

1.0	PHA Information PHA Name: <u>Housing Authority of the County of Salt Lake</u> PHA Code: <u>UT003</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>626</u> Number of HCV units: <u>2309</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included In The Consortia</th> <th rowspan="2" style="width:20%;">Programs Not In The Consortia</th> <th colspan="2" style="width:15%;">Number of Units In Each Program</th> </tr> <tr> <th style="width:5%;">PH</th> <th style="width:10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included In The Consortia	Programs Not In The Consortia	Number of Units In Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	<p>Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next year: The Housing Authority of the County of Salt Lake's mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization. The health and wellbeing of the residents and neighborhoods are at the core of our work. Our staff and programs are grounded in these fundamental values:</p> <ul style="list-style-type: none"> • Housing is a basic right and a foundation for success in life. All of us benefit when we have a safe place to call home. • Housing is a foundation which enables us to support the lives of residents with excellent programs for their individual growth and welfare. • We build and manage housing that is safe and well maintained. • We collaborate to create and maintain nurturing communities. • Individuals should be able to choose the housing that best meets their needs. • We deserve the public's support and the resources they entrust to our agency. We understand that resources are finite and that our programs and services must be efficient, sustainable and economically viable. • We respect and celebrate all people. Our work culture responds to the individual's needs and the benefit of the whole. We are fair. We listen to everyone associated with our efforts. 																										
5.2	<p>Goals and Objectives. 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 year. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment 1 - Goals & Objectives</p>																										
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment 2 HACSL PHA Plan Elements</p> <p>(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.</p> <p>The annual plan for the Housing Authority of the County of Salt Lake 2012-2013 can be found at www.hacsl.org and at our administrative offices located at 3595 South Main Street, Salt Lake City, Utah.</p>																										

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Hope VI: N/A</p> <p>Mixed Finance Modernization or Development: Generally, all modernization work and labor will be performed by HACSL Force Account. HACSL is currently modernizing our 28 unit Cyprus Park located at 2983 South 8400 West, Magna. It will be completed in December 2012. HACSL will modernize the Academy Park, Hunter Hollow, and Granger units next. Scattered units in AMP 5 will be modernized as needed.</p> <p>Demolition and/or Disposition, Conversion of Public Housing: HACSL will continue to assess the functionality and viability of our Public Housing units. During the next twelve months, using as criteria the capital needs of our properties, the housing requirements of our county, as well as staff assessment and market data, we will develop a Public Housing property disposition plan. This plan may include demolition, disposition or conversion to Section 8 Project Based Vouchers.</p> <p>On March 2, 2011, HACSL received a letter from Utah Department of Transportation stating they will purchase certain a portion of property at our Low-Income Public Housing unit at 6184 South Prairie View Drive, Taylorsville, UT 84118. Since that date HACSL has been approved by a private developer and Taylorsville city to purchase the two duplexes at this location. HACSL will work with HUD to secure appropriate approval to sell these properties.</p> <p>Homeownership: HACSL operates the Family Self-Sufficiency program in both Public Housing and Section 8. No other programs are offered. HACSL has approved policies to operate a Section 8 Homeownership program but has not implemented it due to lack of staff capacity and the recent housing market changes.</p> <p>Project-Based Vouchers: HACSL's Board of Commissioners has approved policies allowing the agency to Project-Base up to 20% of our program or 461 vouchers. To date four properties have received 148 Project-Based Vouchers. All new projects must be approved by a Community Housing Committee and the Board of Commissioners. HACSL anticipates approving 100 vouchers in 2012.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. 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.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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.</p>
9.0	<p>Housing Needs. 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.</p> <p>See Attachment 3 – 2012 Agency Plan Needs Assessment</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The strategies that HACSL will use in the upcoming year for addressing the housing needs in Salt Lake County include:</p> <ul style="list-style-type: none"> • Apply for any appropriate rental assistance and supportive service funding. • Develop new affordable housing units. • Maintain a minimum occupancy rate of 98%. • Strive to turn vacant units in ten days. • Participate in Consolidated Plan, Salt Lake Homeless Coordinating Council and Continuum of Care planning process. • Affirmatively further fair housing and aggressively promote Section 3. • Educate community, stakeholders and congressional representatives about the need for and benefits of affordable housing. • Provide supportive services to ensure residents are able to maintain housing and increase self-sufficiency skills. • Receive training in Asset Management to improve our ability to manage non-public housing. • Use cost effective energy efficient and green products where feasible. • Cultivate relationships with community stakeholders.

