

## EXHIBIT A

# Streamlined Annual PHA Plan

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

OMB No. 2577-0226  
Expires: 02/29/2016

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

## Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Housing Authority of the City of Salem</u>      PHA Code: <u>OR011</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2016</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>245</u>      Number of Housing Choice Vouchers (HCVs) <u>3072</u></p> <p>Total Combined <u>3317</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>PHA Plans are available on Salem Housing Authority's (SHA) website: <a href="http://www.cityofsalem.net/sha">www.cityofsalem.net/sha</a>, and at each SHA AMP office. All SHA policies are also on the website. All supporting documents are available for review at the main office.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements																										

**B.1****Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual **PHA Plan** submission?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.  
☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.  
☒ ☐ Financial Resources.  
☐ ☒ Rent Determination.  
☐ ☒ Homeownership Programs.  
☒ ☐ Safety and Crime Prevention.  
☒ ☐ Pet Policy.  
☐ ☒ Substantial Deviation.  
☐ ☒ Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review. See Attachment A below.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

**Financial Resources-** SHA's primary financial resources are subject to annual congressional action. SHA also receives a number of grants that must be renewed annually. See SHA's FY2016 financials as **attachment B** below.

**Safety and Crime Prevention-** The definition of victims of violence against women (VAWA) was amended per HUD regulation to include "sexual assault". VAWA protections are provided in several sections of the Public Housing Admissions and Continued Occupancy (ACOP) policy including:

**Chapter 3 DENYING ADMISSION-**

*"SHA will consider the following factors prior to making its decision:*

- *The seriousness of the case, especially with respect to how it would affect other residents*
- *The effects that denial of admission may have on other members of the family who were not involved in the action or failure*
- *The extent of participation or culpability of individual family members, including whether the culpable family member is a minor or a person with disabilities, or (as discussed further in Section 3-III.F) a victim of domestic violence, dating violence, sexual assault, or stalking "*

**Chapter 12: TRANSFER POLICY**

"SHA will consider the following as high priority transfer requests:

- When a transfer is needed to alleviate verified medical problems of a serious or life-threatening nature.
- When there has been a verified threat of physical harm. Such circumstances may, at SHA's discretion, include an assessment by law enforcement indicating that a family member is the actual or potential victim of a criminal attack, retaliation for testimony, a hate crime, or domestic violence, dating violence, sexual assault, or stalking."

**Chapter 17 VIOLENCE AGAINST WOMEN ACT-**

"INTRODUCTION - The Violence Against Women Act (VAWA) (42 U.S.C. 1437f and 42 U.S.C. 1437d) provides statutory protections for victims of domestic violence, dating violence, sexual assault, or stalking."

"17-I.B. DEFINITIONS USED IN VAWA - The term sexual assault means any type of sexual contact or behavior that occurs by force or without consent of the recipient of the unwanted sexual activity. Falling under the definition of sexual assault is sexual activity such as forced sexual intercourse, sodomy, child molestation, incest, fondling, and attempted rape. It includes sexual acts against people who are unable to consent either due to age or lack of capacity."

**"17-II.A. VAWA PROTECTIONS**

- SHA must provide notice to public housing tenants of their rights under VAWA including their right to confidentiality and the exceptions; and
- The Public Housing Lease and/or lease addendum, as applicable, must include a description of specific protections afforded to the victims of domestic violence, dating violence, sexual assault, or stalking."

**Pet Policy-** New: Pets are not allowed to be tethered unattended

*Pet Area Restrictions - "Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times. Pets are not allowed to be chained, roped, or otherwise tethered outside the unit or building at any time."*

*Pet Care - "Each pet owner shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet. Each pet owner shall be responsible for appropriately training and caring for his/her pet to ensure that the pet is not a nuisance or danger to other residents and does not damage SHA property. No animals may be tethered or chained inside or outside the dwelling unit at any time."*

**Exhibit 10.1 SHA ASSISTANCE ANIMAL GUIDELINES FOR TENANTS**

"... An assistance animal may not be chained, roped, or otherwise tethered outside the unit or building at any time."

**B.2****New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☐ ☒ Hope VI or Choice Neighborhoods.
- ☐ ☒ Mixed Finance Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☐ ☒ Project Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.
- ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Demolition and/or Disposition**

SHA proposes to dispose of all 87 scattered site AMP 1 units. See Attachment C below.

