

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Salem Oregon

PHA Number: OR011

PHA Fiscal Year Beginning: (mm/yyyy) 10/2005

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

| Participating PHAs | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: | | | | |
| Participating PHA 2: | | | | |
| Participating PHA 3: | | | | |

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
"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:
 - 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 (Maintain) public housing management: (PHAS score)
 - Improve (Maintain) voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(e.g., public housing finance; voucher unit inspections) *Project-based Mgt.*
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program: *(If Homeownership Supportive Services Grant is awarded)*
- 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)

Preservation of affordable housing serving Salem's lowest income and most vulnerable households is a priority. New HUD regulations have made it necessary for the Housing Authority to assess Public Housing stock for financial viability equal to housing stock on the private rental market. Public Housing units that are obsolete, unmarketable or not financially viable by private market standards will not receive rent subsidy needed to house very low-income households. A funding priority will be to preserve Public Housing and assist in meeting asset management compliance goals required by the Department of Housing and Urban Development.

Strategies for preserving affordable housing are expected to include use of:

- *Capital Funds to acquire blighted properties in the immediate vicinity of Public Housing impacting safety and occupancy.*
- *Limited Project Basing of Vouchers to ensure the availability of rental units appropriate for occupancy by Housing Choice Voucher Clients.*
- *Mixed-finance development activities that blend public and private financing, ownership and property management.*
- *Demolition and reconstruction of Public Housing as well as disposition and acquisition or construction of replacement housing.*

Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA’s Waiting Lists | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> 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 | 4324 | | 615 |
| Extremely low income <=30% AMI | 3442 | 80% | |
| Very low income (>30% but <=50% AMI) | 679 | 16% | |
| Low income (>50% but <80% AMI) | 186 | 4% | |
| Families with children | 3208 | 74% | |
| Elderly families | 339 | 8% | |
| Families with Disabilities | 857 | 20% | |
| Race/ethnicity Asian | 57 | 1% | |
| Race/ethnicity Black | 122 | 3% | |
| Race/ethnic Native America | 90 | 2% | |
| Race/ethnicity White | 3305 | 76% | |
| Race/ethnicity Hispanic | 762 | 18% | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 1379 | 32% | |
| 2 BR | 1719 | 40% | |
| 3 BR | 1010 | 23% | |
| 4 BR | 181 | 4% | |
| 5 BR | 31 | 1% | |
| 5+ BR | 4 | 0% | |

| Housing Needs of Families on the PHA's Waiting Lists | |
|---|--|
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | |
| If yes: | |
| How long has it been closed (# of months)? | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? | |
| <input type="checkbox"/> No <input type="checkbox"/> Yes | |

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|---|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> 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 | 420 | | 126 |
| Extremely low income <=30% AMI | 323 | 77% | |
| Very low income (>30% but <=50% AMI) | 80 | 19% | |
| Low income (>50% but <80% AMI) | 17 | 4% | |
| Families with children | 330 | 79% | |
| Elderly families | 75 | 18% | |
| Families with Disabilities | 31 | 7% | |
| Race/ethnicity Asian | 4 | 1% | |
| Race/ethnicity Black | 15 | 4% | |
| Race/ethnic Native America | 9 | 2% | |
| Race/ethnicity White | 317 | 75% | |
| Race/ethnicity Hispanic | 76 | 18% | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 83 | 20% | |
| 2 BR | 232 | 55% | |
| 3 BR | 79 | 19% | |
| 4 BR | 14 | 3% | |
| 5 BR | 12 | 3% | |
| 5+ BR | | 0% | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? | | | |
| <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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
- 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)
Include "Unrelated single disabled individuals" 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) *Ongoing All-staff Fair Housing Training*

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 903.12 (b), 903.7 (c)]

List on the following table 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 2004 grants) | | |
| a) Public Housing Operating Fund | 964,686 | |
| b) Public Housing Capital Fund | 901,744 | |
| c) HOPE VI Revitalization | 0 | |
| d) HOPE VI Demolition | 0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 15,369,855 | |
| f) Resident Opportunity and Self-Sufficiency Grants | 46,687 | |
| g) Community Development Block Grant | | |
| h) HOME | | |
| Other Federal Grants (list below) | | |
| Multi-Family Service Coordinator | 50,105 | Other |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| | | |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | 784,000 | PH Operations |
| | | |
| 4. Other income (list below) | | |
| | | |
| | | |
| 4. Non-federal sources (list below) | | |
| Interest | 4,700 | PH/Voucher Operations |
| Other | 53,001 | PH/Voucher Operations |
| | | |
| Total resources | 18,174,778 | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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)

*Family Stabilization Center, Oregon St office of Community Services and Child Welfare,
Parkway Village Office*

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

| Site-Based Waiting Lists | | | | |
|--|----------------|--|---|--|
| Development Information: (Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

2. What is the number of site based waiting list developments to which families may apply at one time?

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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
- Over-housed
- Under-housed
- 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)

SHA uses the following local preferences:

1. REQUIRED TRANSFERS

Families who are currently being assisted in an SHA administered program who are required to transfer through no fault of their own and for whom assistance is not available in the program in which they currently receive the assistance.