10.0	<p>Additional Information. 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.</p> <p>HACSL made the following progress towards meeting our mission and goals:</p> <ul style="list-style-type: none"> • High performer under the Capital Fund and SEMAP. • Received 100 new Family Unification Section 8 Vouchers and 25 new VASH vouchers. • Awarded \$9,000,000 in low-income tax credits to build 62 units of multi-family housing to serve families with refugee status, homeless families and youth aging out of foster care. • Received 3 new Shelter Plus Care grants (\$1,080,600 for 5 years) which will provide rental assistance to 20 homeless families and youth aging out of foster care. • HACSL's FY2011 audit had no findings. • 24 Family Self-Sufficiency participants successfully completed the program and 4 purchased homes. • Increased access to financial education and budgeting by 440% to serve a total of 650 households. • Completed a \$1,565,000 energy upgrade at the Senior High Rise. • 187 chronically homeless individuals received housing and supportive services at Grace Mary Manor and Kelly Benson Apartments. 92% maintained their housing. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>HACSL defines significant amendment or modification to the Annual Plan as any change or additional provisions adopted by the HACSL that may impact the final outcome initially identified in the HACSL Annual Plan.</p>
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11.0	<p>Required Submission for HUD Field Office Review. 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. Note: 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>
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HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 1 – Goals and Objectives

HACSL FIVE-YEAR GOALS AND OBJECTIVES JULY 1, 2010 – JUNE 30, 2015

Maintain a high performing HUD Subsidized Housing Program (Public Housing and Section 8).

- Maintain High Performer status in Public Housing and Section 8.
- Apply for new funding as available.
- Evaluate and increase energy efficiency of Public Housing Units. Use green products.
- Assess and develop staff capacity.
- Meet 504 Voluntary Agreement Goals.
- Coordinate the implementation of New Processes, procedures and Software (ELITE).
- Complete a comprehensive assessment of the agency's current housing covering the location, market value, costs of maintaining and social value of properties.
 - Where do we want to position our inventory?
 - How do we meet the changing needs of population?
 - How does each property support our mission and enhance our values?

Increase affordable housing units and rental subsidies by 500 units (includes rental assistance as well as physical units).

- Acquire additional 100 units per year.
- Continue to diversify housing portfolio.
- Increase internal development capacity.
- Apply for additional rental assistance funding.

Provide supportive services that help our clients to maintain their housing assistance and assist them in gaining skills to increase self-sufficiency.

- Increase tenant skills and income.
- Continue to develop in-house capacity to provide services.
- Assess our ability to fund and maintain services.
- Help assure residents maintain their housing assistance.

Be an employer of choice with a strong mission-based culture.

- Recruit and retain high quality staff.
- Promote a healthy and fun culture.
- Increase employee performance.

Provide excellent services that are based on best practices and meaningfully involve clients in the development and operations of services.

- Set department goals to improve services to clients.
- Conduct needs assessment to establish service priorities.

Increase our operating efficiency and create housing that is energy efficient and uses green materials.

- Operate within realistic budget.
- Assess the previous performance of all HACSL and HOI programs.
- Increase fund raising capacity.
- Educate staff and tenants on energy efficiency.
- Use energy efficient and green materials to the greatest extent possible.

PROGRESS MADE IN 2011

Maintained a high performing HUD Subsidized Housing Program.

- Received 100% SEMAP score.
- Designated as a High Performer for the Capital Fund Program.
- Received 100 Family Unification Section 8 Vouchers and 25 VASH Vouchers.
- Completed a \$1,565,000 energy upgrade at our High Rise located at 1966 South 200 East, Salt Lake City, Utah.
- Successfully implemented software change for property management, inventory and work orders.

Increased affordable housing units and rental subsidizes.

- Received \$9 million in low-income tax credits to build 62 units of multi-family housing to serve families with refugee status, homeless families and youth aging out of foster care.
- Increased housing rental subsidies by 145 units:
 - Received 100 Family Unification Section 8 Vouchers and 25 VASH vouchers.
 - Received three new Shelter Plus Care grants which will provide rental assistance to 20 homeless families and youth aging out of foster care.
- Providing staff training in new computer system in the areas of property management, procurement, inventory, accounting, and Family Self-Sufficiency.

Provide supportive services that help our clients to maintain their housing assistance and assist them in gaining skills to increase self-sufficiency.

- 24 Family Self Sufficiency participants successfully completed the program and four purchased homes.
- Increased access to financial education and budgeting by 440% to serve 650 households.
- Identified 173 households at risk of losing their housing assistance. Provided case management enabling 167 (97%) to successfully maintain their housing assistance.

Be an employer of choice with a strong mission-based culture.

- HACSL had very little staff turnover in 2011. It was the lowest turnover rate in the agency since 2003.
- The annual staff survey was conducted in January 2011 and demonstrated staff are generally content and the Housing Authority has a positive strong work environment.

Provide excellent services that are based on best practices and meaningfully involve clients in the development and operations of services.

