

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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 for certain types of 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 Annual PHA Plan

for Fiscal Year: 2007

PHA Name: Housing Authority of the City of Salem

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Salem **PHA Number:** OR011

PHA Fiscal Year Beginning: 10/2007

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: | | | | |

PHA Plan Contact Information:

Name: Terry Frazier Phone: 503-588-6454
TDD: 503-588-6447 Email (if available): tfrazier@cityofsalem.net

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or 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 Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. 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 B. No

| 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:

B. 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 next component. Yes

1. How many site-based waiting lists will the PHA operate in the coming year? 4
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? 4
3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? 3 (3 lists are family, 1 is elderly only)

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)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

| HOPE VI Revitalization Grant Status |
|--|
| a. Development Name: |
| b. Development Number: |

c. Status of Grant:

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. 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:
5. 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:

Yes, the Housing Authority is preparing documentation for a HUD Section 18 demolition/disposition application for Orchard Village (OR 11-3). This 30-unit property was the subject of a previous HOPE VI application that was not funded. The property is functionally obsolete in terms of building arrangement on the site, non-functional floor plan, very small unit square footage and number of bedrooms per unit that do not match current demand. In addition, the property has potential environmental and electrical hazards that cannot be cost-effectively addressed. Absent a HOPE VI grant, there is no cost-effective means of partial demolition, partial building reconfiguration or renovation that would address the obsolescence.

The Housing Authority is also evaluating other poorly performing Public Housing properties for potential sale or demolition. The specific properties have not yet been determined.

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

(if applicable) [24 CFR Part 903.12(c), 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?

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:

Families who currently participate in either the Housing Choice Voucher or Public Housing Family Self-Sufficiency programs will be eligible for participation in the HCV homeownership program.

Selection of FSS participant families will be based on:

- Date the family entered the FSS program
- The family has set homeownership as a goal in meeting their obligation to the FSS program.
- The family has met all of its goals and all other conditions set forth in the FSS program contract of participation.
- The family has no eviction notices for the twelve months prior to selection to participate on the HCV Homeownership program.
- The family has attended all pre-counseling as set forth in this document.
- The family has become pre-qualified for a mortgage.

The first six families that meet the above criteria will be offered assistance under SHA's HCV Homeownership program.

After the total number of qualified families has been met for the particular calendar year any remaining eligible families will be placed on a waiting list based on date and time of final eligibility to receive their HCV Homeownership voucher during the next calendar year.

Families who's FSS contracts have expired due to the time limit as stated in federal regulations and who are not selected for one of the HCV Homeownership slots may not have their contracts extended for any additional time.

Selection of Families who are current participants in the Housing Choice Voucher program, but who are not FSS participants will be selected in the following manner.

- Date and time family made application to SHA on its homeownership waiting list.
- The family has participated in SHA's HCV program for the past two years.
- The family has no eviction notices for the twelve months prior to selection to participate on the HCV Homeownership program.
- The family has attended all pre-counseling as set forth in this document.
- The family has become pre-qualified for a mortgage.

The first four families that meet the above criteria will be offered assistance under SHA's HCV Homeownership program.

After the total number of qualified families has been met for the particular calendar year any remaining eligible families will be placed on a waiting list based on date and time of final eligibility to receive their HCV Homeownership voucher during the next calendar year

All program participants are subject to the following requirements:

A family must meet the general requirements for admission to or continued participation in the Salem Housing Authority's Housing Choice Voucher program See Chapter 2: Eligibility for Admission [24 CFR Part 5, Subparts B, D and E; Part 892, Subpart E]

Current HCV program participants must be in full compliance with their lease and HCV program requirements and must terminate their current lease arrangement in compliance with the lease.

A head of household or spouse that has previously defaulted on a mortgage obtained through the HCV Homeownership program will not be eligible to receive HCV Homeownership assistance in the future.

Program participants must be a "first time homeowners," where a family member must not have owned title to a principal residence in the last three years. Residents of limited equity cooperatives are eligible for the homeownership program.

Participants in the HCV Homeownership program* must enroll and complete a pre- and post-purchase homeownership education and counseling program. (see section "Homeownership Counseling" for detail) In addition, participants must be considered "mortgage ready" before a homeownership voucher will be issued. The SHA HCV homeownership coordinator will review the applicant's pre-application and work with the family to determine mortgage readiness.