2. INCOME TARGETING

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:

3. *Elderly Families shall be given preference for units specifically designated for the elderly (see Elderly Family definition in Section XIII), and*
4. *Selection shall be made in accordance with the occupancy standards.*
5. *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.*
6. *Accessible units will be offered first to those applicants who require the features of the unit.*

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.

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
- ① 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)

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

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 on the following table:

| 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)] |
| OR11-15 | 20 | Scattered Site is deconcentrated | N/A |
| OR11-16 | 15 | Scattered Site is deconcentrated | N/A |
| | | | |

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):

SHA may at any time deny program assistance for an applicant, or terminate program assistance for a participant, for any of the following reasons:

- 1. The family violates any Family Obligation under the program as listed in 24 CFR 982.551. (Denial based on individual family obligations.)*
- 2. Any member of the family has been evicted in the most recent 5 years from federally assisted housing.*
- 3. If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.*
- 4. The family currently owes (within the most recent 7 years) rent or other amounts to SHA or to another HA in connection with Section 8 or public housing assistance under the 1937 Act.*
- 5. The family has not reimbursed any HA for amounts paid to an owner under a HAP Contract for rent, damages to the unit, or other amounts owed by the family under the lease.*
- 6. The family breaches an agreement with a HA to pay amounts owed to a HA, or amounts paid to an owner by a HA.*
- 7. The family has engaged in or threatened abusive or violent behavior toward HA personnel.*

“Abusive or violent behavior towards HA personnel” includes verbal as well as physical abuse or violence. Use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that is customarily used to insult or intimidate, may be cause for termination or denial.

“Threatening” refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

Actual physical abuse or violence will always be cause for termination.

- 8. The family has received a letter from HUD regarding income and/or verification of income and has not reported it to SHA within the timeframe stated in the letter.*
- 9. SHA may deny admission to an applicant if any family member has been terminated from*

prior participation of any federally assisted housing program for misrepresentation of income or deductions and received subsidy in which they were not entitled.

10. *Emancipated minors who have not yet attained age 18 are ineligible.*

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 name, address and phone number of prior landlords.

(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)

Family Stabilization Center, Oregon St office of Community Services and Child Welfare, Parkway Village Apts. Office. Applications also available on SHA website.

(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: (*Administrative Plan 8-6*)

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 Tenancy Approval and Lease within the maximum 60-day period unless an extension has been granted by SHA

SHA will not extend vouchers beyond the original 60-day term for those families that port-in to SHA's jurisdiction or port-out from SHA's jurisdiction.

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.*
- 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 extend the voucher by an equal number of 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 end of the initial term, as reasonable accommodation for a person with disabilities.

At the discretion of SHA it may provide up to a maximum of an additional sixty-day extension primarily for these reasons:

- *Extenuating circumstances such as hospitalization or a family emergency for an extended period of time, which has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.*
- *The PHA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of SHA, throughout the initial sixty-day period. A completed search record is required.*
- *The family was prevented from finding a unit due to disability accessibility requirements.*
- *If SHA's lease-up rate is less than 98 percent SHA may grant automatic extensions up to the 120-day maximum.*

(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) (*Administrative Plan Pg 4-2*)

REQUIRED TRANSFERS

Families who are currently being assisted in an SHA administered program who are required to transfer through no fault of their own and for whom assistance is not available in the program in which they currently receive the assistance.

2. SPECIAL PURPOSE HOMELESS VOUCHERS (Up to 5 per month, not to exceed 60 total in a 12-month period);

Section 8 vouchers specifically designated for families actually without housing, as defined in the glossary, will be issued and monitored in the following manner.

- a) *Families, as defined in the glossary, must be nominated in writing by private or public service agencies, which are participants in the SHA-sponsored Emergency Housing Network.*
- b) *Priority will be given to families with at least one family member who is under the age of 18, or a single who is verified to be a person with disabilities or a person age 62 or above.*
- c) *Nominees may, but are not required to be, on any of SHA's waiting lists.*
- d) *Nominees must meet the definition of actually without housing per the Glossary.*
- e) *Nominees who have voluntarily given up any form of housing assistance in the past 24-months will be ineligible.*

