:30 p.m. on the next working day following the weekend or holiday.

SHA will consider suspending (tolling) the voucher for the following reason(s):

- 1. The unit submitted for approval is rejected by SHA because the unit does not meet HQS requirements or the proposed contract rent is rejected by SHA. SHA will suspend the voucher only if the unit is submitted and the tenant has no additional time left on his/her voucher.*
- 2. The Head of Household is unable to submit a unit for approval, due to the hospitalization of the Head of Household, spouse, companion, or other member of the household.*

The family must submit to SHA documented evidence that either the Head of Household, spouse, companion, or other member of the household was hospitalized and that it was unable to submit to SHA "A Request for Lease Approval."

- 3. If at any time during the inspection or contract execution period the landlord decides to not enter into a contract. SHA will add tolling days based on the number of days between the submittal of the request for inspection and the date the landlord determined they would not enter into a contract.*

When SHA extends the voucher, SHA may shall extend the voucher by an equal number of days (up to an additional 60 days) that the family was unable to search for and submit a unit for approval. SHA will notify the family in writing of the revised expiration date of the family's voucher.

Extension of term

A family may request an extension to their initial voucher expiration, however, they must do so in writing no later than the close of business on the date their voucher expires, or the following business day if the voucher expires on a weekend or holiday.

A family may request an additional extension beyond the maximum 120 day period of the initial voucher term as a reasonable accommodation, in accordance with 24 CFR part 8, to make the program accessible to and usable by a family member with a disability. The Housing Authority will extend the term of the voucher up to 120 days from the beginning end of the initial term, as reasonable accommodation for a person with disabilities. or will petition the HUD field office for an additional extension of the term.

(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 (Special Purpose Homeless Vouchers)
- 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)

LOCAL PREFERENCES AND ORDER OF SELECTION:

1) *Required Transfers*

2) *Special Purpose Homeless Vouchers*

3) *Targeted Funding:*

- *Family Unification Vouchers*
- *Welfare to Work Vouchers*

4) *All other applicants will be listed in date and time order of application with the following priorities:*

All families with at least one family member under the age of 17; singles who are persons with disabilities and/or persons aged 62 or above will be listed by date and time order above all other singles. Singles who are not

persons with neither disabilities nor age 62 or above, but who are pregnant will be placed on the list as a single person; until the child is born.(Admin Plan Chapt. 4)

1. *Tenant-Based Assistance Program (Housing Choice Voucher Program)*

To be eligible for assistance in the Housing Choice Voucher Program, gross annual income must not exceed the extremely low-income limit (see Glossary) as published by HUD for at least 75% of the new admissions within each fiscal year. The remaining new admissions must have gross income that does not exceed the very-low income limits (see Glossary); unless the family qualifies for an exception.

Each FY, until SHA meets the statutory requirement that 75% of all new admissions must have gross incomes less than the extremely low income limit; SHA will skip over families whose incomes are verified to exceed the extremely low income limit; until such requirement is met.

Exceptions to the extremely low and very-low income limits are:

A low-income (see Glossary) family in any of the following categories:

A low-income family that is continuously assisted under the 1937 Housing Act. An applicant is continuously assisted if the family has received assistance under any 1937 Housing Act program within 120 days of voucher issuance. Programs include public housing, all Section 8 programs, all Section 23 programs.

A low-income non-purchasing family residing in a HOPE 1 or HOPE 2 project.

A low-income non-purchasing family residing in a project subject to a homeownership program under 24 CFR 248.173.

A low-income family displaced as a result of the prepayment of a mortgage or voluntary termination of a mortgage insurance contract under 24 CFR 248.165.

A low-income family being assisted with a Family Unification Voucher.

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.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

1 Homelessness (5 Homeless vouchers per month are allocated by lottery.)

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
- 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
- 1 Other preference(s) (list below)

1) *Required Transfers*

2) *Special Purpose Homeless Vouchers*

3) *Targeted Funding:*

- *Family Unification Vouchers*
- *Welfare to Work Vouchers*

4) *All other applicants will be listed in date and time order of application with the following priorities:*

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 (Special Purpose Homeless Vouchers only)

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 (was checked last year)

Other (list below):

- *SHA Liaisons with Child Welfare do marketing via those agency contacts*
- *Announcements are made at the Emergency Housing Network*
- *Congressional news releases are published*

4. PHA Rent Determination Policies

[24 CFR Part 903.79(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.)

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?

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)

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)_____
- 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

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
- 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 below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

(FMRs for some BR sizes are set below 100% and others are set above.)

Zero-Bdrm = 95% of FMR

One-Bdrm = 93% of FMR

Two-Bdrm = 95% of FMR

Three-Bdrm = 110% of FMR

Four-Bdrm = 110% of FMR

Five-Bdrm = 110% of FMR

Six-Bdrm = 110% of FMR

Mobile Home = 110% of FMR

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)

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)
Market rate gross rents are higher than FMRs

(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)

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)

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.

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)

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 (or011a01Capital Fund Annual Statement)

-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) 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 (OR011b01 Capital Fund Five-Year Plan).