The head of household or spouse must be employed full-time (employment must average a minimum of 30 (thirty) hours per week) and have been continuously employed during the calendar year before commencement of homeownership assistance. Families in which the head of household or spouse is disabled or elderly are exempt from this requirement. Families with a disabled household member may request an exemption as a reasonable accommodation. In addition, SHA will count self-employment in a business when determining whether the family meets the employment requirement.

The family's income may not be less than the State or Oregon's minimum wage times 2000 hours. Public assistance income may not be used for meeting this requirement, except for households in which the head or spouse is elderly or disabled and households that include a disable person other than head or spouse. (Public assistance includes federal housing assistance or the housing component of a welfare grant; TANF assistance; SSI that is subject to an income eligibility test; food stamps; general or other assistance provided under federal, state or local program that provides assistance available to meet family living or housing expenses.)

The HCV Homeownership program will give priority to participants in Salem Housing Authority's Housing Choice Voucher and Public Housing Family Self-Sufficiency programs (six slots) and other qualified HVC participants (four slots).

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

- Maintain FSS Homeownership Coordinator
- Maintain other HCV and PH FSS Coordinators
- Maintain homeownership waiting list

- Continue homeownership and financial fitness classes
- Maintain community partnerships with realtors, banks, etc.

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):

- 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

- *Oregon Housing and Community Services: 15 years experience, partnership with SHA since 1996.*
- *Salem-Keizer Community Development Corporation: 13 years experience, partnership with SHA since 1993.*
- *YWCA of Salem: 114 years experience is Salem, Partnership (Interpreter and Translation Services) with SHA since 2001.*
- *Consumer Credit Counseling Service: partnership with SHA since 1995*
- *Chemeketa Non-Profit Housing, Inc: 28 years experience, partnership with SHA since 1978.*
- *Washington Mutual Bank: partnership with SHA since 1996*
- *HomeStreet Bank: partnership with SHA since 1996*
- *Bank of America; partnership with SHA since 1996*
- *West Coast Bank: partnership with SHA since 2004*
- *Women's Crisis Services: 23 years experience, partnership with SHA since 1996.*
- *Community And Shelter Assistance Corp. (CASA of Oregon): five years experience, partnership with SHA since 2004.*
- *USDA Rural Development: partnership with SHA since 1996*

In addition, Salem Housing Authority is a partner with many Realtors in the Salem area. Since 1996, SHA has collaborated with Coldwell Banker, Eldred Realty, Premier Realty, Prudential Realty, Legacy Real Estate and many others throughout the past ten years.

SHA's partners assist with Homeownership Supportive Services providing: education, counseling, financial assistance, credit repair and understanding. All of these services are a vital portion of the Homeownership programs.

- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions. SHA is evaluating this possibility.

1. 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:)

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

Unknown at this time. SHA plans to investigate the possibility of project-basing in 2008.

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: City of Salem, Oregon

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists 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)

Modernization of Robert Lindsey Tower using City CDBG funds, CFP modernization, Voucher Criminal screening criteria, Interim Program (City CDBG funds), Security Deposit Program (City HOME funds)

Other: (list below)

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

Salem/Keizer Consortium will address (these) barriers . . .
Lack of affordable housing to meet population growth needs.
Decreased financial resources for families, agencies
Resistance in some neighborhoods to accept special needs affordable housing
Citizenship status
Language
Fair housing issues
Criminal history

Goals and Priorities:

- 1.1 Promote programs that prevent homelessness
- 1.2 Maintain shelter space
- 1.3 Augment self-sufficiency programs
- 1.4 Promote shelters and programs for homeless youth
- 2.1 Increase housing for special needs
- 2.2 Increase homeownership opportunities
- 2.3 Improve ADA accessibility
- 2.4 Conserve affordable housing
- 2.5 Educate the public on housing needs
- 3.1 Assure equal access
- 3.2 Remove barriers
- 4.1 Help low and moderate income persons
- 4.2 Promote self-sufficiency
- 4.3 "No Meth" program
- 4.4 Neighborhood vitalization