- Utilized best practices at Kelly Benson Apartments, Grace Mary Manor, and in Youth Prevention Programs.
- Commissioned Bach Harrison to evaluate the Resident Opportunities and Self-Sufficiency program that services families living in our Public Housing Communities in west part of the County (AMP 4).
- Participated in national research studies for - - -
 - Family Homelessness.
 - Family Unification Program.
 - Housing Assistance Rental Program.

HACSL ANNUAL GOALS AND OBJECTIVES

July 1, 2012 - June 30, 2013

Maintain a high performing HUD Subsidized Housing Program (Public Housing and Section 8).

- Achieve High Performer status in Public Housing and Section 8.
- Apply for new funding as available.
- Evaluate and increase energy efficiency of Public Housing Units. Use green products.
- Educate staff and tenants on energy efficiency.
- Meet 504 Voluntary Agreement Goals.
- Using as criteria the capital needs of our properties, the housing requirements of our county, as well as staff assessment and market data, we will develop a Public Housing property disposition plan.

Increase affordable housing units and rental subsidizes.

- Acquire additional housing units and rental subsidies.
- Continue to diversify housing portfolio.
- Increase internal development capacity by training staff in Fundraising, Housing Finance and Asset Management.

Provide supportive services that help our clients to maintain their housing assistance and assist them in gaining skills to increase self-sufficiency.

- Increase tenant skills and income.
- Apply for funding to expand the Family Self-Sufficiency Program.
- Continue to develop in-house capacity to provide services.
- Assess our ability to fund and maintain services.
- Help ensure residents maintain their housing assistance.

Be an employer of choice with a strong mission-based culture.

- Recruit and retain high quality staff.
- Conduct annual staff survey and implement changes, as appropriate.

Provide excellent services that are based on best practices and meaningfully involve clients in the development and operations of services.

- Set department goals to improve services to clients.
- Support Resident Advisory Board by providing funding, staff support and meeting space.

Increase our operating efficiency.

- Improve management and supervisor oversight of Human Resources through training.
- Further improve operating within budgets and program accountability through improved reporting and oversight.
- Assess the previous performance of all HACSL and HOI programs.



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 2 – HACSL PHA Plan Elements (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

Tenant selection is based on income and date and time of the application. We do not have preferences or site-based waiting lists for Public Housing. We plan to assess and implement if appropriate a site-based waiting list for the High Rise and Valley Fair Village. No changes to family sites are being considered at this time.

Tenant selection for Section 8 Tenant-Based Rental Assistance is based on income and the date and time of the application. A separate waiting list is maintained for each property receiving Project-Based Vouchers. See Section 8 Administrative Policies for details.

2. **Financial Resources.**

A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

Source	Amount	Planned Use
Public Housing Operating Fund	\$ 1,510,000	General operations PH
Public Housing Capital Fund	2,227,000	See CDF plan
Section 8 Tenant-Based Assistance	18,015,000	Rent
Resident Opportunity & Self- Sufficiency	133,000	Family Self-Sufficiency Public Housing
Community Development Block Grant	2,000	Midvale Maintenance Transitional Housing
HOME/ State/ County Funding	3,115,000	Rental Assistance
HOPWA	93,000	Rental Assistance
Shelter Plus Care	1,215,000	Rental Assistance
Public Housing Dwelling Rental	1,364,000	General Operations PH
Management Income	203,000	
Other Dwelling Rent	1,070,000	
Section 8 Fraud Recovery	36,000	
Interest Income	30,000	
Other	651,000	
TOTAL:	\$29,664,000	

3. **Rent Determination.**

A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

See Public Housing Admissions and Continued Occupancy Policies on Rent Determination. No changes in how rents are determined.

4. **Operation and Management.**

A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

See Maintenance Policies @ www.hacsl.org

5. **Grievance Procedures.**

A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

See Public Housing Admissions and Continued Occupancy Policies and Section 8 Administrative Plan at www.hacsl.org

No changes are proposed this year.

6. **Designated Housing for Elderly and Disabled Families.**

With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information:

- A. Development name and number.
- B. Designation type.
- C. Application status.
- D. Date the designation was approved, submitted, or planned for submission.
- E. Number of units affected.

7. **Community Service and Self-Sufficiency.**

A description of:

- A. Any programs relating to services and amenities provided or offered to assisted families.
- B. Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS.
- C. How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements.

NOTE: Applies to only Public Housing.

The following changes to the definition of exemptions for community service requirement have been made based on best practice information recommended by HUD and Nan McKay:

- Continued Occupancy and Community Service.

In order to be eligible for continued occupancy, each adult family member must either contribute eight hours per month of community service within the community, or participate in an economic self-sufficiency program unless they are exempt from this requirement.

- Exemptions (Old Version):

The following adult family members of tenant families are exempt from this requirement:

- A. Family members who are 62 or older.
- B. Family members who are working 19 hours per week or more.
- C. Family members who are blind or disabled.
- D. Family members who are the primary care giver for a blind or disabled child.
- E. Family members who are exempt from work activity.
- F. Family members who are receiving TANF assistance.