- f) *Nominees who have been evicted or terminated for cause from a housing assistance program in the past 24-months will be determined to be ineligible.*
- g) *Nominees who have voluntarily turned down the offering of another form of housing assistance within the past 12-months will be determined to be ineligible.*
- h) *Nominee's last place of residence prior to homelessness must have been within the Salem Housing Authority's jurisdiction for a minimum period of 6-months, except for nominee(s) who are:*
 - 1) *Victims of domestic violence;*
 - 2) *Refugees relocating to SHA's jurisdiction;*
 - 3) *Have medical reasons that are able to be verified through a reliable third party source to the satisfaction of SHA; or*
 - 4) *Participating in a witness relocation program*
- i) *If there are at any time insufficient eligible nominees, vouchers will be issued to waiting list applicants.*
- j) *The Housing Services Supervisor or their designated representative will review nominations for homeless vouchers for eligibility. Nominees determined to be ineligible for the Special Purpose Homeless Voucher Program will be encouraged to apply for other SHA programs, if eligible.*
- k) *SHA has the discretion to limit the number of Special Purpose Homeless Vouchers available to less than, but not more than 60 in total.*
- l) *Decisions to approve or deny nominations are solely at the discretion of the Housing Authority.*
- m) *Families who receive a homeless voucher must reside with in SHA jurisdiction for the first 12-months of receiving assistance. Under no circumstances will SHA allow a family that receives a homeless voucher to use portability in the first 12-months of receiving assistance.*

3. TARGETED FUNDING

When HUD awards special funding for certain family types, families who qualify are placed on the regular waiting list. When a specific type of funding becomes available, the waiting list is searched for the first available family meeting the targeted funding criteria.

SHA has the following "targeted" programs:

A. FAMILY UNIFICATION VOUCHERS

Family Unification Vouchers specifically designated for families who are certified by Department of Human Services – Child Welfare Division (CW) to be separated or at risk of being separated because of domestic violence, homelessness or unsafe housing conditions (as defined in the Glossary of Terms) will be issued and administered in the following manner until all allocations are filled:

Child Welfare Duties for FUP Families:

- a) *CW will review SHA's Section 8 waiting list and identify families within the agency's caseload for referral to SHA. CW is responsible for certifying eligibility for families for FUP;*
- b) *CW will develop procedures for referring FUP eligible families to SHA, families will be referred in the order in which their names appear on the Section 8 waiting list (date and time order) and will provide written certification to SHA that the family qualifies for FUP. Any families identified to be in CW Agency's caseload, who are not currently on the Authority's Section 8 waiting list, will be placed on the Section 8 waiting list using the date of the certification from CW.*
- c) *CW will ensure that eligible families are identified and determined eligible in a timely manner.*
- d) *All CW social service workers will refer and certify families on their individual caseloads for the FUP program.*
- e) *CW staff resources include one full time Housing Assistance Representative (HAR), continually working with CW social workers to identify CW caseload clients to be certified for FUP participation.*
- f) *The HAR will serve FUP clients throughout the process of referral, application, voucher issuance and lease up.*
- g) *Follow up supportive services after lease up will be provided by the HAR and/or a CW social service worker as needed for a period of up to 12 months.*
- h) *The HAR will be housed at the local CW office.*
- i) *All FUP participants will be encouraged to participate in SHA's Family Self Sufficiency programs when appropriate and available.*
- j) *The HAR is currently under contract from SHA to CW and continuance of the contract will be renewed annually.*

Duties of parties regarding service plans for FUP participants:

- a) *For each certified family with a child or children at imminent risk of placement in out-of-home care, CW will include within the family's existing service plan, or as a separate service plan, housing services and supportive services as needed. The family shall participate in the development and implementation of the service plan, but failure to participate will not jeopardize the HCV subsidy.*
- b) *For each family with a child or children in out-of-home care, CW shall include, within the existing service plan or as a separate plan, the anticipated date of the child or children's return to the parent and a list of the housing and supportive services needed to facilitate their return. The family shall participate in the development and implementation of the service plan, but failure to participate will not jeopardize the HCV subsidy.*
- c) *Upon placement of the family in housing through FUP, CW shall assist the family in identifying ongoing service needs and shall ensure that the family members have been referred to community resources that can assist the family in meeting those needs. CW will address such issues as services to help parents meet the basic needs of the child (ren); the healthy home (including issues of domestic violence); and services to enhance economic and social self-sufficiency.*

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
- 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 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 (*"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
- 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 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of 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

a. 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 = 95% 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. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: 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:

- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Meadowlark Village 1b. Development (project) number: OR11-02 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (28/05/04) |
| 5. Number of units affected: 0 (<i>Land only</i>) |
| 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: Aug – Dec 2005 b. Projected end date of activity: Aug-Dec 2005 |

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option? Yes

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 10

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:

- *Buyer must be a Public Housing/SC8 Voucher Resident*
- *Buyer must have good landlord reference*
- *Buyer must have legal resident status*
- *Buyer must earn greater than 50% but no more than 80% of area median income*
- *Buyer must be First Time Homebuyer (or have not owned a home in the past 3 years)*
- *Buyer must be Mortgage ready and be approved for a loan*
- *Buyer must be Family Self Sufficiency participant*
- *Buyer must have a FSS escrow (optional)*
- *Buyer must complete or enrolled in "ABC of Homebuying" workshop*
- *Buyer must complete or enrolled in "Financial Fitness" workshop*

c. What actions will the PHA undertake to implement the program this year (list)?