6. Supporting Documents Available for Review for Streamlined 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 |
| n/a | 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; | 5 Year and Annual Plans |
| <input type="radio"/> | PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan | Streamlined Annual Plans |
| n/a | Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan. | 5 Year and standard Annual Plans |
| <input type="radio"/> | 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 |
| <input type="radio"/> | 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 |
| <input type="radio"/> | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| <input type="radio"/> | 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 |
| <input type="radio"/> | Deconcentration Income Analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| n/a | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| <input type="radio"/> | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| <input type="radio"/> | 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 |
| <input type="radio"/> | Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| <input type="radio"/> | 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 |
| <input type="radio"/> | 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 |
| <input type="radio"/> | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| <input type="radio"/> | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self- |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | | Sufficiency |
| ○ | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| ○ | Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| ○ | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| ○ | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| ○ | 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 |
| ○ | 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 |
| n/a | Approved or submitted applications for demolition and/or disposition of public housing. | Annual Plan: Demolition and Disposition |
| ○ | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: Designation of Public Housing |
| n/a | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, 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 |
| ○ | 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 |
| ○ | Policies governing any Section 8 Homeownership program (Section <u>15</u> of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| ○ | 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 |
| ○ | 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 |
| ○ | FSS Action Plan(s) for public housing and/or Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| ○ | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| ○ | 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 |
| ○ | 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. | Annual Plan: Pet Policy |
| ○ | 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 | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| n/a | Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations |

8. Capital Fund Program Five-Year Action Plan

(See attachments OR011a01 and OR011b01)

**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: OR16P01150107 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2007 | |
|--|---|--|---------------|-------------------------------------|---------------|
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision number:) <input type="checkbox"/> Performance. & Evaluation Report for Year Ending : <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 | 147,336.40 | 0.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 6,000.00 | 0.00 | 0.00 | 0.00 |
| 4 | 1410 Administration | 73,668.20 | 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 | 45,000.00 | 0.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvements | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 220,000.00 | 0.00 | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | 75,000.00 | 0.00 | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | 30,000.00 | 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 | 70,000.00 | 0.00 | 0.00 | 0.00 |
| 18 | 1499 Development Activities | 20,000.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1501 Collaterization or Debt Services | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | 1502 Contingency | 49,677.40 | 0.00 | 0.00 | 0.00 |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | \$736,682.00 | \$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 | 0.00 | 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 | 50,000.00 | 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 | | | |
|--|--|----------------------------|----------|--|---------------|-------------------|----------------|
| HOUSING AUTHORITY OF THE CITY OF SALEM | | | | Capital Fund Program Grant No: OR16P01150107 | | | |
| | | | | Replacement Housing Factor Grant No: | | | |
| Development Number | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost | | Total Actual Cost | |
| Name/HA-Wide Activities | | | | Original | Revised | Funds Obligated | Funds Expended |
| | OPERATIONS (20% Limit) | 1406 | | \$147,336.40 | \$0.00 | \$0.00 | \$0.00 |
| | MANAGEMENT IMPROVEMENTS | | | | | | |
| | Training & Travel | 1408 | | 6,000.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$6,000.00 | \$0.00 | \$0.00 | \$0.00 |
| | ADMINISTRATION (10% Limit) | | | | | | |
| Agency Wide | Central Office (COCC) | 1410 | | 73,668.20 | 0.00 | 0.00 | 0.00 |
| | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$73,668.20 | \$0.00 | \$0.00 | \$0.00 |
| | CONSULTANTS | | | | | | |
| Agency Wide | Outside Consultants | 1430 | | 40,000.00 | 0.00 | 0.00 | 0.00 |
| | Plans, printing, project fees, etc | 1430 | | 5,000.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$45,000.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-2) Northgate Village | N/A | N/A | | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-2) Livingston Village | N/A | N/A | | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-2) Meadowlark Village | Exterior Painting | 1460 | 1-Site | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$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

