

EXHIBIT A

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

Part I: Summary					
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
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost			
		Original	Revised ¹	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) ³	\$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 ⁴	\$0.00	\$0.00	\$0.00	\$0.00

- ¹ To be completed for the Performance and Evaluation Report.
- ² To be completed for the Performanncce 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 I: Summary

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

Type of Grant

☒ **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		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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	\$0.00	\$0.00	\$0.00	\$0.00
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

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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- 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.
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- ⁴ RHF funds shall be included here.

Part II: Supporting Pages

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number Capital Fund Program Grant No: OR16P01150116 CFFP (Yes/No): Replacement Housing Factor Grant No				Federal FFY of Grant: 2016		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2		1460		\$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		\$0.00		\$0.00	\$0.00	
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	See Annual Statement	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	AMP1 Sidewalks/Paving	5	10,000.00	AMP1 Flooring	15	45,000.00
Annual	AMP1 Roofs	5	20,000.00	AMP1 Appliances	36	30,000.00
Statement	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
See	AMP1- Fences	5	8,000.00	AMP1 Sidewalks/driveways	5	35,000.00
Annual	AMP1 Elec / Lighting	5	5,000.00	AMP1 Landscape/trees	5	16,500.00
Statement	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

Part II: Supporting Pages - Management 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	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Mgt Improvements 1408 Education	504.00	Mgt Improvements 1408 Education	504.00
Annual	Equipment 1475	0.00	Equipment 1475	0.00
Statement	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	96,429.00	Operations 1406	96,429.00
	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

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
See	Mgt Improvements 1408 Education	504.00	Mgt Improvements 1408 Education	504.00
Annual	Equipment 1475 Mowers	10,000.00	Equipment 1475 Vehicles	20,000.00
Statement	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