Pending grant funding.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).
SHA Administers ABC's of Homebuyer Education, Home 24 Program
Homebuyer Downpayment Assistance (HOME Funds)

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)

- *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 is serving as many Voucher families as possible with reduced Voucher funding*
 - *The Authority continues to reach the established Family Self-Sufficiency goals---assisting Section 8 and Public Housing families to become more self-sufficient.*
 - *SHA's telephone system is bi-lingual*
 - *A Headstart daycare facility is being constructed at Glen Creek Village*
 - *A community room/Neighborhood Network is being built at Meadowlark Village*
 - *Bathroom modernization improved the livability at 2 Public Housing sites*
 - *Housing opportunities to people with disabilities were enhanced by including single unrelated disabled people in the definition of “family” for Voucher eligibility.*
 - *Multi-Family Service Coordinator Grant for senior independence.*
 - *Aided Chemeketa Non-Profit Housing in obtaining funding for Kestrel Ridge 811 for persons with disabilities.*
 - *Updated Section 504 Needs Assessment and Transition Plan and implemented additional accessibility improvements.*

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

- *Voluntary Conversion of Public Housing*

b. Significant Amendment or Modification to the Annual Plan

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

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Don Williams

Method of Selection:

Appointment

The term of appointment is (include the date term expires): Unlimited

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice

to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (Salem Oregon)

a. 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 on its waiting list 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 Security Deposit program*
- *Construct a daycare facility Glen Creek Village with CDBG funds to be operated by Headstart*

Other: (list below)

b. 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

Other Actions supporting the PHA Plan:

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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 | Related Plan Component |
| ○ | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i> | Standard 5 Year and Annual Plans; streamlined 5 Year Plans |
| ○ | State/Local Government Certification of Consistency with the Consolidated Plan. | 5 Year Plans |
| ○ | Fair Housing Documentation Supporting Fair Housing Certifications: 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 |
| ○ | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists. | 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| N/A | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| ○ | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| ○ | Public housing rent determination policies, including the method 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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 |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| <input type="checkbox"/> | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| <input type="checkbox"/> | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| <input type="checkbox"/> | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| <input type="checkbox"/> | Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| N/A | Consortium agreement(s). | Annual Plan: Agency Identification and Operations/ Management |
| <input type="checkbox"/> | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Grievance Procedures |
| <input type="checkbox"/> | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| <input type="checkbox"/> | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. | 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 |
| <input type="checkbox"/> | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). | Annual Plan: Capital Needs |
| <input type="checkbox"/> | Approved or submitted applications for demolition and/or disposition of public housing. | Annual Plan: Demolition and Disposition |
| <input type="checkbox"/> | 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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing |
| <input type="checkbox"/> | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary 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 (Section _____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| <input type="checkbox"/> | Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| <input type="checkbox"/> | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | Annual Plan: Community Service & Self-Sufficiency |
| <input type="checkbox"/> | FSS Action Plan(s) for public housing and/or Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| <input type="checkbox"/> | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| <input type="checkbox"/> | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| <input type="checkbox"/> | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Pet Policy |

| List of Supporting Documents Available for Review | | |
|--|--|-------------------------------|
| Applicable & On Display | Supporting Document | Related Plan Component |
| ○ | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit |
| N/A | Consortium agreement(s), if a consortium administers PHA programs. | Joint PHA Plan for Consortia |
| N/A | Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection | Joint PHA Plan for Consortia |
| N/A | Other supporting documents (optional). List individually. | (Specify as needed) |

13. Capital Fund Program Five-Year Action Plan

| 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: OR16P01150103 | | | 2003 |
| | | Replacement Housing Factor Grant No: | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision number: 2) | | | | | |
| <input checked="" type="checkbox"/> Performance. & Evaluation Report for Year Ending 3/31/2004: <input 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 | - | - | - | - |
| 2 | 1406 Operations | 130,607.00 | 130,607.00 | 130,607.00 | 87,750.34 |
| 3 | 1408 Management Improvements | 140,000.00 | 136,416.06 | 135,023.64 | 13,429.93 |
| 4 | 1410 Administration | 151,000.00 | 151,237.42 | 151,237.42 | 55,929.35 |
| 5 | 1411 Audit | - | - | - | - |
| 6 | 1415 Liquidated Damages | - | - | - | - |
| 7 | 1430 Consultants | 43,332.00 | 11,797.37 | 5,674.71 | 5,674.71 |
| 8 | 1440 Site Acquisition | - | - | - | - |
| 9 | 1450 Site Improvements | 48,500.00 | 38,196.15 | 30,196.15 | 671.15 |
| 10 | 1460 Dwelling Structures | 181,565.00 | 230,000.00 | 167,833.87 | 167,833.87 |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | - | - | - | - |
| 12 | 1470 Nondwelling Structures | - | - | - | - |
| 13 | 1475 Nondwelling Equipment | 15,500.00 | 13,250.00 | 13,250.00 | 13,250.00 |
| 14 | 1485 Demolition | - | - | - | - |
| 15 | 1490 Replacement Reserve | - | - | - | - |
| 16 | 1492 Moving to Work Demonstration | - | - | - | - |
| 17 | 1495.1 Relocation Costs | 1,000.00 | - | - | - |
| 18 | 1499 Development Activities | - | - | - | - |
| 19 | 1501 Collaterization or Debt Services | - | - | - | - |
| 20 | 1502 Contingency | - | - | - | - |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | \$ 711,504.00 | \$ 711,504.00 | \$ 633,822.79 | \$ 344,539.35 |
| 22 | Amount of line 21 Related to LBP Activities | - | - | - | - |
| 23 | Amount of line 21 Related to Section 504 Compliance | 30,000.00 | 15,000.00 | - | - |
| 24 | Amount of line 21 Related to Security - Soft Costs | - | - | - | - |
| 25 | Amount of line 21 Related to Security - Hard Costs | - | - | - | - |
| 26 | Amount of line 16 Related to Energy Conservation Measures | - | - | - | - |