| | | | | | | | |
|------------------------------|--|-------------------|------------------|---------------------|-------------------|---------------|---------------|
| (11-2) Shelton Village | N/A | N/A | | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-3) Orchard Village | Demolition | 1485 | 1-Site | 30,000.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$30,000.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-4) Brush College Village | Exterior Painting | 1460 | 1-Site | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-4) Glen Creek Village | Roof Repair | 1460 | 1-Site | 10,000.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$10,000.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-6) Robert Lindsey Tower | Structural Upgrade (Brick&Deck Repair) | 1460 | 1-site | \$80,000.00 | \$0.00 | | |
| (11-6) Robert Lindsey Tower | HVAC Upgrades | 1465 | 1-Site | \$25,000.00 | \$0.00 | | |
| (11-6) Robert Lindsey Tower | Energy Upgrades (Windows & Doors) | 1460 | 1-Site | \$50,000.00 | \$0.00 | | |
| (11-6) Robert Lindsey Tower | Heater Upgrades | 1465 | 1-Site | 50,000.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$205,000.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-8) Scattered Sites | Unit Upgrade | 1460 | 1-Unit | 20,000.00 | 0.00 | 0.00 | 0.00 |
| (11-9) Scattered Sites | Unit Upgrade | 1460 | 1-Unit | 20,000.00 | 0.00 | 0.00 | 0.00 |
| (11-15) Scattered Sites | Unit Upgrade | 1460 | 1-Unit | 20,000.00 | 0.00 | 0.00 | 0.00 |
| (11-16) Scattered Sites | Unit Upgrade | 1460 | 1-Unit | 20,000.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$80,000.00 | \$0.00 | \$0.00 | \$0.00 |
| Agency Wide | Computers and Tech | 1475 | 1 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Maintenance Tools | 1475 | 1 | 0.00 | 0.00 | | |
| | Office Equipment | 1475 | 1 | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Agency Wide | Relocation | 1495.1 | 1-site | 70,000.00 | 0.00 | | |
| Agency Wide | Development Activities | 1499 | 1 | 20,000.00 | 0.00 | | |
| Agency Wide | CONTINGENCY (8% Limit) | 1502 | | 49,677.40 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$139,677.40 | \$0.00 | \$0.00 | \$0.00 |
| | Grand Total | | | 736,682.00 | 0.00 | 0.00 | 0.00 |
| Total Grant | \$ | 736,682.00 | Remaining | \$ - | 736,682.00 | | |

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: OR16P01150106 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2007 | |
|--|--|---------|--|---|---------|-------------------------------------|----------------------------------|
| 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 | July 17, 2009 | | | July 17, 2011 | | | |
| Consultants | July 17, 2009 | | | July 17, 2011 | | | |
| 11-2 | July 17, 2009 | | | July 17, 2011 | | | |
| 11-4 | July 17, 2009 | | | July 17, 2011 | | | |
| 11-9 | July 17, 2009 | | | July 17, 2011 | | | |
| Management Imp. | July 17, 2009 | | | July 17, 2011 | | | |
| A & E Services | July 17, 2009 | | | July 17, 2011 | | | |

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name | | | | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:0 |
|---|-----------|--|--|--|--|--|
| HOUSING AUTHORITY OF THE CITY OF SALEM | | | | | | |
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant:2008 PHA FY: | Work Statement for Year 3 FFY Grant:2009 PHA FY: | Work Statement for Year 4 FFY Grant:2010 PHA FY: | Work Statement for Year 5 FFY Grant:2011 PHA FY: | |
| OR 11-2 | | 236,000.00 | 232,000.00 | 70,000.00 | 0.00 | |
| OR 11-3 | | 0.00 | 0.00 | 33,000.00 | 10,000.00 | |
| OR 11-4 | | 45,000.00 | 45,000.00 | 0.00 | 68,000.00 | |
| OR 11-6 | See | 10,000.00 | 10,000.00 | 200,000.00 | 218,404.00 | |
| OR 11-8 | Annual | 10,000.00 | 25,000.00 | 6,000.00 | 6,000.00 | |
| OR 11-9 | Statement | 10,000.00 | 0.00 | 6,000.00 | 6,000.00 | |
| OR 11-15 | | 10,000.00 | 0.00 | 6,000.00 | 6,000.00 | |
| OR 11-16 | | 10,000.00 | 25,000.00 | 6,000.00 | 6,000.00 | |
| Agency Wide | | 0.00 | 0.00 | 0.00 | 0.00 | |
| Management Improvements | | 55,000.00 | 55,000.00 | 55,000.00 | 55,000.00 | |
| HA-Wide Nondwelling Struct. & Equip. | | 39,000.00 | 39,000.00 | 35,700.00 | 42,500.00 | |
| Administration | | 149,000.00 | 141,000.00 | 137,000.00 | 137,000.00 | |
| Other | | 45,000.00 | 45,000.00 | 45,000.00 | 45,000.00 | |
| Contingencies | | 10,137.00 | 12,137.00 | 29,437.00 | 29,233.00 | |
| Operations | | 69,904.00 | 69,904.00 | 69,904.00 | 69,904.00 | |
| CFP Funds Listed for 5-year planning | | \$699,041.00 | \$699,041.00 | \$699,041.00 | \$699,041.00 | |
| Replacement Housing Factor Funds | | | | | | |