**Conversion of Public Housing to Project-Based Assistance under RAD**

See RAD Conversion Plan attached as Attachment D below.

**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

**Progress in Meeting Goals of 2014 5-Year Plan****PHA Goal: Expand the supply of assisted housing**

- Application will be made for additional vouchers if they are made available by HUD, if the vouchers would help to meet the unmet housing need in Salem.
- SHA utilizes CDBG and tax credits to provide additional affordable housing units outside of the Public Housing and Voucher programs. SHA has requested an allocation of 2016 CDBG funds from the City of Salem to add two additional affordable housing units at Southfair Apts.

**PHA Goal: Improve the quality of assisted housing**

- SHA strives to maintain "High Performer" status in both the Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) assessments.
- Each year SHA utilizes Capital Fund Program (CFP) funds to modernize Public Housing units to maintain the long term viability of those units.
- Public Housing units and sites are made handicap accessible as required.

**PHA Goal: Increase assisted housing choices**

- SHA provides special vouchers and preferences to veterans, homeless families and victims of domestic violence.
- SHA owns and manages other affordable housing in addition to the PH and HCV programs.
- Through the Emergency Housing Network SHA coordinates with and supports other housing and service providers in the community.

**PHA Goal: Provide an improved living environment**

- SHA has been successful in maintaining a deconcentration of poverty and income mixing at PH sites.
- All SHA-owned and managed properties have been designated as non-smoking sites.
- SHA works closely with residents to improve the sense of community at multi-family sites.
- SHA maintains all properties in excellent condition.

**PHA Goal: Promote self-sufficiency and asset development of assisted households**

- Grant-funded Family Self Sufficiency (FSS) Coordinators are successfully helping both Voucher and Public Housing families to achieve self-sufficiency.
- SHA also administers Valley Individual Development Accounts (VIDAs) to help Public Housing and Voucher clients build savings and assets.
- SHA works with the Oregon Dept. of Human Services to provide Family Unification Vouchers and support services to families at risk of separation.

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

- The Housing Authority of the City of Salem does not discriminate against any person due to disability; race; color; religion; sex; source of income; familial status; national origin; or actual or perceived sexual orientation, gender identity, marital status and/or domestic partnership in accessing, applying for or receiving assistance, or in treatment or employment in any of its programs and activities.
- All public meetings are held in accessible locations. Appropriate aids (assistive listening device, interpreters, readers, assistance filling out forms, etc.) are provided upon request.
- Some Public Housing and affordable housing units are accessible to persons with disabilities.

**PHA Goal: Preservation of affordable housing:**

- SHA is making plans for the replacement of the 30 Public Housing units that were demolished at Orchard Village in 2008.
- In 2014/15 SHA converted Robert Lindsey Tower to Project Based Rental Assistance through the Rental Assistance Demonstration "RAD" program. This allowed the Housing Authority to utilize private funds and tax credits to revitalize and extend the life of the tower to continue to serve low income seniors. The RAD project also received CDBG funds and tax credits to finance major repairs to SHA's Parkway Village affordable housing tax credit property.

B.4.	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	
C.1	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.2	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.3	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
D	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form 50075.2 approved by HUD on April 30, 2015. (2016?)</p>

# Instructions for Preparation of Form HUD-50075-HP

## Annual Plan for High Performing PHAs

### A. PHA Information. All PHAs must complete this section.

- A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

### B. Annual Plan.

#### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(1) and 24 CFR §903.12(b). Provide a 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. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(2)(ii) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

☐ **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. (24 CFR §903.7(c)

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: 1) 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; 2) 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; and 3) 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. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

- B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

**C. Other Document and/or Certification Requirements**

- C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

- C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR §903.7(o))

- C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

- C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

**D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

- D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## DECONCENTRATION POLICIES

### Chapter 4: APPLICATIONS, WAITING LIST AND TENANT SELECTION Deconcentration of Poverty and Income-Mixing

SHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of SHA's deconcentration policies must be included in its annual plan. SHA's deconcentration policy must comply with its obligation to meet the income targeting requirement. Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments.

#### *SHA Policy*

##### ***Steps for Implementation***

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, SHA must comply with the following steps:

Step 1: SHA must determine the average income of all families residing in all the SHA's covered developments. SHA may use the median income, instead of average income, provided that the SHA includes a written explanation in its annual plan justifying the use of median income.

