

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Salem Housing Authority, 606 McGrath, Salem, MO 65560</u> PHA Code: <u>MO 052</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>90</u> Number of HCV units: <u>0</u>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH      HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the SHA 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.				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attached Goals and Objectives.				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>Due to ARRA grant.</b> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies are available at Administration Office located at 606 McGrath, Salem, MO 65560.				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>See attached 2010 Annual Statement, 2009 Stimulus Performance and Evaluation Report; 2009 Performance and Evaluation Report and 2008 Performance and Evaluation Report</b>				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>See attached 2010-2014 Capital Fund Program Five-Year Action Plan</b>				
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A				
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. N/A for Qualified PHA				

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b> N/A for Qualified PHA</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. The SHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>a. Substantial Deviation from the 5-Year Plan The Salem Housing Authority’s Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> <li>• changes to rent or admissions policies or organization of the waiting list;</li> <li>• additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and</li> <li>• Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul> <p>b. Significant Amendment or Modification to the Annual Plan The Salem Housing Authority’s Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> <li>• changes to rent or admissions policies or organization of the waiting list;</li> <li>• additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and</li> <li>• Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan.  
No comments

(g) Challenged Elements  
No elements of the plan were challenged.

## **5.2 Goals and Objectives.**

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

SHA Goal: Expand the supply of assisted housing

Objectives:

- Reduce public housing vacancies:

SHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management.
- Increase customer satisfaction.
- Renovate or modernize public housing units.

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

SHA 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 increase independence for the elderly or families with disabilities.

The SHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Salem Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>MO36P052501-10</u>			<b>Replacement Housing Factor Grant No:</b>	<b>FFY of Grant:</b> <u>2010</u> <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	10,793.00				
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	11,700.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	94,551.00				
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	117,044.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>Kathy Gordon</i>		Date <i>6/22/10</i>		Signature of Public Housing Director		
				Date		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

P. 2  
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 FROM: SALEM HOUSING AUTH  
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<b>Part II: Supporting Pages</b>								
PHA Name: Salem Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P052501-10      CFFP (Yes/ No): No Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> <b>2010</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
HA Wide	Housing operations	1406	10%	10,793.00				
Operations	<b>Sub total</b>			<b>10,793.00</b>				
HA Wide	Partial salaries for staff involved in CFP	1410	10%	11,700.00				
Admin Cost	<b>Sub total</b>			<b>11,700.00</b>				
MO 52-1 Autumn Woods	Construct maintenance storage building	1470	1 Bldg	94,551.00				
	<b>Sub total</b>			<b>94,551.00</b>				
	<b>Grand Total</b>			<b>117,044.00</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Salem Housing Authority      MO36P052501-10					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/30/2012		9/30/2014		
MO 52-1, Autumn Woods	9/30/2012		9/30/2014		

<sup>1</sup>Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number Salem Housing Authority/MO 52		Locality (City/County & State) Salem/Dent County/Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement		94,551.00	94,551.00	94,551.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		94,551.00			
E.	Administration		11,800.00	11,800.00	11,800.00	11,800.00
F.	Other					
G.	Operations		10,693.00	10,693.00	10,693.00	10,693.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		117,044.00	117,044.00	117,044.00	117,044.00
L.	Total Non-CFP Funds					
M.	Grand Total		117,044.00	117,044.00	117,044.00	117,044.00





<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>MO 52-1</b>			<b>MO 52-1</b>		
Annual	Upgrade apartment electrical distribution system	73 Units	94,551.00	A. Complete electrical distribution upgrade	17 Units	22,551.00
Statement				B. Replace appliances	90 Pair	72,000.00
	Subtotal of Estimated Cost		\$94,551.00	Subtotal of Estimated Cost		\$94,551.00