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

| PHA Name: | | | | Grant Type and Number | | | | Federal FY of Grant: |
|---|--------------------------------------|-------------|----------|--|-------------------|-------------------|------------------|---|
| HOUSING AUTHORITY OF THE CITY OF SALEM | | | | Capital Fund Program Grant No: OR16P01150103 | | | | 2003 |
| | | | | Replacement Housing Factor Grant No: | | | | |
| Development Number | General Description of Major Work | Development | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of |
| Name/HA-Wide | Categories | Account | | | | | | Work |
| Activities | | Number | | Original | This Revision | Funds Obligated | Funds Expended | |
| | OPERATIONS | 1406 | | 130,607.00 | 130,607.00 | 130,607.00 | 87,750.34 | To Operations |
| | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| | Grants Coordinator Salary | 1408 | | 88,000.00 | 88,000.00 | 88,000.00 | 4,037.54 | On going |
| | RI HAR, FSS | 1408 | | 45,000.00 | 45,000.00 | 43,607.58 | 5,976.33 | On going |
| | Staff Mileage & Travel | 1408 | | 1,000.00 | 72.91 | 72.91 | 72.91 | On going |
| | Training | 1408 | | 6,000.00 | 3,343.15 | 3,343.15 | 3,343.15 | On going |
| | TOTAL | | | 140,000.00 | 136,416.06 | 135,023.64 | 13,429.93 | |
| | ADMINISTRATION | 1410 | | | | | | |
| Agency Wide | In House Arch & Eng. Services | 1410 | | 80,000.00 | 80,237.42 | 80,237.42 | 19,688.86 | Per 24CFR968.112 Not Subj. to admin % Cap |
| | Construction Insp. & Small Contracts | 1410 | | 33,500.00 | 33,500.00 | 33,500.00 | 33,740.49 | |
| | CFP Staff Tech. | 1410 | | 35,000.00 | 35,000.00 | 35,000.00 | 0.00 | |
| | Advertising, Project Bidding, Misc. | 1410 | | 2,500.00 | 2,500.00 | 2,500.00 | 2,500.00 | |
| | TOTAL | | | 151,000.00 | 151,237.42 | 151,237.42 | 55,929.35 | |
| | CONSULTANTS | 1430 | | | | | | |
| Agency Wide | Outside Consultants | 1430 | | 40,832.00 | 11,747.66 | 5,625.00 | 5,625.00 | Structural Eval. & Other Cons. Services |
| | Plans, printing, project fees, etc | 1430 | | 2,500.00 | 49.71 | 49.71 | 49.71 | |
| | TOTAL | | | 43,332.00 | 11,797.37 | 5,674.71 | 5,674.71 | |
| | SITE IMPROVEMENTS | 1450 | | | | | | |
| 11-2 | | | | | | | | |
| Meadowlark, Shelton & Northgate, Livingston | Repl. Sidewalks, Fence, Landscape | 1450 | 4 Sites | 20,000.00 | 10,536.00 | 10,536.00 | 0.00 | Shifted from CFP'02, Contract Awarded Mar '05 |
| | Site Signs | 1450 | 4 Sites | 5,000.00 | 9,584.50 | 9,584.50 | 0.00 | Shifted from CFP'02, Contract Awarded Mar '05 |
| | 504 site and playground upgrades | 1450 | 1 site | 0.00 | 0.00 | 0.00 | 0.00 | Postponed |
| | Total 11-2 | | | 25,000.00 | 20,120.50 | 20,120.50 | 0.00 | |
| 11-4 | | | | | | | | |
| Glen Creek&Brush Coll | Site Signs | 1450 | 2 Sites | 5,000.00 | 9,454.27 | 9,454.27 | 49.77 | Shifted from CFP'02, Contract Awarded Mar '05 |
| Glen Creek | 504 site and playground upgrades | 1450 | 1-site | 15,000.00 | 621.38 | 621.38 | 621.38 | Shifted to CFP'04, Preliminary work began |
| | Total 11-4 | | | 20,000.00 | 10,075.65 | 10,075.65 | 671.15 | |
| 11-6 | | | | | | | | |
| Robert Lindsey Tower | Site Signs | 1450 | 1-Sign | 1,500.00 | 4,000.00 | 0.00 | 0.00 | Shifted from CFP'02, Not Started |
| | Total 11-6 | | | 1,500.00 | 4,000.00 | 0.00 | 0.00 | |
| Salem H.A. | Site Signs and Landscaping | 1450 | 2-Signs | 2,000.00 | 4,000.00 | 0.00 | 0.00 | Shifted from CFP'02, Not Started |
| | | | | 2,000.00 | 4,000.00 | 0.00 | 0.00 | |
| | TOTAL | | | 48,500.00 | 38,196.15 | 30,196.15 | 671.15 | |