-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.

- 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:
OR1103 Orchard Village

- 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:
OR11-03

- 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:

OR11-03 (SHA is applying for HOPE IV at OR11-03. However, land is available to place replacement housing at OR11-02 and OR11-04.

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.

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: Orchard Village	
1b. Development (project) number: OR11-03	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
Date application approved, submitted, or planned for submission: 1 Nov 2003	
5. Number of units affected: 5	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 1 Jun 2004 b. Projected end date of activity: 1 Jun 2006	

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.

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 <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79(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? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> 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) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> 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) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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.

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)

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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- 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.
 - 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

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.**

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)

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 2001 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

Notice 2000-43 (HA) Not required of High Performers

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)?

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.**

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?

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?
1. *Connie McMillan asked to be added to the RAB membership roster. (Done. Her husband was already listed.)*
 2. *Connie McMillan asked if the Hope VI project the one that would combine two properties. (It was confirmed at the meeting that this would indeed open the fence and include a walkway between Orchard Village and Parkway Village.)*
 3. *Frank McMillan asked what had recently been happening with the driveway outside the main office. (Mr Cook explained that to prepare for the roof replacement and remodeling, the Maintenance Department had removed the plants while dormant so that they can be salvaged.)*
 4. *Connie McMillan asked how many sites the Housing Authority owns. (Mr Croft explained that there are over 300 apartments at 10 different locations along with the Robert Lindsey Tower, 7 turnkey properties and 50-60 scattered sites.)*
 5. *Connie McMillan stated that she was happy with the way they were kept up-to-date with things.*

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

- Attached at Attachment (File name)
 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)

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

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.)
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.**)

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
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

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)

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: Salem/Keizer

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)

- Administer Public Housing Program, including Comprehensive Grant Program (Capital Fund);
- Designate Public Housing for the elderly;
- Maintain and apply for Section 8 Vouchers;
- Administer Section 8 Moderate Rehabilitation Program;
- Administer Family Self-Sufficiency Program (for both Public Housing and Section 8 participants);
- Administer City of Salem HOME-funded TBA and Security Deposit programs
- Construct a daycare facility Glen Creek Village with CDBG funds to be operated by Headstart

- Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

SHA Programs referenced and supported in the Consolidated Plan:

- Public Housing and Comprehensive Grants (Capital Fund)
- Section 8 Vouchers
- Section 8 Moderate Rehabilitation
- HOME Investment Partnerships Program (\$100,000 City of Salem HOME funds awarded to Salem Housing Authority for Tenant-based Rental Assistance)
- HOME Security Deposit program
- HOME matching funds for Hope VI (2003 application)

Other Actions supporting the PHA Plan:

- Housing and Community Development Advisory Committee
- Property tax exemptions
- Homeless Shelters
- System Development Charge waivers

D. Other Information Required by HUD

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

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification”

The following actions will be defined as “substantial deviations” from the 5-Year Plan:

- *Public Housing or Voucher Homeownership programs (SHA does not participate in the Public Housing or Voucher Homeownership programs, but does actively promote and facilitate other homeownership opportunities.)*
- *Voluntary Conversion of Public Housing*

The following actions will be defined as “significant amendments or modifications” to the 5-Year Plan:

- *Any change in the Plan with regard to demolition or disposition, designation, homeownership programs or conversion activities pertaining to the Public Housing program.*

An exception will be made for any changes that are adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered to be significant deviations, amendments or modifications.

Attachments

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

Required Attachments

Required Attachment No. 1

Admissions Policy for Deconcentration

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
OR11-008	20	Scattered site project is geographically deconcentrated	
OR11-015	20	Scattered site project is geographically deconcentrated	
OR11-016	15	Scattered site project is geographically deconcentrated	

Required Attachment No. 2

Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

- In the fall of 2002 SHA received an additional 40 Vouchers as a result of non-renewals of Moderate Rehabilitation units in the jurisdiction .

- *SHA continues to manage the Section 8 Housing Choice Voucher program and the Public Housing program effectively, scoring as a “**High Performer**” under the Public Housing and SEMAP programs.*
- *The Authority continues to reach the established Family Self-Sufficiency goals---assisting Section 8 and Public Housing families to become more self-sufficient.*
- *SHA developed an improved outreach “Powerpoint” presentation through a community partnership.*
- *SHA’s telephone system is now bi-lingual*
- *Funding (CDBG) was approved for Headstart daycare at Glen Creek Village*
- *Bathroom modernization improved the livability in Public Housing*
- *Housing opportunities to people with disabilities were enhanced by including single unrelated disabled people in the definition of “family” for Voucher eligibility.*

Resident Membership of the PHA Governing Board

HOUSING AUTHORITY BOARD
January 2003

OLD CHAIR- COMMISSIONER 1ST WARD: Kasia Quillinan
Commission Phone (503) 399-7801