#### *SHA Policy*

***SHA will determine the average income of all families in all affected developments on an annual basis.***

Step 2: SHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, SHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

***SHA will determine the average income of all families residing in each affected development (not adjusting for unit size) on an annual basis.***

Step 3: SHA must then determine whether each of its affected developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (the higher of the federal poverty level or 30% of median income).

Step 4: SHA with affected developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5: Where the income profile for an affected development is not explained or justified in the annual plan submission, SHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances, SHA's deconcentration policy may include, but is not limited to the following:

- ☐ Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- ☐ Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- ☐ Establishing a preference for admission of working families in developments below the EIR
- ☐ Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- ☐ Providing other strategies permitted by statute and determined by SHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and SHA strategic objectives.
- ☐ A family has the sole discretion whether to accept an offer of a unit made under the family for choosing not to accept an offer of a unit under SHA's deconcentration policy.<sup>104</sup>

104 24 CFR 903.2(c)(4)

If, at annual review, the average incomes at all general occupancy developments are within the EIR, SHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

#### *SHA Policy*

For developments outside the EIR, SHA will take the following actions to provide for deconcentration of poverty and income mixing:

If any covered development has average incomes outside the Established Income Range (EIR), SHA may explain or justify the income profile for these developments as being consistent with the furthering two sets of goals: the goals of deconcentration of poverty and income mixing as specified by the statute (bringing the higher income tenants into lower income developments and vice versa); and the local goals and strategies contained in SHA's Annual Plan. Elements of explanations or justifications that may satisfy these requirements can be found in CFR 903.2(c)(1)(iv). If SHA determines that a covered development falls outside the HUD EIR, SHA may skip over families with higher or lower incomes if needed to meet deconcentration requirements.

## PART IV: TRANSFER PROCESSING

### 12-IV.E. DECONCENTRATION

If subject to deconcentration requirements, SHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve SHA's deconcentration goals. A deconcentration offer will be considered a —bonus offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.





## DEMOLITION OR DISPOSITION

Attachment C

In 2008 SHA demolished Orchard Village, a 30-unit Public Housing project at 3112-3120 Broadway Ave. NE. The site is being held for future development. The Housing Authority plans to redevelop the site with new affordable housing units, perhaps mixed with other uses.

In 2011, SHA determined that disposition of 47 public housing scattered site units (AMP 1) would enable the best fulfillment of its mission and the best service to its clients. SHA considered the following factors: financial performance, operational efficiency, property management feasibility, location of units, and overall physical condition.

As part of the Public Housing asset management process, SHA routinely evaluates opportunities to improve the feasibility of program operations. This analysis includes strategic capital improvements and disposition of Public Housing properties. SHA will consider Public Housing property demolition/disposition in light of financial performance and SHA's strategic goals.

It was originally expected that the disposition would occur during 2013 or 2014, but it has been delayed due to economic reasons and changes in HUD policies and priorities. SHA has now determined that it would be in the best interest of SHA and our clients to dispose of all 87 PH scattered site units for the same factors: financial performance, operational efficiency, property management feasibility, location of units, overall physical condition and the continuing reduction in HUD Capital Fund annual allocations. SHA plans to combine these 87 PH units with 30 banked PH units from the Orchard Village AMP4 demolition in 2007, for a total of 117 available units. Some or all of the 117 units will be replaced on the now vacant Orchard Village AMP4 site and/or other sites to be determined. SHA will pursue options utilizing HUD's new Rental Assistance Demonstration (RAD) program and other federal state and local funding and development tools for the redevelopment of the units at the new site. SHA will confer extensively with residents affected by the proposed disposition before, during, and after the disposition application process.