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary					
PHA Name: Salem Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: MO36S052501-09		Replacement Housing Factor Grant No:	
				FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	150,039.00		150,039.00	150,039.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	150,039.00		150,039.00	150,039.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Rachy Gordon</i>		Date 6/22/10		Signature of Public Housing Director Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Salem Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>MO36P052501-09</u>		Replacement Housing Factor Grant No:	
				<b>FFY of Grant:</b> <u>2009</u> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	11,800.00		11,800.00	0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	11,800.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	94,551.00		52,671.00	52,671.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	118,151.00		64,471.00	52,671.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Rachy Gordon</i>		Date <i>6/22/10</i>		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Salem Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>MO36P052501-08</u>		<b>Replacement Housing Factor Grant No:</b>	
				<b>FFY of Grant:</b> <u>2008</u> <b>FFY of Grant Approval:</b> <u>2008</u>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>3/31/2010</u> <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	11,800.00		11,800.00	11,800.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	11,800.00		11,800.00	11,800.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	94,933.00		94,933.00	94,933.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	118,533.00		118,533.00	118,533.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Rachy Gordon</i>		Date <i>6/22/10</i>		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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<b>Part II: Supporting Pages</b>								
PHA Name: Salem Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MO36P052501-08 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		<b>Federal FFY of Grant:</b> <b>2008</b>	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	Housing operations	1406	12%	11,800.00		11,800.00	11,800.00	Completed
Operations	<b>Sub total</b>			<b>11,800.00</b>		<b>11,800.00</b>	<b>11,800.00</b>	
HA Wide	A. MOD Coordinator	1410	8%	10,000.00		10,000.00	10,000.00	Completed
Administrative Cost	B. Partial salary & benefits of staff involved in CFP	1410	2%	1,800.00		1,800.00	1,800.00	Completed
	<b>Sub Total</b>			<b>11,800.00</b>		<b>11,800.00</b>	<b>11,800.00</b>	
MO 52-1	Replace windows	1460	32 Units	94,933.00		94,933.00	94,933.00	Completed
	<b>Sub total</b>			<b>94,933.00</b>		<b>94,933.00</b>	<b>94,933.00</b>	
	<b>Grand Total</b>			<b>118,533.00</b>		<b>118,533.00</b>	<b>118,533.00</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Salem Housing Authority      MO36P052501-08					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/30/10	2/28/09	6/12/12	10/31/09	
MO 52-1	9/30/10	2/28/09	6/12/12	10/31/09	

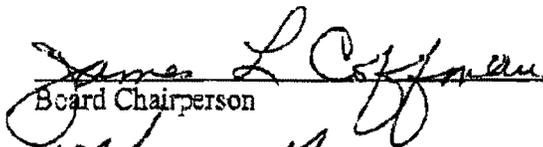
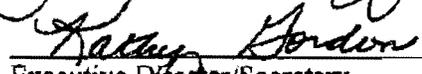
<sup>1</sup>Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

**RESOLUTION # 437  
RESOLUTION APPROVING  
VIOLENCE AGAINST WOMEN ACT POLICY**

WHEREAS, The Board of Commissioners has reviewed the Violence Against Women Act (VAWA) Policy

WHEREAS, HUD has mandated the adoption of said policy by all housing authorities.

THEREFORE be it resolved that the mandated VIOLENCE AGAINST WOMEN ACT Policy be adopted and implemented.

 Board Chairperson	<u>6/12/07</u> Date
 Executive Director/Secretary	<u>6/12/07</u> Date

Resolution # 437  
Resolution # \_\_\_\_\_  
Adopted June 12, 2007  
Amendment to ACOP & Admin Plan

## VIOLENCE AGAINST WOMEN ACT POLICY SALEM HOUSING AUTHORITY

### 1.0 PURPOSE

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- a) protecting the safety of victims;
- b) creating long term housing solutions for victims;
- c) building collaborations among victim service providers; and
- d) assisting Housing Authority to respond appropriately to the violence while maintaining a safe environment for Housing Authority, employees, tenants, applicants, section 8 participants, program participants and others.

The Policy will assist the Salem Housing Authority (SHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

### 2.0 MISSION STATEMENT

SHA'S policy is to comply with the 2005 VAWA Pub. L. 109-162; Stat 2960 signed into law on January 5, 2006 and codified at 42 U.S.C.-1437d (1) and 437f (d), (o) & 1 and (u).

SHA shall not discriminate against and applicant, public housing resident, Section 8 program participant or other program participant on the basis of the rights or privileges provided under the VAWA.

This Policy is incorporated into SHA'S "Admission & Continuing Occupancy of Low Rent Housing" and "Section 8 Program" "Administrative Plan" and applies to all SHA housing programs.

### 3.0 DEFINITIONS

The definitions in this Section apply only to this Policy

### **3.1 CONFIDENTIALITY:**

Means that SHA will not enter information provided to SHA under 4.0 and 4.1 into a shared database or provide this information to any related entity except as stated in 4.2

### **3.2 DATING VIOLENCE:**

Violence committed by a person

- a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- b) where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - i) the length of the relationship
  - ii) the type of relationship
  - iii) the frequency of interaction between the persons involved in the relationship 42USC-1437d(u)(3)(A).

### **3.3 DOMESTIC VIOLENCE:**

Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under; the domestic or family violence laws of Missouri, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the State of Missouri 42 USC-1437d(u)(3)(B)

### **3.4 IMMEDIATE FAMILY MEMBER:**

A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands in loco parent; or any person living in the household of the victim and related to the victim by blood and marriage. 42USC-1437d(u)(3)(D)

### **3.5 LONG TERM HOUSING:**

Is housing that is sustainable, accessible, affordable and safer for the foreseeable future which:

- a) the person rents or owns
- b) is subsidized by a voucher or other program as long as the person meets the eligibility requirements of the program;
- c) directly provided by SHA, is not time limited and the person meets the eligibility requirements of the program.