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages-Work Activities**

| Activities for Year: 4 FFY Grant:2010 PHA FY: | | | Activities for Year: 5 FFY Grant:2011 PHA FY: | | |
|--|--|---|--|--|---|
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| (11-2) Livingston, Notrhgate, Shelton (11-2) Meadowlark Village (11-3) Orchard Village (11-4) Glen Creek, Brush College | Doors, Locks, & Site Lighting Kitchen Upgrade | 70,000.00 33,000.00 | (11-2) Livingston, Notrhgate, Shelton (11-2) Meadowlark Village (11-3) Orchard Village (11-4) Glen Creek, Brush College | | |
| (11-6) Robert Lindsey Tower | Structural Work | 200,000.00 | (11-6) Robert Lindsey Tower | Playground Upgrade Flooring Upgrade Water Heaters Structural Work | 10,000.00 68,000.00 18,404.00 200,000.00 |
| Subtotal | | 303,000.00 | Subtotal | | 296,404.00 |
| Scattered Site Remodels | | | Scattered Site Remodels | | |
| (11-8) 1-Site (11-9) 1-Site (11-15) 1-Site (11-16) 1-Site | Roof and Gutters Roof and Gutters Roof and Gutters Roof and Gutters | 6,000.00 6,000.00 6,000.00 6,000.00 | (11-8) 1-Site (11-9) 1-Site (11-15)1 -Site (11-16) 1-Site | Roof and Gutters Roof and Gutters Roof and Gutters Roof and Gutters | 6,000.00 6,000.00 6,000.00 6,000.00 |
| Subtotal | | 24,000.00 | Subtotal | | 24,000.00 |
| Management Impr. | | | Management Impr. | | |
| RI Salaries Training & Travel | | 50,000.00 5,000.00 | Ri Salaries Training & Travel | | 50,000.00 5,000.00 |
| | | 55,000.00 | | | 55,000.00 |
| HA-Wide Nondwell Struct & Equip | | | HA-Wide Nondwell Struct & Equip | | |
| Computers and Tech. Upgrade Office Equipment Upgrade | | 25,200.00 10,500.00 | Computers and Tech. Upgrade Office Equipment Upgrade | | 32,000.00 10,500.00 |
| | | 35,700.00 | | | 42,500.00 |
| Administration | | | Administration | | |
| In House Arch. & Eng. Services Construction Insp. & Small Contracts CFP Staff Tech. Advertising, Project Bidding, Misc. | | 68,000.00 32,000.00 32,000.00 5,000.00 | In House Arch. & Eng. Services Construction Insp. & Small Contracts CFP Staff Tech. Advertising, Project Bidding, Misc. | | 68,000.00 32,000.00 32,000.00 5,000.00 |
| | | 137,000.00 | | | 137,000.00 |
| Other | | | Other | | |
| Outside Consultants Plans, printing, project fees, etc | | 40,000.00 5,000.00 | Outside Consultants Plans, printing, project fees, etc | | 40,000.00 5,000.00 |
| | | 45,000.00 | | | 45,000.00 |
| Contingencies | | | Contingencies | | |
| Funds held for contingencies | | 29,437.00 | Funds held for contingencies | | 29,233.00 |
| Operations | | | Operations | | |
| Funds Transferred to Operating | | 69,904.00 | Funds Transferred to Operating | | 69,904.00 |
| Total CFP Estimated Cost | | 699,041.00 | Total CFP Estimated Cost | | 699,041.00 |