### Scattered Sites considered for disposition

1293, 1295 15th St SE	1644 Liberty St NE
546, 548 16th St SE	1207, 1267 Lottie Ln NW
2423, 2443 47th Ave NE	2159 Maple Ave NE
2460 Adams St SE	199 Marietta St SE
5330 Alpha Ct SE	985 McGilchrist SE
4042, 4044 Arleta Ave NE	1179, 1181 Nebraska Av NE
209 Browning SE	5306 Nestucca Ct S
4184, 4214 Campbell Dr SE	155, 56, 57, 58 Oakmont
4323 Campbell SE	2295 Park Ave NE
4394, 96, 98 Campbell	1389 Parkway Dr NW
4817 Capistrano Ct NE	4857, 4861 Pennsylvania SE
2490 Carleton NE	4859 Pennsylvania SE
4823 Carriage Ct NE	5325 Pike Ct NE
909 Chickadee NE	5346 Pike Ct S
2415 Church St NE	4552, 62, 72, 82 Pullman Ct SE
1015, 1025 Clearview N	4855 Pullman SE
4145, 4210 Coolidge SE	1415 Ragweed NE
3770 Crabgrass NE	4763 Regal Drive NE
3790 Crabgrass NE	5357, 59, 63, 65 Regan Ct SE
1430 Cunningham Ln SE	786 Royalty Dr NE
4555 Dean St NE	855 Royalty Dr NE
4550 Drake Ct NE	1453, 55, 57, 59, 61, 63 Salishan SE
5206 Edgecrest SE	4335 Snowberry NE
660 Greencrest NE	4520 Sparrow Ct NE
947 Ha-Mar Ave. NE	3050 Stortz Ave NE
2276 Hyde St SE	5132, 5142 Sunnyside SE
4668 Indiana Ave NE	5589 Waln Ct S
4913 Indiana Ave	1794 Whitcomb NW
1824, 1828 Lansing NE	3481 Williams NE
4570 Lark Ct NE	

SHA intends to convert all or part of its public housing stock of 245 units (listed below) through RAD.

Multi-family sites- to be converted through RAD

1560-1598 Brush College (20 Units)  
 1260-1318 Glen Creek (30 Units)  
 2903-2965 Livingston Village (24 Units)  
 4921-4979 Meadowlark Village (30 Units)  
 3501-3575 Northgate Village (26 Units)  
 2540-2594 Shelton Village (28 Units)

Scattered Sites- to be either converted through RAD or sold through disposition.

1293, 1295 15th St SE	1644 Liberty St NE
546, 548 16th St SE	1207, 1267 Lottie Ln NW
2423, 2443 47th Ave NE	2159 Maple Ave NE
2460 Adams St SE	199 Marietta St SE
5330 Alpha Ct SE	985 McGilchrist SE
4042, 4044 Arleta Ave NE	1179, 1181 Nebraska Av NE
209 Browning SE	5306 Nestucca Ct S
4184, 4214 Campbell Dr SE	155, 56, 57, 58 Oakmont
4323 Campbell SE	2295 Park Ave NE
4394, 96, 98 Campbell	1389 Parkway Dr NW
4817 Capistrano Ct NE	4857, 4861 Pennsylvania SE
2490 Carleton NE	4859 Pennsylvania SE
4823 Carriage Ct NE	5325 Pike Ct NE
909 Chickadee NE	5346 Pike Ct S
2415 Church St NE	4552, 62, 72, 82 Pullman Ct SE
1015, 1025 Clearview N	4855 Pullman SE
4145, 4210 Coolidge SE	1415 Ragweed NE
3770 Crabgrass NE	4763 Regal Drive NE
3790 Crabgrass NE	5357, 59, 63, 65 Regan Ct SE
1430 Cunningham Ln SE	786 Royalty Dr NE
4555 Dean St NE	855 Royalty Dr NE
4550 Drake Ct NE	1453, 55, 57, 59, 61, 63 Salishan SE
5206 Edgecrest SE	4335 Snowberry NE
660 Greencrest NE	4520 Sparrow Ct NE
947 Ha-Mar Ave. NE	3050 Stortz Ave NE
2276 Hyde St SE	5132, 5142 Sunnyside SE
4668 Indiana Ave NE	5589 Waln Ct S
4913 Indiana Ave	1794 Whitcomb NW
1824, 1828 Lansing NE	3481 Williams NE
4570 Lark Ct NE	

Bedroom Distribution of potential RAD units:

	2 BR	3 BR	4 BR	5 BR	Total
Scattered Sites	22	57	8	0	87
Northgate		18	6	2	26
Livingston		18	4	2	24
Meadowlark		22	6	2	30
Shelton		20	6	2	28
Glen Creek		22	6	2	30
Brush College		14	4	2	20
	22	171	40	12	245

All units that would be converted through RAD are family units.