### **3.6 PERPETRATOR:**

A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

### **3.7 STALKING**

- a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim
- b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim
- c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or
- d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim 42 USC-1437d(u)(3)(C)

### **3.8 VICTIM**

Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 4.0 and 4.1 or as requested by SHA.

### **3.9 FAILURE TO PROVIDE CERTIFICATION UNDER 4.0 AND 4.1**

The person shall provide completed and accurate certifications to SHA, owner or manager within 14 days after the party requested in writing that the person completes the certifications. If the person does not provide a completed and accurate certification within 14 business days, HA the owner or manager may take action to deny or terminate participation or tenancy under 42 USC-1437i(5) & (6); 42 USC-1437(d) (c) (3); 42 USC-1437f (c) (9); 42 USC-1437f (d) (1)(B) (ii) & (III); 42 USC-1437f (o)(7)(C) & (D); or 42 USC-1437f(o)(20) or for other good cause.

### **4.0 HUD APPROVED CERTIFICATION**

For each incident that a person is claiming is abuse, the person shall certify to SHA, owner or manager their victim Status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are bona fide incidents of actual threatened abuses and meet the requirements of VAWA and this policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, email or internet address, telephone or facsimile number or other information.

#### **4.1 OTHER CERTIFICATION**

A person who is claiming victim status shall provide to SHA, an owner or manager:

- a) documentation signed by the victim and an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 USC-1746) to the professional's belief that the incident(s) in question are bona fide incidents of abuse; or
- b) a federal, state, tribal, territorial, local police or court record

#### **4.2 CONFIDENTIALITY**

SHA, the owner and manager shall keep all information provided to SHA under this Section confidential. SHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- a) the victim requests or consents to the disclosure in writing
- b) the disclosure is required for
  - (i) eviction from public housing under 42 USC-1437 f (5) & (6) (See Section 5 in this Policy)
  - (ii) termination of Section 8 assistance under 42 USC-1437f(c) (9); 42 USAC-1437(d) (1) (B) (ii) & (iii); 42 USC-1437f (o)(7)(C) & (D); or 42 USC-1437f(o)(20) (See Section 5 in this Policy); or
- c) the disclosure is required by applicable law.

#### **4.3 COMPLIANCE NOT SUFFICIENT TO CONSTITUTE EVIDENCE OF UNREASONABLE ACT**

The SHA, owner or manager compliance with Sections 4.0, 4.1, and 4.2 shall alone not be sufficient to show evidence of an unreasonable act or omission by them.

#### **4.4 APPROPRIATE BASIS FOR DENIAL OF ADMISSION, ASSISTANCE OR TENANCY**

#### **4.5**

SHA shall not deny participation or admission to a program on the basis of a person's victim status, if the person otherwise qualifies for admission of assistance.

#### **4.6**

An incident or incident of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.

#### **4.7**

Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.

#### **4.8**

Notwithstanding Sections 4.5, 4.6, and 4.7 SHA, an owner or manager may bifurcate a lease or evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 USC-1437d(1)(6)(B)

#### **4.9**

Nothing in Sections 4.5, 4.6, 4.7 shall limit the authority of SHA, an owner or manager, when notified, to honor court orders addressing right of access to or control of the property including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.

#### **5.0**

Nothing in Sections 4.5, 4.6, and 4.7 limits SHA, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However, SHA, owner or manager may not hold a victim to a more demanding standard.

### **5.1**

Nothing in Sections 4.5, 4.6, and 4.7 limits SHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the SHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.

### **5.2**

Nothing in Sections 4.5, 4.6, 4.7 limits SHA, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.

### **5.3**

A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who:

- a) is a victim under this Policy
- b) reasonably believes he or she is imminently threatened by harm from further violence if he or she remains in the unit; and
- c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

### **5.4**

A public housing tenant who wants a transfer to protect their health or safety and who:

- a) is victim under this Policy
- b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and
- c) has complied with all other obligations of the public housing income program may transfer to another PHA unit, receive a Section 8 voucher and stay in jurisdiction or move to another Section 8 jurisdiction.

### **5.5 ACTIONS AGAINST A PERPETRATOR**

SHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to:

- a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator
- b) obtaining and enforcing a trespass against the perpetrator
- c) enforcing SHA or law enforcement's trespass against the perpetrator
- d) preventing the delivery of the perpetrator's mail to the victim's unit
- e) providing identifying information listed in 4.0 and (f) other reasonable measures.

## **6.0 NOTICE TO APPLICANTS, PARTICIPANTS, TENANTS, AND SECTION 8 MANAGERS AND OWNERS**

SHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations pertaining to confidentiality and Appropriate Basis for Denial of Admission, Assistance or Tenancy.

## **7.0 REPORTING REQUIREMENTS**

SHA shall include in its 5 year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. SHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other services providers to victims, to help victims, obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

## **8.0 CONFLICT AND SCOPE**

This Policy does not enlarge SHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another SHA Policy, such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

## **9.0 ADMENDMENT**

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.