Remaining \$ -

Remaining \$ -

**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 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 3/31/2007: <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 | 153,870.00 | 0.00 | 0.00 |
| 2 | 1406 Operations | 142,300.00 | 142,300.00 | 142,300.00 | 142,300.00 |
| 3 | 1408 Management Improvements | 142,050.00 | 142,050.00 | 88,520.50 | 56,005.27 |
| 4 | 1410 Administration | 153,500.00 | 153,500.00 | 153,500.00 | 46,393.14 |
| 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 | 85,000.00 | 85,000.00 | 71,417.34 | 19,641.82 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvements | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 139,075.00 | 155,329.28 | 1,244.56 | 1,244.56 |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | 59,400.00 | 46,609.70 | 46,609.70 | 46,609.70 |
| 12 | 1470 Nondwelling Structures | 23,937.00 | 20,473.02 | 20,473.02 | 20,473.02 |
| 13 | 1475 Nondwelling Equipment | 30,000.00 | 38,768.00 | 30,000.00 | 30,000.00 |
| 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 | 15,000.00 | 6,232.00 | 637.72 | 637.72 |
| 18 | 1499 Development Activities | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1501 Collateralization or Debt Services | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | 1502 Contingency | 0.00 | 0.00 | 0.00 | 0.00 |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | \$790,262.00 | \$790,262.00 | \$554,702.84 | \$363,305.23 |
| 22 | Amount of line 21 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 |
| 23 | Amount of line 21 Related to Section 504 Compliance | 30,000.00 | 46,254.28 | 0.00 | 0.00 |
| 24 | Amount of line 21 Related to Security - Soft Costs | 123,000.00 | 0.00 | 0.00 | 0.00 |
| 25 | Amount of line 21 Related to Security - Hard Costs | 59,400.00 | 23,768.00 | 23,768.00 | 23,768.00 |
| 26 | Amount of line 16 Related to Energy Conservation Measures | 0.00 | 46,609.70 | 46,609.70 | 46,609.70 |

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 | Revised | Funds Obligated | Funds Expended | | |
| | OPERATIONS | 1406 | | \$142,300.00 | \$142,300.00 | \$142,300.00 | \$142,300.00 | To Operations | |
| | MANAGEMENT IMPROVEMENTS | | | | | | | | |
| | RI, Grants Coordinator Salary | 1408 | | 88,000.00 | 88,000.00 | 88,000.00 | 55,484.77 | | |
| | 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 | | 8,050.00 | 8,050.00 | 520.50 | 520.50 | | |
| | TOTAL | | | \$142,050.00 | \$142,050.00 | \$88,520.50 | \$56,005.27 | | |
| | ADMINISTRATION | | | | | | | | |
| Agency Wide | In House Arch & Eng. Services | 1410 | | 80,000.00 | 80,000.00 | 80,000.00 | 25,435.54 | Per 24CFR968.112 Not Subj. to admin % Cap | |
| | Contract admin | 1410 | | 33,500.00 | 33,500.00 | 33,500.00 | 9,602.53 | | |
| | CFP Staff Tech. | 1410 | | 35,000.00 | 35,000.00 | 35,000.00 | 6,355.07 | | |
| | Advertising, Project Bidding, Misc. | 1410 | | 5,000.00 | 5,000.00 | 5,000.00 | 5,000.00 | | |
| | TOTAL | | | \$153,500.00 | \$153,500.00 | \$153,500.00 | \$46,393.14 | | |
| | CONSULTANTS | | | | | | | | |
| Agency Wide | Outside Consultants | 1430 | | 80,000.00 | 80,000.00 | 71,417.34 | 19,641.82 | | |
| | Plans, printing, project fees, etc | 1430 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | | |
| | TOTAL | | | \$85,000.00 | \$85,000.00 | \$71,417.34 | \$19,641.82 | | |
| | SITE IMPROVEMENTS | | | | | | | | |
| Agency Wide | 504 Compliance upgrades | 1450 | 3 bldgs | 0.00 | 0.00 | 0.00 | 0.00 | Postponed | |
| | | | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | DWELLING STRUCTURES | | | | | | | | |
| (11-2) Northgate, Shelton | Doors and Locks | 1460 | 2-Sites | 108,000.00 | 108,000.00 | 0.00 | 0.00 | Not Started, Security and Marketability Upgrades | |
| Agency Wide | 504 Compliance Upgrades | 1460 | 3 bldgs | 30,000.00 | 46,254.28 | 169.56 | 169.56 | Not Started, Campbell Triplex, Pooled Funding w/ CDBG | |
| (11-6) Robert Lindsey Tower | Fire Pump Upgrades | 1460 | 1- system | 1,075.00 | 1,075.00 | 1,075.00 | 1,075.00 | Completed | |
| (11-6) Robert Lindsey Tower | Water Heater Upgrades | 1460 | 1 - system | 0.00 | 0.00 | 0.00 | 0.00 | Cancelled | |
| | | | | 139,075.00 | 155,329.28 | 1,244.56 | 1,244.56 | | |
| | TOTAL | | | 139,075.00 | 155,329.28 | 1,244.56 | 1,244.56 | | |
| | DWELLING EQUIPMENT | | | | | | | | |
| (11-2) Northgate, Livingston | New Ranges | 1465 | 4-Sites | 59,400.00 | 46,609.70 | 46,609.70 | 46,609.70 | Completed, All new gas ranges, Energy Upgrade | |
| (11-2) Shelton, Meadowlark | | | | | | | | | |
| | TOTAL | | | \$59,400.00 | \$46,609.70 | \$46,609.70 | \$46,609.70 | | |
| | NON-DWELLING STRUCTURES | | | | | | | | |
| (11-2) Meadowlark | Maintenance Facility Additions | 1470 | 1 bldg | 23,937.00 | 20,473.02 | 20,473.02 | 20,473.02 | Completed, Split funding w/ CFP 2004 | |
| | | | | | | | | | |
| | TOTAL | | | \$23,937.00 | \$20,473.02 | \$20,473.02 | \$20,473.02 | | |
| | NON-DWELLING EQUIPMENT | | | | | | | | |
| Agency Wide | Computers and Tech. Upgrade | 1475 | | 15,000.00 | 15,000.00 | 6,232.00 | 6,232.00 | Includes new servers and computers | |
| | Office Equipment Upgrade | 1475 | | 15,000.00 | 23,768.00 | 23,768.00 | 23,768.00 | Safety and Security Upgrades | |
| | TOTAL | | | \$30,000.00 | \$38,768.00 | \$30,000.00 | \$30,000.00 | | |
| | RELOCATION COSTS | | | | | | | | |
| Agency Wide | Meal Voucher Allowance/Relocation | 1495 | | 15,000.00 | 6,232.00 | 637.72 | 637.72 | In Progress, Campbell Triplex, ADA Upgrades (3 families) | |
| | | | | | | | | | |
| | TOTAL | | | \$15,000.00 | \$6,232.00 | \$637.72 | \$637.72 | | |
| | CONTINGENCY | | | | | | | | |
| Agency Wide | | 1502 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| | | | | | | | | | |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | |
| | Grand Total | | | 790,262.00 | 790,262.00 | 554,702.84 | 363,305.23 | | |
| | | | | Remaining | 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 | | | |
| 11-2 | 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 | | | |