1. No de minimis reductions in the number of units are anticipated. However, it is possible that not all 245 units would be converted. The Housing Authority plans to reestablish the 87 scattered site ACC units at another location. Some of the units may be rebuilt at the vacated Orchard Village property. However the exact number, bedroom sizes and location of replacement units has not yet been determined.
2. Changes in policies as a result of the conversion:  
SHA plans to convert the units to PBRA units. No changes will be made to the waiting list preferences as a result of this conversion. However the income limit for PBRA is just 60% of median whereas for Public Housing it was 80%

The following resident rights and tenant protections will be maintained:

- Conversion will be considered a significant amendment to the PHA Plan- assuring that RAB input will be provided and a public hearing will give opportunity for all public housing residents to address their concerns;
- Notification of proposed conversion, meetings during the conversion process, written response to residents comments on conversion, and notification of conversion approval and impact;
- No rescreening will be required at conversion ;
- Right to return after temporary relocation to facilitate rehabilitation or construction;
- Phase-in of tenant rent increases over a period of 3-5 years if necessary;
- Continued participation in the ROSS-SC and FSS programs. SHA does not have a Public Housing Service Coordinator program, but those residents participating in the FSS program will be allowed to complete their contracts;
- Continued Earned Income Disregard for those currently receiving disregards;
- Continued recognition of and funding for legitimate residents organizations;
- Procedural rights consistent with section 6 of the Act; and
- Choice-mobility option allowing a resident to move with a tenant-based voucher after tenancy in the Covered Project.

3. Transfer of assistance.  
It is anticipated that the assistance from the 87 scattered site units will be transferred from the old units to a new location or multiple locations to be determined. It is possible that the old Orchard Village AMP4 site will be one of those new locations. The multifamily units will undergo modernization and the assistance will remain with those units. It is anticipated that all units will retain their family designation. However, the number of bedrooms in units is anticipated to change- reducing the number of four and five bedroom units and increasing the number of two bedroom units.

People currently on the Public Housing waiting lists will remain on the waiting lists in time and date order. Once the replacement unit locations and bedroom sizes are established people on the waiting list will be transferred to all new waiting lists that they are eligible for based on bedroom size, retaining their date and time order.

4. Voluntary Compliance Agreement. SHA is currently under a VCA requiring modifications to Public Housing policies and physical modifications to Public Housing properties. Most of the conditions of the VCA have already been corrected. SHA will continue to work on those items still outstanding until they are all corrected. The RAD conversion will not affect the progress on those VCA corrections.
5. This RAD conversion will comply with all site selection and neighborhood review standards and all appropriate procedures have been and will be followed.

6. All other PHA Plan process requirements are being followed such as Resident Advisory Board comments and responses, and all required certifications.

Capital Fund. As a result of this RAD conversion future Capital Fund grants will be reduced or eliminated. The 2015 Capital Fund grant was \$393,762. If all 245 units are converted as anticipated Capital Funds to maintain the units will no longer be available or needed. SHA has no Capital Fund Financing or Energy Contracts that will be affected by the loss of Capital Funds.



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 06/30/2017

PHA Name: Housing Authority of the City of Salem	Grant Type and Number Capital Fund Program Grant No: OR16P01150116 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2016 FFY of Grant Approval: 2016
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☒ Original Annual Statement      ☐ Reserve for Disasters/Emergencies      ☐ Revised Annual Statement (revision no: )  
☐ Performance and Evaluation Report for Period Ending:      ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost			
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20)	\$96,429.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$48,214.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$21,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$64,504.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$252,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00

- 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 PHA's 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  
OMB No. 2577-0226  
Expires 06/30/2017

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant: 2016</b>	
<b>PHA Name:</b> Housing Authority of the City of Salem		Capital Fund Program Grant No: OR16P01150116 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant Approval:</b> 2016	
<b>Type of Grant</b> [X] Original Annual Statement [ ] Performance and Evaluation Report for Period Ending:		[ ] Reserve for Disasters/Emergencies [ ] Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Revised:</b>	<b>Obligated</b>	<b>Expended</b>
18a	1501 Collateralization of Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$482,147.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$84,504.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$35,000.00	\$0.00	\$0.00	\$0.00
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	

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 PHA's with under 250 units in management may use 100% of CFP Grants for operations.  
4 RHF funds shall be included here.