- Exemptions (Adopted Version).

The following adult family members of tenant families are exempt from this requirement:

- A. Family members who are 62 or older.
- B. Family members who are working 30 hours per week or more.
- C. Family members who are disabled.
- D. Family members who are the primary care giver of a person with disabilities.
- E. Family members who are meeting requirements under a state program funded under part A of title IV of the Social Security Act, or under any other state welfare program.
- F. Family members who are receiving assistance, benefits or services under a state program funded under part A of title IV of the Social Security Act, or under any other state welfare program and has not been found by the state or other administering entity to be in non-compliance with such program.

8. Safety and Crime Prevention.

For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include:

- A. A description of the need for measures to ensure the safety of public housing residents.
- B. A description of any crime prevention activities conducted or to be conducted by the PHA.
- C. A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

The Housing Authority of the County of Salt Lake provides a comprehensive array of services. We have a contract with the Salt Lake County Sheriff's Department to provide additional on-site Community Policing at our Public Housing Communities. We also provide on-site drug prevention services to youth ages 5-17.

9. Pets.

A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

See Public Housing Admissions and Continued Occupancy Policies @ www.hacsl.org

No changes are proposed this year.

10. Civil Rights Certification.

A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

HACSL regularly reviews programs to assure they are consistent with Fair Housing and the Salt Lake County Consolidated Plan.

11. Fiscal Year Audit.

The results of the most recent fiscal year audit for the PHA.

The Housing Authority audit had no findings.

12. **Asset Management.**

A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

The Housing Authority of the County of Salt Lake has divided our properties in to five asset-based management properties. We are working with Property Managers and Maintenance Technicians to develop new skills and capacities as well as continue to evaluate the properties functionality. Our rehabilitation and modernization goals are listed in the Capital Fund grants.

During the next twelve months, using as criteria the capital needs of our properties, the housing requirements of our county, as well as staff assessment and market data, we will develop a Public Housing property disposition plan.

13. **Violence Against Women Act (VAWA).**

A description of:

- A. Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.
- B. Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.
- C. Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Housing Authority ensures that all its Public Housing residents, housing choice voucher program residents and Landlords are notified about their rights and of their obligation under VAWA. We offer many choices regarding housing options such as moving, removal of the perpetrator and providing referrals to an outside agency that can offer help to the families. It is our policy to make every opportunity available to victims so that they may feel safe and maintain housing.

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

Part I: Summary						
PHA Name/Number Housing Authority of the County of Salt Lake		Locality (City/County & State) Salt Lake City/Salt lake County, Utah			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY ____2012____	Work Statement for Year 2 FFY ____2013____	Work Statement for Year 3 FFY ____2014____	Work Statement for Year 4 FFY ____2015____	Work Statement for Year 5 FFY ____2016____
B.	Physical Improvements Subtotal	See Annual Statement	450,000	450,000	450,000	450,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		70,000	70,000	70,000	70,000
F.	Other		40,000	40,000	40,000	40,000
G.	Operations		140,000	140,000	140,000	140,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	730,154	700,000.00	700,000.00	700,000.00	700,000.00

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

Part I: Summary (Continuation)						
PHA Name/Number Housing Authority of the County of Salt Lake		Locality (City/county & State) Salt Lake City/Salt lake County, Utah			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Amp	Development Number and Name	Work Statement for Year 1 FFY_2012____	Work Statement for Year 2 FFY _____2013_____	Work Statement for Year 3 FFY ____2014_____	Work Statement for Year 4 FFY __2015_____	Work Statement for Year 5 FFY _____2016_____
		See Annual Statement				
	UT3-3 Academy Park FORCE ACCOUNT Doors, electrical upgrades, floor coverings, water heaters, HVAC, paint, faucets, kitchens and bathroom upgrades		411,000	411,000		
	PHA Wide Paving, concrete repair, roofs, doors, cabinets, plumbing and electrical upgrades, windows, tree removal, furnaces and general modernization and energy efficiency		39,000	39,000	450,000	450,000
	PHA wide Non-dwelling improvements		25,000	25,000	25,000	25,000
	PHA wide Operations, management and Administration		225,000	225,000	225,000	225,000

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**

	Total CFP Funds	730,154	700,000	700,000	700,000	700,000

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: Housing Authority County of Salt Lake