**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: OR16P01150106 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2006 | |
|--|---|--|---------------------|-------------------------------------|---------------------|
| <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 3/31/2007: <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 | 139,808.00 | 139,808.00 | 139,808.00 | 139,808.00 |
| 3 | 1408 Management Improvements | 55,000.00 | 55,000.00 | 0.00 | 0.00 |
| 4 | 1410 Administration | 149,000.00 | 149,000.00 | 145,393.17 | 1,393.17 |
| 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 | 75,000.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvements | 60,000.00 | 60,000.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 160,000.00 | 160,000.00 | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | 5,000.00 | 5,000.00 | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 20,281.00 | 20,281.00 | 10,975.81 | 10,975.81 |
| 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 | 0.00 | 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 | 34,952.00 | 34,952.00 | 0.00 | 0.00 |
| 21 | Amount of Annual Grant (Sum of lines 2-20) | \$699,041.00 | \$699,041.00 | \$296,176.98 | \$152,176.98 |
| 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 | 100,000.00 | 100,000.00 | 0.00 | 0.00 |
| 24 | Amount of line 21 Related to Security - Soft Costs | 0.00 | 5,800.00 | 0.00 | 0.00 |
| 25 | Amount of line 21 Related to Security - Hard Costs | 110,000.00 | 58,000.00 | 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 | | | |
|--|--|----------------------------|----------|--|---------------------|---------------------|---------------------|
| HOUSING AUTHORITY OF THE CITY OF SALEM | | | | Capital Fund Program Grant No: OR16P01150106 | | | |
| | | | | Replacement Housing Factor Grant No: | | | |
| Development Number | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost | | Total Actual Cost | |
| Name/HA-Wide Activities | | | | Original | This Revision | Funds Obligated | Funds Expended |
| | OPERATIONS (20% Limit) | 1406 | | \$139,808.00 | \$139,808.00 | \$139,808.00 | \$139,808.00 |
| | MANAGEMENT IMPROVEMENTS | | | | | | |
| | RI Salaries | 1408 | | 50,000.00 | 50,000.00 | 0.00 | 0.00 |
| | Training & Travel | 1408 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 |
| | TOTAL | | | \$55,000.00 | \$55,000.00 | \$0.00 | \$0.00 |
| | ADMINISTRATION (10% Limit) | | | | | | |
| Agency Wide | In House Arch & Eng. Services | 1410 | | 80,000.00 | 80,000.00 | 80,000.00 | 0.00 |
| | Contract admin | 1410 | | 32,000.00 | 32,000.00 | 32,000.00 | 0.00 |
| | CFP Staff Tech. | 1410 | | 32,000.00 | 32,000.00 | 32,000.00 | 0.00 |
| | Advertising, Project Bidding, Misc. | 1410 | | 5,000.00 | 5,000.00 | 1,393.17 | 1,393.17 |
| | TOTAL | | | \$149,000.00 | \$149,000.00 | \$145,393.17 | \$1,393.17 |
| | CONSULTANTS | | | | | | |
| Agency Wide | Outside Consultants | 1430 | | 70,000.00 | 70,000.00 | 0.00 | 0.00 |
| | Plans, printing, project fees, etc | 1430 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 |
| | TOTAL | | | \$75,000.00 | \$75,000.00 | \$0.00 | \$0.00 |
| (11-2) Northgate Village | Site Lighting Upgrade | 1450 | 1 | 10,000.00 | 10000.00 | 0.00 | 0.00 |
| | TOTAL | | | \$10,000.00 | \$10,000.00 | \$0.00 | \$0.00 |
| (11-2) Livingston Village | Doors and Locks | 1460 | 1 | 48,000.00 | 48000.00 | 0.00 | 0.00 |
| | TOTAL | | | \$48,000.00 | \$48,000.00 | \$0.00 | \$0.00 |
| (11-2) Meadowlark Village | N/A | N/A | | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$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