Part II: Supporting Pages									
PHA Name:		Grant Type and Number Capital Fund Program Grant No: OR16P01150116 CFPP (Yes/No):			Federal FFY of Grant: 2016				
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Replacement Housing Factor Grant No	Development Account No.	Quantity	Total Estimated Cost		Status of Work
							Original	Revised	Funds Obligated :
AMP 1		Operations			1406	87	\$36,229.00		Funds Expended :
AMP 2		Operations			1406		\$0.00		
AMP 3		Operations			1406	158	\$60,200.00		
		OPERATIONS (20%)			1406		\$96,429.00	\$0.00	\$0.00
AMP Wide		MANAGEMENT IMPROVEMENTS			1408		\$0.00	\$0.00	\$0.00
COCC		ADMINISTRATION (10% Limit)			1410		\$48,214.00	\$0.00	\$0.00
AMP 1		Outside Consultants			1430		\$10,000.00		\$0.00
AMP 1		Plans Printing, Project Fees			1430		\$500.00		\$0.00
AMP 1		In Housing Const Inspect & Supervision			1430		\$1,000.00		\$0.00
AMP 1		ADA / 504 exterior work			1450	3	\$20,504.00		\$0.00
AMP 1		Fences, Driveway replacements			1450	2	\$10,000.00		\$0.00
AMP 1		Kitchen/Bath & 504 Modifications to units			1460	4	\$40,000.00		\$0.00
AMP 1		Roofs			1460	2	\$24,000.00		\$0.00
AMP 1		Siding & Paint			1460	2	\$18,000.00		\$0.00
AMP 1		AMP 1 SUBTOTAL					\$124,004.00	\$0.00	\$0.00
AMP 2		Outside Consultants			1430		\$0.00		\$0.00
AMP 2		Plans Printing, Project Fees			1430		\$0.00		\$0.00
AMP 2		In Housing Const Inspect & Supervision			1430		\$0.00		\$0.00
AMP 2					1450		\$0.00		\$0.00

Part II: Supporting Pages									
PHA Name:		Grant Type and Number		Capital Fund Program Grant No: OR16P01150116		Federal FFY of Grant: 2016			
		(CFPP (Yes/No):		Replacement Housing Factor Grant No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised	Funds Obligated	Funds Expended	Status of Work
AMP 2		1460		\$0.00	\$0.00		\$0.00	\$0.00	
AMP 2	AMP 2 SUBTOTAL			\$0.00	\$0.00		\$0.00	\$0.00	
AMP 3	Outside Consultants	1430		\$8,000.00			\$0.00	\$0.00	
AMP 3	Plans Printing, Project Fees	1430		\$500.00			\$0.00	\$0.00	
AMP 3	In Housing Const Inspect & Supervision	1430		\$1,000.00			\$0.00	\$0.00	
AMP 3	Parking Sidewalk Lighting and Signage	1450	2	\$10,000.00			\$0.00	\$0.00	
AMP 3	Playground improvements	1450	2	\$24,000.00			\$0.00	\$0.00	
AMP 3	Water & Sewer line replacements	1460	50	\$50,000.00			\$0.00	\$0.00	
AMP 3	Kitchen & bath upgrades & 504 hearing	1460	24	\$48,000.00			\$0.00	\$0.00	
AMP 3	Exterior Siding / Paint	1460	26	\$37,000.00			\$0.00	\$0.00	
AMP 3	Windows & doors	1460	50	\$35,000.00			\$0.00	\$0.00	
	AMP 3 SUBTOTAL			\$213,500.00		\$0.00	\$0.00	\$0.00	
AMP-Wide	Physical Needs Assessment	1430							
AMP-Wide	Environmental Review	1430		\$0.00			\$0.00	\$0.00	
AMP-Wide	Equipment-	1475		\$0.00			\$0.00	\$0.00	
AMP-Wide	Relocation	1495.1		\$0.00			\$0.00	\$0.00	
AMP-Wide	Contingency (8%)	1502		\$0.00			\$0.00	\$0.00	
AMP-Wide	AMP-WIDE TOTAL			\$0.00		\$0.00	\$0.00	\$0.00	
	COMBINED TOTAL			\$482,147.00		\$0.00	\$0.00	\$0.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance and Evaluation Report