COMMISSIONER 2ND WARD: Jim Randall
Commission Phone (503) 399-7802

COMMISSIONER 3RD WARD: Brad Nanke
Commission Phone (503) 399-7803

COMMISSIONER 4TH WARD: Wes Bennett
Commission Phone (503) 399-7804

NEW CHAIR COMMISSIONER 5TH WARD: Rick Stucky
Commission Phone (503) 399-7905

COMMISSIONER 6TH WARD: Bruce Rogers
Commission Phone (503) 399-7806

COMMISSIONER 7TH WARD: Anna Braun
Commission Phone (503) 399-7807

COMMISSIONER 8TH WARD: Dan Clem
Commission Phone (503) 399-7808

RESIDENT COMMISSIONER: Joyce Hesch (503) 364-2504
Method of Selection: Appointment
Term: Unlimited or until no longer a resident

RESIDENT ADVISORY BOARD
JANUARY 2003

Robert Woodrum
Northgate Village

Denise Rodriguez
Meadowlark Village

Donna McCauley
Voucher Participant

James Hicks
Brush College Village

Andrea King
Voucher Participant

Jayne Sanchez
Orchard Village

Deborah Richey
Northgate Village

Bobbi Cade
Voucher Participant

Frank & Connie McMillen
Robert Lindsey Tower

Kevin Kane
Voucher Participant

Edith Carlson
Northgate Village

Angel Roberts
Glen Creek Village

Mary Hartford
Robert Lindsey Tower

David Killoran
Shelton Village

Lois Wester
Robert Lindsey Tower

Kristina Soreide
Meadowlark Village

Elayne Holman
Scattered Site

Rhonda Brickell
Livingston Village

Janis Boatwright
Scattered Site

Robert Barko
Meadowlark Village

Cristina Casas
Scattered Site

Melody Bennett
Scattered Site

James Mann
Brush College Village

Tatyana Murashko
Brush College Village

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA’s developments are subject to the Required Initial Assessments?

Seven (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 (1)

c. How many Assessments were conducted for the PHA’s covered developments?

Seven (7)

d. Identify PHA developments that may be appropriate for conversion based on the

Required Initial Assessments:

Development Name	Number of Units
None	

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

FY 2003 Capital Fund Program Annual Statement (See attached or011a01)

Optional Attachment No. 1

FY2003 Capital Fund Program 5 Year Action Plan (See separate document or011b01)

Optional Attachment No. 2

2003 Performance & Evaluation Report (See separate document or011c01)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF SALEM						④ Original 5-Year Plan ⑦ Revision No:0
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2004 PHA FY:	Work Statement for Year 3 FFY Grant:2005 PHA FY:	Work Statement for Year 4 FFY Grant:2006 PHA FY:	Work Statement for Year 5 FFY Grant:2007 PHA FY:	
OR 11-2		99,523.00	48,304.00	254,704.00	254,704.00	
OR 11-3		0.00	0.00	0.00	0.00	
OR 11-4		156,590.00	0.00	0.00	0.00	
OR 11-6	See	0.00	186,000.00	0.00	0.00	
OR 11-8	Annual	0.00	0.00	0.00	0.00	
OR 11-9	Statement	0.00	0.00	0.00	0.00	
OR 11-15		0.00	0.00	0.00	0.00	
OR 11-16		0.00	0.00	0.00	0.00	
Agency Wide		0.00	0.00	0.00	0.00	
Management Improvements		128,500.00	128,500.00	128,500.00	128,500.00	
HA-Wide Nondwelling Struct. & Equip.		11,000.00	11,000.00	11,000.00	11,000.00	
Administration		151,000.00	151,000.00	151,000.00	151,000.00	
Other		17,500.00	17,500.00	17,500.00	17,500.00	
Contingencies		5,391.00	27,200.00	6,800.00	6,800.00	
Operations		142,000.00	142,000.00	142,000.00	142,000.00	
CFP Funds Listed for 5-year planning		\$711,504.00	\$711,504.00	\$711,504.00	\$711,504.00	
Replacement Housing Factor Funds						