| | | | | | | | |
|------------------------------|-------------------------------|-------------------|------------------|---------------------|---------------------|--------------------|--------------------|
| (11-2) Shelton Village | Exterior Paint | 1460 | 1-Site | 42,000.00 | 42000.00 | 0.00 | 0.00 |
| | Playground Upgrade | 1450 | 1-Site | 15,000.00 | 15000.00 | 0.00 | 0.00 |
| | TOTAL | | | \$57,000.00 | \$57,000.00 | \$0.00 | \$0.00 |
| (11-3) Orchard Village | N/A | N/A | 1 | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-4) Brush College Village | Site Lighting Upgrade | 1450 | 1-Site | 10,000.00 | 10000.00 | 0.00 | 0.00 |
| | TOTAL | | | \$10,000.00 | \$10,000.00 | \$0.00 | \$0.00 |
| (11-4) Glen Creek Village | N/A | N/A | 1 | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-6) Robert Lindsey Tower | N/A | | 1 | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| (11-9) Scattered Sites | Lansing Duplex, ADA Site work | 1450 | 2-Units | 25,000.00 | 25000.00 | 0.00 | 0.00 |
| | ADA Building Mod. | 1460 | | 70,000.00 | 70000.00 | 0.00 | 0.00 |
| | ADA Appliances | 1465 | | 5,000.00 | 5000.00 | 0.00 | 0.00 |
| | TOTAL | | | \$100,000.00 | \$100,000.00 | \$0.00 | \$0.00 |
| Agency Wide | Computers and Tech | 1475 | 1 | 15,000.00 | 15000.00 | 8671.36 | 8671.36 |
| | Office Equipment | 1475 | 1 | 5,281.00 | 5281.00 | 2304.45 | 2304.45 |
| | TOTAL | | | \$20,281.00 | \$20,281.00 | \$10,975.81 | \$10,975.81 |
| Agency Wide | CONTINGENCY (8% Limit) | 1502 | | 34,952.00 | 34,952.00 | 0.00 | 0.00 |
| | TOTAL | | | \$34,952.00 | \$34,952.00 | \$0.00 | \$0.00 |
| | Grand Total | | | 699,041.00 | 699,041.00 | 296,176.98 | 152,176.98 |
| Total Grant | \$ | 699,041.00 | Remaining | \$ | - | | |

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: OR16P01150106 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2006 | |
|--|--|---------|--|---|---------|-------------------------------------|----------------------------------|
| 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 | July 17, 2008 | | | July 17, 2010 | | | |
| Consultants | July 17, 2008 | | | July 17, 2010 | | | |
| 11-2 | July 17, 2008 | | | July 17, 2010 | | | |
| 11-4 | July 17, 2008 | | | July 17, 2010 | | | |
| 11-9 | July 17, 2008 | | | July 17, 2010 | | | |
| Management Imp. | July 17, 2008 | | | July 17, 2010 | | | |
| A & E Services | July 17, 2008 | | | July 17, 2010 | | | |