Grant Type and Number: Capital Fund Program Grant No: U66p003512

Date of CFFP: 07/26/2012

Replacement Housing Factor Grant No: _____

FFY of Grant: 2012

FFY of Grant Approval: 2012

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds			0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³			146,030.00	0	0	0
3	1408 Management Improvements			0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)			73,015.00	0	0	0
5	1411 Audit			0	0	0	0
6	1415 Liquidated Damages			0	0	0	0
7	1430 Fees and Costs			0	0	0	0
8	1440 Site Acquisition			0	0	0	0
9	1450 Site Improvement			471,109.00	0	0	0
10	1460 Dwelling Structures			25,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable			0	0	0	0
12	1470 Non-dwelling Structures			0	0	0	0
13	1475 Non-dwelling Equipment			0	0	0	0
14	1485 Demolition			0	0	0	0
15	1492 Moving to Work Demonstration			0	0	0	0
16	1495.1 Relocation Costs			0	0	0	0
17	1499 Development Activities ⁴			0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA			0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)			0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)			730,154.00	0	0	0
21	Amount of line 20 Related to BP Activities			0	0	0	0
22	Amount of line 20 Related to Section 504 Activities			0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs			0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs			0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures			0	0	0	0

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

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
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: U106p0035012		Replacement Housing Factor Grant No:		FY of Grant: 2012	
PHIA Name: Housing Authority of County of Salt Lake		Date of CFFP: 07/26/2012				FY of Grant Approval: 2012	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Date	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹ Expended
Signature of Executive Director						Signature of Public Housing Director	
<i>[Signature]</i>							



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 3 – 2012 Agency Plan Needs Assessment

INTRODUCTION:

The housing needs of low-income individuals in Salt Lake County, Utah continue to outpace availability. These needs are demonstrated by data pulled from the following.

- 2010 U.S. Census Data for Salt Lake County, Utah.
- 2011 Federal Poverty Guidelines.
- U.S Department of Housing and Urban Development FY 2012 Fair Market Rent for Salt Lake County.
- Housing Authority of the County of Salt Lake's (HACSL) Database.
- Utah 2011 Report on Homelessness.
- Community Partners - The Road Home and Department of Veteran Affairs.
- 2007 Salt Lake County Refugee Housing Needs Study.
- Utah Aging Initiative report, Utah Department of Human Services and University of Utah.

Information from these sources is detailed below.

1. AFFORDABILITY OF HOUSING IN SALT LAKE COUNTY.

Figures from the 2010 U. S. Census estimate **110,713 individuals in Salt Lake County live at or below the federal poverty level**. For these individuals, options for safe affordable housing are extremely limited. In accordance with U. S. Department of Housing and Urban Development guidelines, housing is affordable when no more than 30% of the household income is allocated towards rent/mortgage. As the following chart indicates, households living at or below the poverty level have a wide gap between the 30% affordability index and the actual cost of fair market rent in Salt Lake County.

Family Size	2011 Poverty Threshold Annual Income	Monthly Affordable Housing Guideline (30% of Income)	FY2012 Salt Lake County FMR	Monthly Difference
1	\$10,890	\$272	Studio Apartment \$591	\$319
2	\$14,710	\$367	One-Bedroom Apartment \$642	\$275
3	\$18,530	\$463	Two-Bedroom Apartment \$774	\$311
4	\$22,350	\$558	Three-Bedroom Apartment \$1,089	\$531

2. HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE RESOURCES.

Households with limited incomes in Salt Lake County can qualify for rental assistance subsidized by the U.S. Department of Housing and Urban Development. The two main programs available are: Section 8 and Public Housing. In these programs, households pay 30% of their gross income towards rent and the remainder is subsidized.

The Housing Authority of the County of Salt Lake currently administers 2,309 Section 8 Vouchers. The average household receiving rental assistance through HACSL's Section 8 Program has an annual income of \$11,097 (HACSL Database, December 2011).

In addition, the Housing Authority of the County of Salt Lake owns 626 units of Public Housing for low-income families and seniors. The average household living in HACSL Public Housing has an annual income of \$11,268 (HACSL Database, December 2011).

3. HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE WAITING LIST DEMOGRAPHICS AND NEEDS.

The demand for subsidized housing options for households with limited incomes in Salt Lake County outpaces the current supply.

According to the HACSL Database (January 2012), there are currently 7,890 households on the Section 8 waitlist. A breakdown of these households reveals the following information.

- 79% are families, 17% are singles, 2% are elderly, and 2% are disabled.
- 96% are extremely low-income and 4% are very low-income.
- The average self-reported annual gross income is \$8,831.
- The average amount of time these households have spent on the waiting list is 961 days. In comparison with one year ago, the average amount of time spent on the waiting list has increased by 62 days.

The HACSL Public Housing waitlist (HACSL Database, January 2012), shows there are 6,414 households on the waitlist. A breakdown of these households reveals the following information.

- 81% are families, 16% are singles, 1% are elderly, and 1% are disabled.
- 97% are extremely low-income and 3% are very low-income.
- The average self-reported gross annual income is \$8,669.
- The average amount of time these households have spent on the waiting list is 729 days. In comparison with one year ago, the average amount of time spent on the waiting list has increased by 25 days.