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Funda Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name:		Grant Type and Number		Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF SALEM		Capital Fund Program Grant No: OR16P01150101 Replacement Housing Factor Grant No:		2001	
⑦Original Annual Statement ⑦Reserve for Disasters/Emergencies ④Revised Annual Statement (revision number: 2) ④Performance. & Evaluation Report for Year Ending: 03/31/03 ⑦Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	181,179.00	181,179.00	181,179.00	181,179.00
3	1408 Management Improvements	4,498.00	2,643.76	2,643.76	2,643.76
4	1410 Administration	135,825.00	133,490.13	133,490.13	106,317.62
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Consultants	17,500.00	19,834.87	19,834.87	19,834.87
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	81,846.46	52,127.27	52,127.27	51,846.67
10	1460 Dwelling Structures	353,021.60	397,546.31	387,567.47	106,639.55
11	1465.1 Dwelling Equipment - Nonexpendable	3,500.00	2,187.00	2,187.00	2,187.00
12	1470 Nondwelling Structures	127,527.94	112,181.54	24,085.88	24,085.88
13	1475 Nondwelling Equipment	0.00	3,617.15	3,617.15	3,617.15
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstrated	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	1,000.00	1,090.97	1,090.97	1,090.97
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Services	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-18)	\$905,898.00	\$905,898.00	\$807,823.50	\$499,442.47
22	Amount of line 16 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 16 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of line 16 Related to Security - Soft Cost	0.00	0.00	0.00	0.00
25	Amount of line 16 Related to Security - Hard Cost	52,500.00	12,500.00	0.00	0.00
26	Amount of line 16 Related to Energy Conservation Measure	88,500.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Grant Type and Number Capital Fund Program Grant No: OR16P01150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406		\$181,179.00	\$181,179.00	\$181,179.00	\$181,179.00	Funds Transferred to Operating
	MANAGEMENT IMPROVEMENTS	1408						
	Computer Upgrade (software)	1408		0.00	0.00	0.00	0.00	Shifted to 1406
	Resident Initiatives Program	1408		0.00	0.00	0.00	0.00	Shifted to 1406
	Grounds Keeper Aids	1408		0.00	0.00	0.00	0.00	Shifted to 1406
	CFP staff training	1408		4,498.00	2,643.76	2,643.76	2,643.76	
	Housing Grant Coord.:Salary	1408		0.00	0.00	0.00	0.00	Shifted to 1406
	TOTAL			\$4,498.00	\$2,643.76	\$2,643.76	\$2,643.76	
	ADMINISTRATION	1410						
	Contracting Officer	1410		14,000.00	14,000.00	14,000.00	12,335.84	
	Asst. Contracting Officer	1410		12,000.00	12,000.00	12,000.00	5,519.67	
	In House Arch and Eng. Services	1410		61,330.00	61,330.00	61,330.00	48,979.34	*Per 24CFR968.112 Not subj. to Admin. % cap
	CFP Inspector: Salary	1410		35,522.00	35,522.00	35,522.00	30,496.97	
	CFP Technician	1410		10,473.00	8,138.13	8,138.13	8,138.13	
	Advertising: Project Bidding	1410		2,500.00	2,500.00	2,500.00	847.67	
	TOTAL			\$135,825.00	\$133,490.13	\$133,490.13	\$106,317.62	
	CONSULTANTS	1430						
	Consultant (In-house Arch/Enginr)	1430		0.00	0.00	0.00	0.00	
	Outside Consultants	1430		15,000.00	17,334.87	17,334.87	17,334.87	
	Plans printing, project fees	1430		2,500.00	2,500.00	2,500.00	2,500.00	
	TOTAL			\$17,500.00	\$19,834.87	\$19,834.87	\$19,834.87	
	SITE IMPROVEMENTS	1450						
11-2	Meadowlark & Shelton Playground Equipment	1450	2-Sites	15,000.00	0.00	0.00	0.00	Not Started
	Meadowlark & Shelton Site Improvement Parking Lot	1450	2-Sites		4,253.10	4,253.10	4,253.10	Split funding W/ CFP 2000
	Meadowlark & Shelton Patio Fences	1450	2 Sites	0.00	0.00	0.00	0.00	Postponed
	Total 11-2			15,000.00	4,253.10	4,253.10	4,253.10	
11-3	Orchard Vill. Playground Equipment	1450	1-site	8,500.00	0.00	0.00	0.00	Removed
	Orchard Vill. Sorm Line Replacement	1450	1-system	16,500.00	16,188.75	16,188.75	16,188.15	Completed
	Orchard Vill. Site Lighting	1450	1-site	500.00	0.00	0.00	0.00	Removed
	Total 11-3			25,500.00	16,188.75	16,188.75	16,188.15	
11-4	Glen Creek Mold Remediatin at 1310 Orchard Heights	1450	1-unit	24,833.46	25,267.42	25,267.42	25,267.42	Mandatory for health and safety of resident
	Glen Creek Sidewalk Replacement	1450	1-Site	10,000.00	0.00	0.00	0.00	Reduced due to funding
	Total 11-4			34,833.46	25,267.42	25,267.42	25,267.42	
11-8	Fencing Replacement	1450	2 sites	0.00	0.00	0.00	0.00	Cancelled due to funding
	Sidewalk/Driveway Replacements	1450	2 sites	0.00	0.00	0.00	0.00	Cancelled due to funding
	Total 11-8			0.00	0.00	0.00	0.00	
11-9	Trash Enclosure @ Salishan	1450	1 site	5,013.00	5,013.00	5,013.00	5,013.00	Completed
	Sidewalk/Driveway Replacements	1450	4 sites	0.00	0.00	0.00	0.00	Cancelled due to funding
	Salishan Mail Box Security Upgrade @ Salishan	1450	1-Box	1,500.00	1,405.00	1,405.00	1,125.00	Completed
	Total 11-9			6,513.00	6,418.00	6,418.00	6,138.00	
11-15	Fencing Replacement	1450	1 site	0.00	0.00	0.00	0.00	Cancelled due to funding
	Sidewalk/Driveway Replacements	1450	2 sites	0.00	0.00	0.00	0.00	Cancelled due to funding
	Total 11-15			0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