# 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 City of Salem		Locality (City/County & State) Salem, Marion OR		Original 5-Year Plan Revision No:		
Development Number/Name	Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020	
A.	AMP1 Scattered 1450 Needs	10,000.00	0.00	8,000.00	51,500.00	
	AMP1 Scattered 1460 Needs	95,000.00	75,000.00	40,000.00	60,500.00	
	AMP3 6 Sites 1450 Needs	108,000.00	0.00	60,000.00	20,000.00	
	AMP3 6 Sites 1460 Needs	123,000.00	261,000.00	228,000.00	204,000.00	
B.	Physical Improvements Subtotal	336,000.00	336,000.00	336,000.00	336,000.00	
C.	Management Improvements	504.00	504.00	504.00	504.00	
D.	PHA-Wide Non-dwelling Structures and Equipment	0.00	0.00	10,000.00	20,000.00	
E.	Administration BLI 1410	48,214.00	48,214.00	48,214.00	48,214.00	
F.	Other	1,000.00	1,000.00	1,000.00	1,000.00	
G.	Operations	96,429.00	96,429.00	86,429.00	76,429.00	
H.	Contingency	0.00	0.00	0.00	0.00	
I.	Development	0.00	0.00	0.00	0.00	
J.	Capital Fund Financing - Debt Service	0.00	0.00	0.00	0.00	
K.	Total CFP Funds	\$482,147.00	\$482,147.00	\$482,147.00	\$482,147.00	
L.	Total Non-CFP Funds	0	0	0	0	
M.	Grand Total	\$482,147.00	\$482,147.00	\$482,147.00	\$482,147.00	

**Part II: Supporting Pages - Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017			Work Statement for Year 3 FFY 2018		
	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 Annual Statement	AMP1 Sidewalks/Paving	5	10,000.00	AMP1 Flooring	15	45,000.00
	AMP1 Roofs	5	20,000.00	AMP1 Appliances	36	30,000.00
	AMP1 Siding / Paint	5	25,000.00			
	AMP1 Kitchen / Bath	10	50,000.00			
	AMP3 Playgrounds	5	100,000.00	AMP3 Kitchen/Bath	30	105,000.00
	AMP3 Sidewalks, Paving	3	8,000.00	AMP3 Windows/ Doors	26	58,000.00
	AMP3 Ext. Lighting	2	3,000.00	AMP3 Flooring	12	74,000.00
	AMP3 Doors	50	7,500.00	AMP3 Appliances	30	24,000.00
	AMP3 Elec. Panels / Wiring	5	4,500.00			
	AMP3 Access Upgrades	3	108,000.00			
	Subtotal of Estimated Cost		\$336,000.00	Subtotal of Estimated Cost		\$336,000.00

Part II: Supporting Pages - Physical Needs Work Statement(s)					
Work Statement for Year 4 FFY 2019			Work Statement for Year 5 FFY 2020		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
AMP1- Fences	5	8,000.00	AMP1 Sidewalks/driveways	5	35,000.00
AMP1 Elec / Lighting	5	5,000.00	AMP1 Landscape/trees	5	16,500.00
AMP1 Interior Paint	5	5,000.00	AMP1 Windows/doors	5	10,000.00
AMP 1 windows/doors	10	30,000.00	AMP1 Water heaters	5	4,000.00
			AMP1 HVAC	3	10,500.00
AMP3	3	60,000.00	AMP1 Plumbing	3	30,000.00
AMP3 Siding / Paint	26	52,000.00	AMP1 Insulation	3	6,000.00
AMP3 HVAC	50	140,000.00	AMP3 Sealcoat	2	20,000.00
AMP3 Interior Paint	50	36,000.00	AMP3 Roofs	30	100,000.00
			AMP3 Water Heaters	10	8,000.00
			AMP3 Plumbing	30	60,000.00
			AMP3 Insulation	30	36,000.00
	Subtotal of Estimated Cost	\$336,000.00		Subtotal of Estimated Cost	\$336,000.00

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

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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 II: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2019		Work Statement for Year 5 FFY 2020	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Sec Annual Statement	Mgt Improvements 1408 Education	504.00	Mgt Improvements 1408 Education	504.00
	Equipment 1475 Mowers	10,000.00	Equipment 1475 Vehicles	20,000.00
	Administration BLI 1410	48,214.00	Administration BLI 1410	48,214.00
	Arch/Needs Assess/Energy Audit 1430	1,000.00	Arch/Needs Assess/Energy Audit 1430	1,000.00
	Operations 1406	86,429.00	Operations 1406	76,429.00
	Contingency 1502	0.00	Contingency 1502	0.00
	Development	0.00	Development	0.00
	Capital Fund Financing - Debt Service	0.00	Capital Fund Financing - Debt Service	0.00
	Subtotal of Estimated Cost	\$146,147.00	Subtotal of Estimated Cost	\$146,147.00