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

| | | | | | | | | |
|--------------------------|-----------------------------------|-------------|----------|-------------------|-------------------|-------------------|-------------------|--|
| | DWELLING STRUCTURES | | | | | | | |
| 11-4 | | | | | | | | |
| Glen Creek,Brush College | Bathroom Remodels | 1460 | 50-units | 181,565.00 | 230,000.00 | 167,833.87 | 167,833.87 | Split funding w/ CFP '02 & '03 Bonus, In Process |
| | Total 11-4 | | | 181,565.00 | 230,000.00 | 167,833.87 | 167,833.87 | |
| | TOTAL | | | 181,565.00 | 230,000.00 | 167,833.87 | 167,833.87 | |
| | DWELLING EQUIPMENT | | | | | | | |
| N/A | None | 1465 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | NON-DWELLING STRUCTURES | | | | | | | |
| N/A | None | 1470 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | NON-DWELLING EQUIPMENT | | | | | | | |
| Agency Wide | Computers and Tech. Upgrade | 1475 | | 500.00 | 500.00 | 500.00 | 500.00 | Completed |
| | Office Equipment Upgrade | 1475 | | 15,000.00 | 12,750.00 | 12,750.00 | 12,750.00 | Completed |
| | TOTAL | | | 15,500.00 | 13,250.00 | 13,250.00 | 13,250.00 | |
| | RELOCATION COSTS | | | | | | | |
| 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 | |
| Agency Wide | CONTINGENCY | 1502 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Grand Total | | | 711,504.00 | 711,504.00 | 633,822.79 | 344,539.35 | |

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 | March 31, 2005 | | | September 30, 2006 | | | |
| 11-4 | March 31, 2005 | | | September 30, 2006 | | | |
| 11-6 | March 31, 2005 | | | September 30, 2006 | | | |
| Management Imp. | March 31, 2005 | | | September 30, 2006 | | | |
| A & E Services | | March 31, 2005 | | | September 30, 2006 | | Added per field office input |