<u>11-16</u>	Fencing Replacement	1450	2 sites	0.00	0.00	0.00	0.00	Cancelled due to funding
	Sidewalk/Driveway Replacements	1450	2 sites	0.00	0.00	0.00	0.00	Cancelled due to funding
	Total 11-16			0.00	0.00	0.00	0.00	
	TOTAL			\$81,846.46	\$52,127.27	\$52,127.27	\$51,846.67	
	DWELLING STRUCTURES	1460						
<u>11-2</u>	Bathroom Remodel	1460	58 units	190,000.00	173,500.00	173,500.00	52,021.11	Started
	Total 11-2			190,000.00	173,500.00	173,500.00	52,021.11	
<u>11-3</u>	Bathroom Remodels	1460	30 units	0.00	0.00	0.00	0.00	Shifted to FY2000
	Total 11-2			0.00	0.00	0.00	0.00	
<u>11-6</u>	Elevator Upgrades	1460	2 elevators	10,000.00	10,000.00	10,000.00	0.00	Project combined w/ Fire System
	Boiler Replacement	1460	1-system	0.00	32,616.18	32,616.18	32,616.18	On going
	Furnace Replacements	1460	62 units	0.00	0.00	0.00	0.00	Shifted to FY 2002
	Comprehensive unit Remodels	1460	18 units	35,437.99	3,668.09	3,668.09	3,668.09	Cancelled not cost effective
	Fire Alarm System Upgrade	1460	1-system	97,513.10	157,691.53	157,691.53	8,242.50	Construction Not Started
	Metal Roof Replacement	1460	1-system	10,000.00	10,000.00	21.16	21.16	Construction Not Started
	Total 11-6			152,951.09	213,975.80	203,996.96	44,547.93	
<u>11-8</u>	Comprehensive Unit Remodels	1460	1 unit	0.00	0.00	0.00	0.00	Cancelled due to funding
	Floor Covering Replacements	1460	2 units	3,107.42	3,107.42	3,107.42	3,107.42	Completed
	Total 11-8			3,107.42	3,107.42	3,107.42	3,107.42	
<u>11-9</u>	Comprehensive Unit Remodels	1460	2 units	0.00	0.00	0.00	0.00	Cancelled due to funding
	Roof Replacement	1460	3 units	0.00	0.00	0.00	0.00	Cancelled due to funding
	Total 11-9			0.00	0.00	0.00	0.00	
<u>11-15</u>	Comprehensive Unit Remodels	1460	1 unit	0.00	0.00	0.00	0.00	Cancelled due to funding
	Floor Covering Replacements	1460	3 units	6,963.09	6,963.09	6,963.09	6,963.09	Completed
	Total 11-15			6,963.09	6,963.09	6,963.09	6,963.09	
<u>11-16</u>	Comprehensive Unit Remodels	1460	1 unit	0.00	0.00	0.00	0.00	Cancelled due to funding
	Total 11-16			0.00	0.00	0.00	0.00	
	TOTAL			\$353,021.60	\$397,546.31	\$387,567.47	\$106,639.55	
	DWELLING EQUIPMENT	1465						
	Appliance Replacements, Storage	1465	4 stor unit	3,500.00	2,187.00	2,187.00	2,187.00	In Process
	Window Covering Replacements	1465	1 unit	0.00	0.00	0.00	0.00	Cancelled due to funding
	TOTAL			\$3,500.00	\$2,187.00	\$2,187.00	\$2,187.00	
	NON-DWELLING STRUCTURES	1470						
	Office Remodel and Roof Replacement	1470		120,000.00	88,095.66	0.00	0.00	Design and Const. Phase, Shifted from FY 2000
	Glen Creek Comm. Rm. Remodel	1470		7,527.94	24,085.88	24,085.88	24,085.88	Completed
	TOTAL			\$127,527.94	\$112,181.54	\$24,085.88	\$24,085.88	
	NON-DWELLING EQUIPMENT	1475						
	Computer Hardware Upgrade	1475		0.00	0.00	0.00	0.00	Cancelled due to funding
	Maintenance Equipment	1475		0.00	0.00	0.00	0.00	Cancelled due to funding
	Office Equipment Upgrade	1475		0.00	3,617.15	3,617.15	3,617.15	Completed
	TOTAL			\$0.00	\$3,617.15	\$3,617.15	\$3,617.15	
	RELOCATION COSTS	1495						
	Meal Voucher Allowance	1495		1,000.00	1,090.97	1,090.97	1,090.97	
	TOTAL			\$1,000.00	\$1,090.97	1,090.97	\$1,090.97	
	Grand Total			905,898.00	905,898.00	807,823.50	499,442.47	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Funda Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM			Grant Type and Number Capital Fund Program Grant No: OR16P01150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All funds Obligated (Quarter Ending Date)			All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2	31-Mar-03	31-Sept-03		31-Mar-04			
11-3	31-Mar-03	31-Sept-03		31-Mar-04			
11-4	31-Mar-03	31-Sept-03		31-Mar-04			
11-6	31-Mar-03	31-Sept-03		31-Mar-04			
11-8	31-Mar-03	31-Sept-03		31-Mar-04			
11-9	31-Mar-03	31-Sept-03		31-Mar-04			
11-15	31-Mar-03	31-Sept-03		31-Mar-04			
11-16	31-Mar-03	31-Sept-03		31-Mar-04			
Management Improvements	31-Mar-03	31-Sept-03		31-Mar-04			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Funda Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Grant Type and Number Capital Fund Program Grant No: OR16P01150102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision number: 1)					
<input checked="" type="checkbox"/> Performance. & Evaluation Report for Year Ending: 03/31/03 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	129,107.00	129,107.00	2,780.00	2,780.00