In addition, HACSL owns 11 public housing communities, 2 which target seniors and 9 which target families. This limits the availability of public housing options for non-elderly single person households. As reported by the HACSL Eligibility Department, over the past 12 months there has been an increasing demand for housing from this population.

4. OTHER COMMUNITY NEEDS.

A. Homeless Individuals and Families.

According to the Utah 2011 Report on Homelessness - - -

- 41% of the homeless population in Utah is people in families.
- One in every 50 school-aged children in Utah is homeless.
- 85% of the homeless population lives along the Wasatch Front, mostly in Salt Lake and Weber Counties.
- 41% of the state's homeless population is people in families, the fastest growing segment of the homeless population. They are mostly female headed single parent families with young children.
- 25% of the homeless adult population in Utah suffers from chronic substance abuse.
- 22% of the homeless adult population in Utah has a mental illness.
- 41% of homeless youth in Utah have had an episode of homelessness that lasts a year or longer.

According to The Road Home (Utah's largest shelter), during FY2011 - - -

- 4,387 single men were served, an increase of 28.8% from FY2010.
- 740 single women were served, 49% higher than five years ago.
- 615 families comprising of 1,965 individuals were served (1,063 children), 45.7% higher than two years ago and 203% higher than five years ago.

According to the U. S. Department of Veterans Affairs - - -

- Approximately one-third of the adult homeless population is veterans.
- The nation's homeless veterans are predominately male, with roughly 5% being female.
- The majority of homeless veterans are single, come from urban areas and suffer from mental illness, alcohol and/or substance abuse, or co-occurring disorders.

B. Refugees.

According to the 2007 Salt Lake County Refugee Housing Needs Study - - -

- As of third quarter 2007, an estimated 20,000 refugees have been resettled in Utah (the majority in Salt Lake County).
- On average, Utah has welcomed approximately 265 refugee households each year since 2004.
- Housing Needs - The "hard to house" refugee population is defined as larger families (five or more people). Based on actual numbers from FY2005, 2006, and 2007, an average of 54 refugee households with a family size of 5 or larger enter Utah each year.

C. Elderly.

According to the Utah Aging Initiative Report published by the Utah Department of Human Services and the University of Utah - - -

- From 2000 to 2030, the largest growth in the older population will occur among 65 to 85 year olds. The 85 and older population will increase less dramatically; however, they will experience an increase of more than 100% between 2000 and 2030, and as the Baby Boom Generation ages, the 85 and older group will increase by 7 percent annually beginning in 2032.
- By 2015, the Utah population aged 65 to 85 will increase by 51% (to 98,124), while those over 85 will increase by 38% (to 8,239).
- The primary growth in the age 65-85 population will occur between the years 2011 and 2030.



RESOLUTION #823

FISCAL YEAR 2012-2013 ANNUAL PUBLIC HOUSING AGENCY PLAN

WHEREAS, the Housing Authority of the County of Salt Lake has approved the agency plan;
and

WHEREAS, public comments were obtained and the Resident Advisory Board has approved
the agency plan:

NOW, THEREFORE, Be It Resolved by the Commissioners of the Housing Authority of the
County of Salt Lake as follows:

Section 1. That the agency plan be approved.

Section 2. That this resolution become effective for the Housing Authority from July 1, 2012 to
June 30, 2013.

Dated this 21st day of March, 2012



Sandra Hatch, Chair



Kerry Bate, Executive Director

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Civil Rights Certification

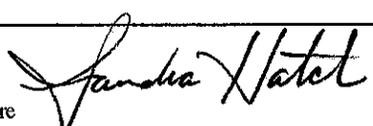
Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the County of Salt Lake
PHA Name

UT003
PHA Number/HA Code

<small>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)</small>			
Name of Authorized Official	Sandra Hatch	Title	Chair, Board of Commissioners
Signature		Date	March 21, 2012

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

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Randy Jepperson the Housing Manager certify that the Five Year and
Annual PHA Plan of the Housing Authority of the county of salt Lake is consistent with the Consolidated Plan of
Salt Lake County prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Salt Lake

Program/Activity Receiving Federal Grant Funding

Annual Plan / Capital Funds

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All Public Housing Units: see attached

Administrative Offices: 3595 South Main Street, SLC, UT 84115

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

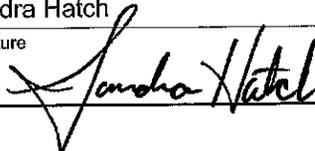
Sandra Hatch

Title

Chair, Board of Commissioners

Signature

X



Date

March 21, 2012

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/1/12, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

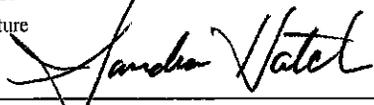
Housing Authority of the County of Salt Lake
PHA Name

117 003
PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

X Annual PHA Plan for Fiscal Years 20 12 - 20 13

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>Sandra Hatch</u>	Title <u>Chair</u>
Signature 	Date <u>3.21.12</u>