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund 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: OR16P01150104 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2004 | |
|--|---|--|---------------------|--|---------------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision number: 1) <input checked="" type="checkbox"/> Performance. & Evaluation Report for Year Ending 3/31/2005: <input 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 | 142,300.00 | 142,300.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 140,000.00 | 140,000.00 | 0.00 | 0.00 |
| 4 | 1410 Administration | 153,500.00 | 153,500.00 | 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 | 45,000.00 | 45,000.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvements | 75,000.00 | 130,000.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 155,000.00 | 155,000.00 | 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 | 46,279.08 | 46,279.08 | 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 | 1,000.00 | 0.00 | 0.00 |
| 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 | 65,919.92 | 10,919.92 | 0.00 | 0.00 |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | \$823,999.00 | \$823,999.00 | \$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 | 150,000.00 | 150,000.00 | 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: | | | | Grant Type and Number | | Federal FY of Grant: | | |
|--|--|----------------------------|----------|--|---------------------|----------------------|----------------|---|
| HOUSING AUTHORITY OF THE CITY OF SALEM | | | | Capital Fund Program Grant No: OR16P01150104 | | 2004 | | |
| | | | | Replacement Housing Factor Grant No: | | | | |
| Development Number | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| Name/HA-Wide Activities | | | | Original | This Revision | Funds Obligated | Funds Expended | |
| | OPERATIONS | 1406 | | \$142,300.00 | \$142,300.00 | \$0.00 | \$0.00 | To Operations |
| | MANAGEMENT IMPROVEMENTS | | | | | | | |
| | Grants Coordinator Salary | 1408 | | 88,000.00 | 88,000.00 | 0.00 | 0.00 | |
| | RI HAR, FSS | 1408 | | 45,000.00 | 45,000.00 | 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 | | | \$140,000.00 | \$140,000.00 | \$0.00 | \$0.00 | |
| | ADMINISTRATION | | | | | | | |
| Agency Wide | In House Arch & Eng. Services | 1410 | | 80,000.00 | 80,000.00 | 0.00 | 0.00 | Per 24CFR968.112 Not Subj. to admin % Cap |
| | Construction Insp. & Small Contracts | 1410 | | 33,500.00 | 33,500.00 | 0.00 | 0.00 | |
| | CFP Staff Tech. | 1410 | | 35,000.00 | 35,000.00 | 0.00 | 0.00 | |
| | Advertising, Project Bidding, Misc. | 1410 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$153,500.00 | \$153,500.00 | \$0.00 | \$0.00 | |
| | CONSULTANTS | | | | | | | |
| Agency Wide | Outside Consultants | 1430 | | 40,000.00 | 40,000.00 | 0.00 | 0.00 | |
| | Plans, printing, project fees, etc | 1430 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$45,000.00 | \$45,000.00 | \$0.00 | \$0.00 | |
| | SITE IMPROVEMENTS | | | | | | | |
| Agency Wide | 504 Compliance upgrades | 1450 | | 75,000.00 | 75,000.00 | 0.00 | 0.00 | Currently under investigation |
| Glen Creek (11-4) | Playground upgrade | 1450 | | 0.00 | 25,000.00 | 0.00 | 0.00 | Shifted from CFP 2003, In planning phase |
| Meadowlark Village (11-2) | Community Room/site work | 1450 | | 0.00 | 30,000.00 | 0.00 | 0.00 | Split funding w/ City funds, Not Started |
| | TOTAL | | | \$75,000.00 | \$130,000.00 | \$0.00 | \$0.00 | |
| | DWELLING STRUCTURES | | | | | | | |
| Agency Wide | 504 Compliance Upgrades | 1460 | | 75,000.00 | 75,000.00 | 0.00 | 0.00 | Currently under investigation |
| 11-6, Robert Lindsey Tower | Structural, and other upgrades | 1460 | | 80,000.00 | 80,000.00 | 0.00 | 0.00 | Currently under investigation |
| | TOTAL | | | \$155,000.00 | \$155,000.00 | \$0.00 | \$0.00 | |
| | DWELLING EQUIPMENT | | | | | | | |
| N/A | None | 1465 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | NON-DWELLING STRUCTURES | | | | | | | |
| N/A | None | 1470 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | NON-DWELLING EQUIPMENT | | | | | | | |
| Agency Wide | Computers and Tech. Upgrade | 1475 | | 500.00 | 500.00 | 0.00 | 0.00 | Not Started |
| | Mobile Shop | 1475 | | 30,779.08 | 30,779.08 | 0.00 | 0.00 | In Process |
| | Office Equipment Upgrade | 1475 | | 15,000.00 | 15,000.00 | 0.00 | 0.00 | Not Started |
| | TOTAL | | | \$46,279.08 | \$46,279.08 | \$0.00 | \$0.00 | |
| | RELOCATION COSTS | | | | | | | |
| 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 | |
| Agency Wide | CONTINGENCY | 1502 | | 65,919.92 | 10,919.92 | 0.00 | 0.00 | Reduced for project shifts |
| | TOTAL | | | \$65,919.92 | \$10,919.92 | \$0.00 | \$0.00 | |
| | Grand Total | | | 823,999.00 | 823,999.00 | 0.00 | 0.00 | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund 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: OR16P01150104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | |
|---|--|---|--------|---|------------------------------|--------|----------------------------------|
| 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 | |
| Agency Wide | September 13, 2006 | | | September 13, 2008 | | | |
| Consultants | September 13, 2006 | | | September 13, 2008 | | | |
| 11-6 | September 13, 2006 | | | September 13, 2008 | | | |
| Management Imp. | September 13, 2006 | | | September 13, 2008 | | | |
| A & E Services | September 13, 2006 | | | September 13, 2008 | | | |