3	1408 Management Improvements	154,801.00	154,801.00	88,000.00	0.00
4	1410 Administration	162,500.00	149,000.00	126,500.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Consultants	17,500.00	27,822.00	6,124.02	6,124.02
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	134,200.00	33,500.00	0.00	0.00
10	1460 Dwelling Structures	155,454.00	152,614.61	30,308.47	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	8,000.00	984.39	984.39	984.39
12	1470 Nondwelling Structures	24,777.00	220,000.00	121,903.34	0.00
13	1475 Nondwelling Equipment	68,100.00	21,865.00	865.00	865.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	1,000.00	1,000.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Services	0.00	0.00	0.00	0.00
20	1502 Contingency	35,255.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$890,694.00	\$890,694.00	\$377,465.22	\$10,753.41
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	25,500.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	119,500.00	35,000.00	0.00	0.00
26	Amount of line 16 Related to Energy Conservation Measures	122,123.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Summary Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM				Grant Type and Number Capital Fund Program Grant No: OR16P01150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Orinal	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406		\$129,107.00	\$129,107.00	\$2,780.00	\$2,780.00	To Operations
	MANAGEMENT IMPROVEMENTS	1408						
Agency Wide	Site Sustainability Equipment	1408		26,301.00	26,301.00	0.00	0.00	
	Grants Coordinator Salary	1408		88,000.00	88,000.00	88,000.00	0.00	
	Needs Assessment Inspector	1408		33,500.00	33,500.00	0.00	0.00	
	Staff Mileage & Travel	1408		1,000.00	1,000.00	0.00	0.00	
	Training	1408		6,000.00	6,000.00	0.00	0.00	
	TOTAL			\$154,801.00	\$154,801.00	\$88,000.00	\$0.00	
	ADMINISTRATION	1410						
Agency Wide	In House Arch & Eng. Services	1410		80,000.00	80,000.00	80,000.00	0.00	Per 24CFR968.112 Admin % Cap is N/A
	Construction Insp. & Small Contracts	1410		33,500.00	20,000.00	0.00	0.00	
	CFP Staff Tech.	1410		46,500.00	46,500.00	46,500.00	0.00	
	Advertising, Project Bidding, Misc.	1410		2,500.00	2,500.00	0.00	0.00	
	TOTAL			\$162,500.00	\$149,000.00	\$126,500.00	\$0.00	
	CONSULTANTS	1430						
Agency Wide	Outside Consultants	1430		15,000.00	25,322.00	5,861.58	5,861.58	Increased
	Plans, printing, project fees, etc	1430		2,500.00	2,500.00	262.44	262.44	
	TOTAL			\$17,500.00	\$27,822.00	\$6,124.02	\$6,124.02	
	SITE IMPROVEMENTS	1450						
11-2								
Livingston, Meadowlark	Repl. Sidewalks, Fencing, and Landscaping	1450	28 units	71,000.00	20,000.00	0.00	0.00	Not Started
Northgate and Shelton	Site Signs	1450	4 signs	10,000.00	5,000.00	0.00	0.00	Not Started, Marketability Update
	Total 11-2			81,000.00	25,000.00	0.00	0.00	
11-3								
Orchard Village	Repl. Sidewalks, Fencing, and Landscaping	1450	1-Site	7,200.00	0.00	0.00	0.00	Shifted to FY 2004
	Site Signs	1450	1 sign	2,500.00	0.00	0.00	0.00	Not Started, Marketability Update
	Total 11-3			9,700.00	0.00	0.00	0.00	
11-4								
GlenCreek	Repl. Sidewalks, Fencing, and Landscaping	1450	1 site	17,000.00	0.00	0.00	0.00	Shifted to FY 2004
Brush College	Repl. Sidewalks, Fencing, and Landscaping	1450	1 site	14,000.00	0.00	0.00	0.00	Shifted to FY 2004
GlenCreek & Brush Coll.	Site Signs	1450	2 signs	5,000.00	5,000.00	0.00	0.00	Not Started, Marketability Update
	Total 11-4			36,000.00	5,000.00	0.00	0.00	
11-6								
Robert Lindsey Tower	Site Signs and Landscaping	1450	1 sign	2,500.00	1,500.00	0.00	0.00	Not Started, Marketability Update
	Total 11-6			2,500.00	1,500.00	0.00	0.00	
Salem Housing Auth	Site Signs and Landscaping	1450	2 signs	5,000.00	2,000.00	0.00	0.00	Not Started, 504 Required
	TOTAL			\$134,200.00	\$33,500.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460						
11-2								
Meadowlark, Shelton & Northgate, Livingston	504 Accomidation for hearing impaired	1460	4 units	0.00	6,000.00	0.00	0.00	Not Started
	Total 11-2			0.00	6,000.00	0.00	0.00	
11-3								
Orchard Village	504 Accomidation for hearing impaired	1460	1 unit	0.00	1,500.00	0.00	0.00	Not Started
	Total 11-3			0.00	1,500.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Summary Pages