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the County of Salt Lake

Program/Activity Receiving Federal Grant Funding
Annual Plan/Capital Funds

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

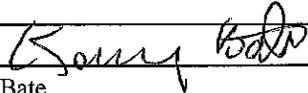
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Kerry Bate	Title Executive Director
Signature 	Date (mm/dd/yyyy) 03/21/12

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Housing and Urban Development	7. Federal Program Name/Description: Public Housing Plan and Capital Funds CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Kerry Bate</u> Title: <u>Executive Director</u> Telephone No.: <u>801-284-4401</u> Date: <u>03/21/12</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Housing Authority of the County of Salt Lake Page 1 of 1

N/A



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE
3595 South Main Street
Salt Lake City, Utah 84115

MINUTES OF PUBLIC HEARING
PHA Annual Plan 2012-2013

Monday - March 19, 2012

IN ATTENDANCE: Janice Kimball – Housing Authority of the County of Salt Lake
Jerry Costley – Disabled Rights Action
Shawn McMillen – First Step House
Dolores Holsten – Housing Authority of the County of Salt Lake

The public hearing was called to order at 10:10 a.m. by Janice Kimball, Director of Housing and Services, and the individuals in attendance were welcomed.

Janice Kimball presented the 2012-2013 Annual Plan and requested any questions or comments.

Jerry Costley inquired if the main stream voucher program is available and if preferences are given. Janice Kimball confirmed that the voucher program is in effect and the Housing Authority does not do preferences. Jerry requested that he receive notice of vacancies. Janice Kimball will provide him the information.

Shawn McMillen recommended that Janice Kimball contact Victoria Delheimer of OptumHealth to coordinate disability issues.

There were no other comments or questions.

Janice Kimball advised that the minutes of this meeting will be included with the Housing Authority Annual Plan and presented to the Board of Commissioners on March 21.

The meeting adjourned at 10:55 a.m.



The Mission of the RAB is to represent the interests of the residents receiving rent assistance from the Housing Authority of the County of Salt Lake (HACSL). The goal is to assist the HACSL staff and Board of Commissioners to maintain and improve the quality of life for all residents.

The Mission of the Housing Authority of the County of Salt Lake is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency, empowerment, and neighborhood revitalization.

**Housing Authority of the County of Salt Lake
Resident Advisory Board
Meeting Minutes
February 8, 2012**

Board Members Present:

Isabel Quilantan – Chair
Rosie Powell – Vice Chair
Mary Ann Ericksen - Secretary
Roy Davis - Treasurer
Carlos Canales
Royal Miller
Ilana Thompson

Guests:

Janice Kimball, HACSL Staff
Krysta Niemczyk, HACSL Staff

Excused from Meeting:

Karl Westbrook

Welcome and Introductions

Isabel welcomed everyone to the meeting. Isabel noted that Karl has been excused from this meeting. Janice explained that Karl was in an accident while riding his bike and is currently in the hospital. In order to take time to heal, Karl may be requesting a leave of absence from the RAB. Members discussed whether they would like to do something for Karl. They agreed that when he is feeling a little better, they would like to send him flowers.

Isabel noted that Catina is not in attendance in the meeting. No members reported that Catina had contacted them.

Agenda Review

Isabel began to chair the meeting by referencing the printed Agenda. Janice requested to add an item regarding minimum rent to the agenda. Isabel approved this addition.

Minutes

Isabel called for a motion to approve the minutes with no changes. Roy motioned, Rosie seconded the motion. No objections. Approval was unanimous.

Member Ground Rules

Isabel chose to wait on this topic until all members are present to discuss.

Section 8 Program Overview

Janice began the update of the Section 8 program with an explanation of the Housing Choice Voucher System. Residents who receive a Section 8 voucher work with landlords in the community to find a rental property that fits their needs. The Housing Authority then supplements the tenants rent, so that the landlord receives the full rent amount.

The Section 8 program currently administers 2309 vouchers. 115 of these vouchers are reserved for Homeless Veterans, and 150 are FUP vouchers, reserved for families working with Child Protective Services to reunite parents and children. Additionally, HACSL recently received an application to apply for 50 more vouchers for Homeless Veterans.

The Board has approved HACSL to administer up to 20% of vouchers as Project Based Vouchers. Information has been distributed and HACSL is requesting applications from those recipients who qualify and would benefit from a Project Based Voucher. Information about applications should be discussed at the next board meeting.

Janice noted that the average annual income for Utah households with a Section 8 Voucher is \$11,000.

Approval of Agency Plan

Janice noted that there have been no changes to the Agency Plan from the previous meeting. No members had questions or comments about Agency Plan. Rosie motioned to approve the plan. Mary Ann seconded the motion. Board approval was unanimous.