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund 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: OR16P01150105 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2005 | |
|--|---|--|---------------|-------------------------------------|---------------|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision number: 0) | | | | | |
| <input type="checkbox"/> Performance. & Evaluation Report for Year Ending 3/31/2005: <input 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 | 142,300.00 | 0.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 142,050.00 | 0.00 | 0.00 | 0.00 |
| 4 | 1410 Administration | 153,500.00 | 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 | 75,000.00 | 0.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvements | 75,000.00 | 0.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 115,000.00 | 0.00 | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 40,000.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 34,229.08 | 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 Collateralization or Debt Services | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | 1502 Contingency | 12,182.92 | 0.00 | 0.00 | 0.00 |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | \$790,262.00 | \$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 | 150,000.00 | 0.00 | 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: | | | | Grant Type and Number | | Federal FY of Grant: | | |
|--|--|----------------------------|------------|--|---------------|----------------------|----------------|---|
| HOUSING AUTHORITY OF THE CITY OF SALEM | | | | Capital Fund Program Grant No: OR16P01150105 | | 2005 | | |
| | | | | Replacement Housing Factor Grant No: | | | | |
| Development Number | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| Name/HA-Wide Activities | | | | Original | This Revision | Funds Obligated | Funds Expended | |
| | OPERATIONS | 1406 | | \$142,300.00 | \$0.00 | \$0.00 | \$0.00 | To Operations |
| | MANAGEMENT IMPROVEMENTS | | | | | | | |
| | RI, 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 | | 8,050.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$142,050.00 | \$0.00 | \$0.00 | \$0.00 | |
| | ADMINISTRATION | | | | | | | |
| 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 |
| | Contract admin | 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 | | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$153,500.00 | \$0.00 | \$0.00 | \$0.00 | |
| | CONSULTANTS | | | | | | | |
| Agency Wide | Outside Consultants | 1430 | | 70,000.00 | 0.00 | 0.00 | 0.00 | Includes PBM Transition |
| | Plans, printing, project fees, etc | 1430 | | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$75,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| | SITE IMPROVEMENTS | | | | | | | |
| Agency Wide | 504 Compliance upgrades | 1450 | 3 bldgs | 75,000.00 | 0.00 | 0.00 | 0.00 | Currently under investigation |
| | | | | 75,000.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$75,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| | DWELLING STRUCTURES | | | | | | | |
| Agency Wide | 504 Compliance Upgrades | 1460 | 3 bldgs | 75,000.00 | 0.00 | 0.00 | 0.00 | Currently under investigation |
| 11-6, Robert Lindsey Tower | Fire Pump Upgrades | 1460 | 1- system | 30,000.00 | 0.00 | 0.00 | 0.00 | |
| 11-6, Robert Lindsey Tower | Water Heater Upgrades | 1460 | 1 - system | 10,000.00 | 0.00 | 0.00 | 0.00 | |
| | | | | 115,000.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | 115,000.00 | 0.00 | 0.00 | 0.00 | |
| | DWELLING EQUIPMENT | | | | | | | |
| N/A | None | 1465 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | |
| | NON-DWELLING STRUCTURES | | | | | | | |
| Agency Wide | Maintenance Facility Additions | 1470 | 1 bldg | 40,000.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$40,000.00 | \$0.00 | \$0.00 | \$0.00 | |
| | NON-DWELLING EQUIPMENT | | | | | | | |
| Agency Wide | Computers and Tech. Upgrade | 1475 | | 29,229.08 | 0.00 | 0.00 | 0.00 | Includes new servers and computers |
| | Office Equipment Upgrade | 1475 | | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$34,229.08 | \$0.00 | \$0.00 | \$0.00 | |
| | RELOCATION COSTS | | | | | | | |
| 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 | |
| Agency Wide | CONTINGENCY | 1502 | | 12,182.92 | 0.00 | 0.00 | 0.00 | |
| | TOTAL | | | \$12,182.92 | \$0.00 | \$0.00 | \$0.00 | |
| | Grand Total | | | 790,262.00 | 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 III: Supporting Pages

| PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM | | Grant Type and Number Capital Fund Program Grant No: OR16P01150105 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | |
|---|--|---|--------|---|------------------------------|--------|----------------------------------|
| 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 | |
| Agency Wide | August 17, 2007 | | | August 17, 2009 | | | |
| Consultants | August 17, 2007 | | | August 17, 2009 | | | |
| 11-6 | August 17, 2007 | | | August 17, 2009 | | | |
| Management Imp. | August 17, 2007 | | | August 17, 2009 | | | |
| A & E Services | August 17, 2007 | | | August 17, 2009 | | | |

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name HOUSING AUTHORITY OF THE CITY OF SALEM | | | | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:0 |
|---|-----------|--|--|--|--|--|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant:2006 PHA FY: | Work Statement for Year 3 FFY Grant:2007 PHA FY: | Work Statement for Year 4 FFY Grant:2008 PHA FY: | Work Statement for Year 5 FFY Grant:2009 PHA FY: | |
| OR 11-2 | | 277,779.08 | 277,779.08 | 377,699.00 | 298,195.00 | |
| OR 11-3 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| OR 11-4 | | 0.00 | 0.00 | 0.00 | 50,000.00 | |
| OR 11-6 | See | 0.00 | 0.00 | 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 | 2,000.00 | 11,000.00 | |
| Administration | | 153,500.00 | 153,500.00 | 153,500.00 | 151,000.00 | |
| Other | | 45,000.00 | 45,000.00 | 20,000.00 | 43,004.00 | |
| Contingencies | | 65,919.92 | 65,919.92 | 0.00 | 0.00 | |
| Operations | | 142,300.00 | 142,300.00 | 142,300.00 | 142,300.00 | |
| CFP Funds Listed for 5-year planning | | \$823,999.00 | \$823,999.00 | \$823,999.00 | \$823,999.00 | |
| Replacement Housing Factor Funds | | | | | | |