11-4									
Blen Creek, Brush College	Bathroom Remodels	1460	50 units	0.00	61,806.14	0.00	0.00		Split funding w/ CFP 2003
Blen Creek, Brush College	504 Accomidation for hearing impaired	1460	2 units	0.00	3,000.00	0.00	0.00		Not Started
	Total 11-4			0.00	64,806.14	0.00	0.00		
11-6									
Robert Lindsey Tower	504 Door Handles	1460	62 units	0.00	15,000.00	0.00	0.00		Not Started
Robert Lindsey Tower	Fire System Replacement	1460	1-System	0.00	30,308.47	30,308.47	0.00		Funding Split w/CFP 2001
Robert Lindsey Tower	Furnace Replacements	1460	61 units	60,454.00	0.00	0.00	0.00		Postponed
Robert Lindsey Tower	Boiler Replacements	1460	System	22,000.00	0.00	0.00	0.00		Shifted to CFP 2001
Robert Lindsey Tower	Crown Molding and Benches	1460	11 Stories	9,000.00	7,000.00	0.00	0.00		Not Started, Includes Painting Hallways
	Total 11-6			91,454.00	52,308.47	30,308.47	0.00		
11-8									
	Dishwashers and Disposals	1460	8 units	8,181.82	0.00	0.00	0.00		
	Floors, Paint,Kitchens,and Bath Remodels	1460	1 bldg	7,000.00	7,000.00	0.00	0.00		Not Started
	Total 11-8			15,181.82	7,000.00	0.00	0.00		
11-9									
	Dishwashers and Disposals	1460	15 units	12,272.82	0.00	0.00	0.00		
	Floors, Paint,Kitchens,and Bath Remodels	1460	1 bldg	7,000.00	7,000.00	0.00	0.00		Not Started
	Total 11-9			19,272.82	7,000.00	0.00	0.00		
11-15									
	Dishwashers and Disposals	1460	10 units	8,181.72	0.00	0.00	0.00		Postponed
	Floors, Paint,Kitchens,and Bath Remodels	1460	1 bldg	7,000.00	7,000.00	0.00	0.00		Not Started
	Total 11-15			15,181.72	7,000.00	0.00	0.00		
11-16									
	Dishwashers and Disposals	1460	7 units	7,363.64	0.00	0.00	0.00		Postponed
	Floors, Paint,Kitchens,and Bath Remodels	1460	1 bldg	7,000.00	7,000.00	0.00	0.00		Not Started
	Total 11-16			14,363.64	7,000.00	0.00	0.00		
	TOTAL			155,454.00	152,614.61	30,308.47	0.00		
	DWELLING EQUIPMENT	1465							
11-3									
Orchard Village	Appliance Installation	1465	30 units	8,000.00	984.39	984.39	984.39		Completed
	TOTAL			\$8,000.00	\$984.39	\$984.39	\$984.39		
	NON-DWELLING STRUCTURES	1470							
Salem Housing Authority	Office Remodel(Funding Split)	1470		14,777.00	220,000.00	121,903.34	0.00		Split w/ CFP 2001
Meadowlark Village	Maintenance Bldg. Addition	1470		10,000.00	0.00	0.00	0.00		Not Started
	TOTAL			\$24,777.00	\$220,000.00	\$121,903.34	\$0.00		
	NON-DWELLING EQUIPMENT	1475							
Agency Wide	Computers and Tech. Upgrade	1475		500.00	500.00	0.00	0.00		Not Started
	Security Upgrade	1475		40,000.00	0.00	0.00	0.00		Not Started
	Lazer Check Printing System	1475		6,000.00	865.00	865.00	865.00		Completed
	Bar Scanner	1475		10,000.00	10,000.00	0.00	0.00		Not Started
	Date/Time Stamp	1475		1,100.00	0.00	0.00	0.00		Not Started
	Office Equipment Upgrade	1475		10,500.00	10,500.00	0.00	0.00		Not Started
	TOTAL			\$68,100.00	\$21,865.00	\$865.00	\$865.00		
	RELOCATION COSTS	1495							
Agency Wide	Meal Voucher Allowance/Relocation	1495		1,000.00	1,000.00	0.00	0.00		spent upon relocation
	TOTAL			\$1,000.00	\$1,000.00	\$0.00	\$0.00		
	CONTEGENCY	1502							
Agency Wide				35,255.00	0.00	0.00	0.00		
	TOTAL			\$35,255.00	\$0.00	\$0.00	\$0.00		
	Grand Total			890,694.00	890,694.00	377,465.22	10,753.41		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Funda Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM			Grant Type and Number Capital Fund Program Grant No: OR16P01150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All funds Obligated (Quarter Ending Date)			All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2	31-Mar-04			30-Sep-05			
11-3	31-Mar-04			30-Sep-05			
11-4	31-Mar-04			30-Sep-05			
11-6	31-Mar-04			30-Sep-05			
11-8	31-Mar-04			30-Sep-05			
11-9	31-Mar-04			30-Sep-05			
11-15	31-Mar-04			30-Sep-05			
11-16	31-Mar-04			30-Sep-05			
Management Improvements	31-Mar-04			30-Sep-05			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Funda Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Grant Type and Number Capital Fund Program Grant No: OR16P01150103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="radio"/> Original Annual Statement <input type="radio"/> Reserve for Disasters/Emergencies <input type="radio"/> Revised Annual Statement (revision number:)					
<input checked="" type="radio"/> Performance. & Evaluation Report for Year Ending: <input type="radio"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	130,607.00	0.00	0.00	0.00
3	1408 Management Improvements	140,000.00	0.00	0.00	0.00
4	1410 Administration	151,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Consultants	21,332.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	30,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	222,065.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	15,500.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	1,000.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Services	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$711,504.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	30,000.00	30,000.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 16 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM				Grant Type and Number Capital Fund Program Grant No: OR16P01150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	This Revision	Funds Obligated	Funds Expended	
	OPERATIONS	1406		\$130,607.00	\$0.00	\$0.00	\$0.00	To Operations
	MANAGEMENT IMPROVEMENTS	1408						
	Grants Coordinator Salary	1408		88,000.00	0.00	0.00	0.00	
	RI HAR, FSS	1408		45,000.00	0.00	0.00	0.00	
	Staff Mileage & Travel	1408		1,000.00	0.00	0.00	0.00	
	Training	1408		6,000.00	0.00	0.00	0.00	
	TOTAL			\$140,000.00	\$0.00	\$0.00	\$0.00	
	ADMINISTRATION	1410						
Agency Wide	In House Arch & Eng. Services	1410		80,000.00	0.00	0.00	0.00	Per 24CFR968.112 Not Subj. to admin % Cap
	Construction Insp. & Small Contracts	1410		33,500.00	0.00	0.00	0.00	
	CFP Staff Tech.	1410		35,000.00	0.00	0.00	0.00	
	Advertising, Project Bidding, Misc.	1410		2,500.00	0.00	0.00	0.00	
	TOTAL			\$151,000.00	\$0.00	\$0.00	\$0.00	
	CONSULTANTS	1430						
Agency Wide	Outside Consultants	1430		18,832.00	0.00	0.00	0.00	
	Plans, printing, project fees, etc	1430		2,500.00	0.00	0.00	0.00	
	TOTAL			\$21,332.00	\$0.00	\$0.00	\$0.00	
	SITE IMPROVEMENTS	1450						
11-2 Meadowlark, Shelton & Northgate, Livingston	504 site and playground upgrades	1450	1 site	15,000.00	0.00	0.00	0.00	
	Total 11-2			15,000.00	0.00	0.00	0.00	
11-4 Glen Creek	504 site and playground upgrades	1450	1-site	15,000.00	0.00	0.00	0.00	
	Total 11-4			15,000.00	0.00	0.00	0.00	
	TOTAL			\$30,000.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES	1460						
11-4 Glen Creek, Brush College	Bathroom Remodels	1460	50-units	222,065.00	0.00	0.00	0.00	
	Total 11-4			222,065.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