Budget & Expenditures

Roy reviewed the budget item balances and noted that there are no current concerns.

HACSL Board Update

Janice reported on the HACSL Board meeting on behalf of Karl. During the February Board meeting, the Board reviewed the Section 8 Program. The S8 goal for the calendar year lease-up is to have as close to 100% of vouchers filled as possible. This year, the agency was slightly over-leased at the time of the review.

The Board saw a presentation from the State regarding the Supportive Housing Complexes – Kelly Benson and Grace Mary Manor. Out of a score of 100%, KB was scored at 86% and GMM was scored at 84%. The major feedback was to offer more services staff to work with residents.

The Board reviewed one small change to the agency plan. Award of Project Based Vouchers will now be administered through a local agency.

The Board reviewed the Bud Bailey project. The committee is currently trying to finalize decisions and is hoping to break ground in May 2012.

Management of Covewood Apartments is now being contracted out through IDG Horizon for approximately a year or so. HACSL is able to manage PH and tax credit properties well, but has found that Market Rate properties are not doing as well. IDG will manage Covewood, meanwhile educating HACSL on the skills of managing Market Rate properties.

Tenant Association Reports

Pleasant Green Villa- Roy reported that Pleasant Green has been calm. Breakfast is held once per week, although attendance is low at times. Outreach includes encouraging residents to attend, and leaving information on residents' doors.

Valley Fair Village- Rosie reported that the tenant association is struggling to get new tenants involved in resident activities. She noted that there has been a shift in cultural backgrounds of the residents, and the association is unsure how to involve all of the members, many whom do not speak English well. Upcoming Activities include movie days and bringing in outside speakers. Nikki has also suggested that residents hold a contest regarding beautification of their front yards.

VFV is grateful for a grill that was donated by GE around Christmas. They are looking forward to summer, and are planning to purchase 2 more round tables with the money donated from the RAB. A favorite activity is barbeques in the summer, and residents are able to get meat from the Food Pantry where Rosie and several others work.

Kelly Benson Apartments- Royal reported that Kelly Benson has a St. Patrick's Day dinner scheduled for 3/15/12 that residents are looking forward to.

High Rise- Ilana reported that the parking situation at the High Rise has improved significantly. She offered a suggestion regarding VFV tenant outreach challenges. In the past, the High Rise association has encouraged tenant participation by requesting that residents provide a presentation about the country where they were born or raised, including traditions, etc. When this was done at the High Rise, tenants were excited to learn about the cultures, and it was a great way to get to know one another.

April NAHRO Conference – Midway, UT

The NAHRO Conference is scheduled for Wednesday, April 11th – Friday, April 13th in Midway, UT. Ilana and Rosie would like to attend the conference. Ilana will not be able to attend Friday. She has offered to provide a ride to Rosie also, if Rosie can arrange transportation to the High Rise. Janice will register Ilana and Rosie.

Report to Housing Authority Board

Isabel will attend the HACSL Board meeting on behalf of Karl this month. She will report the following:

- The RAB has approved the Agency Plan with no concerns and full support.
- Two RAB members will be attending the NAHRO Conference.
- A RAB member will be attending a meeting with congressional leaders to educate them about the issue of minimum rent and how it may affect Utah residents.

Increase in Minimum Rent - AHSSIA

Janice reported that there has been little movement within the House regarding the issue of an increase in minimum rent. The issue is still within the committee.

Mary Ann has made some phone calls to representatives.

Tim Funk, who presented to the RAB previously, contacted Janice and noted that Utah leaders will be returning to Utah next week during congressional leave. He has inquired about whether a RAB member would be interested in talking to congressional members and educating them on the effects of an increase in minimum rent on the residents of Utah. Mary Ann will attend this meeting. Janice will provide Mary Ann's email address to Tim Funk.

Isabel motioned to approve Mary Ann to speak as a representative from the RAB during this meeting. Ilana seconded the motion. Board approval was unanimous.

Comments and Review

Members went around the table and shared what they enjoy about the meetings. Members noted that they like the meetings for the education it provides, and that is great to see everyone.

Members discussed whether they would like to hold a pot luck dinner for the next meeting, but have decided to hold off on this decision for now.

Beginning in June, members discussed that they would like to begin some site visits during meetings.

Isabel notified members that during the April meeting, Stephanie Pritcher from the Disability Law Center will be providing a presentation about Fair Housing. This presentation will be from 6-7pm.

The April meeting will be changed from April 11th to April 18th due to conflict with the NAHRO Conference.

Isabel thanked all for attending the meeting.

Next meeting

Next meeting will be held on Wednesday April 18th at the Housing Authority of the County of Salt Lake office, 3595 S Main Street. Dinner will be served at 5:00 pm and the meeting will begin at 5:30.

Royal motioned to adjourn the meeting. Rosie seconded the motion. Board approval was unanimous.