		TOTAL							
					222,065.00	0.00	0.00	0.00	
		DWELLING EQUIPMENT	1465						
N/A		None	1465		0.00	0.00	0.00	0.00	
		TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
		NON-DWELLING STRUCTURES	1470						
N/A		None	1470		0.00	0.00	0.00	0.00	
		TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
		NON-DWELLING EQUIPMENT	1475						
Agency Wide		Computers and Tech. Upgrade	1475		500.00	0.00	0.00	0.00	
		Office Equipment Upgrade	1475		15,000.00	0.00	0.00	0.00	
		TOTAL			\$15,500.00	\$0.00	\$0.00	\$0.00	
		RELOCATION COSTS	1495						
Agency Wide		Meal Voucher Allowance/Relocation	1495		1,000.00	0.00	0.00	0.00	spent upon relocation
		TOTAL			\$1,000.00	\$0.00	\$0.00	\$0.00	
		CONTENGENCY	1502						
Agency Wide					0.00	0.00	0.00	0.00	
		TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
		Grand Total			711,504.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Funda Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM			Grant Type and Number Capital Fund Program Grant No: OR16P01150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All funds Obligated (Quarter Ending Date)			All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11-2	31-Mar-05			30-Sep-06			
11-3	31-Mar-05			30-Sep-06			
11-4	31-Mar-05			30-Sep-06			
11-6	31-Mar-05			30-Sep-06			
11-8	31-Mar-05			30-Sep-06			
11-9	31-Mar-05			30-Sep-06			
11-15	31-Mar-05			30-Sep-06			
11-16	31-Mar-05			30-Sep-06			
Management Improvements	31-Mar-05			30-Sep-06			