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| Streamlined Annual PHA Plan <i>(High Performer PHAs)</i> | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 02/29/2016 |
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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. | | | | | | | | | | | | | | | | | | | | | | | | |
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| A.1 | <p> PHA Name: <u>Housing Authority of the City of Salem</u> PHA Code: <u>OR011</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>245</u> Number of Housing Choice Vouchers (HCVs) <u>3072</u> Total Combined <u>3317</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. 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: www.cityofsalem.net/sha, 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"/> PHA Consortia: (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> </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: | | | | | | | | | | | |
| 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 | <p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its De-concentration Policy for Field Office Review. Reviewed/approved during Annual Submission review process.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Significant Amendment/Modification – SHA is converting its public housing to Project-based Rental Assistance (PBRA) through RAD conversion. SHA has revised the number of Project-based Vouchers (PBV) request from 150, which was noted in the Annual Plan, to 250 PBV in the revised Annual plan and will issue Requests for Proposals from qualified applicants to receive an allocation of PBV for up to 250 units across small and large sites.</p> | | | | | |
| B.2 | <p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>Hope IV or Choice Neighborhoods. No activity</p> <p>Mixed Finance Modernization or Development. No activity</p> <p>Demolition and/or Disposition. SHA proposes to dispose of all 87 scattered site (AMP 1) single family and duplex units, and (AMP 3) 28 unit apartment complex Shelton Village. See Attachment A.</p> <p>Conversion of Public Housing to Tenant Based Assistance. No activity</p> | | | | | |

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| | <p>Conversion of Public Housing to the Project-based Assistance under RAD. SHA is converting its public housing to Project-based Rental Assistance (PBRA) through RAD conversion. See Attachment B.</p> <p>Project-based Vouchers (PBV). SHA may operate a project-based voucher program using up to 20 percent of its authorized voucher allocation for project-based voucher assistance. It is expected that up to 250 vouchers could become project based within the next year. Several development projects are being considered in northeast and southeast Salem wherein the availability of project based vouchers would make the projects more affordable to lower income families. It is expected that the project based vouchers will be allocated to a broad range of large and small projects.</p> <p>If SHA is able to project-base assistance to units for homeless individuals and families, veterans, elderly households, disabled households, or units in areas where vouchers are difficult to use, SHA may project-base up to 30 percent of its voucher allocation.</p> <p>Project-based units may not exceed 25 percent of the units in a project or 25 units, whichever is greater, except in areas where vouchers are difficult to use, as determined by the Secretary of Housing, or in census tracts with a poverty rate equal to or less than 20 percent, where up to 40 percent of the units in a project may be project-based. Or as otherwise defined in the Department of Housing and Urban Development 24 CFR Parts 982 and 983: Housing Opportunity Through Modernization Act (HOTMA) of 2016. Attachment C.</p> <p>Units with Approved Vacancies for Modernization. No activity</p> <p>Other Capital Grant Programs. No activity</p> |
| <p>B.3</p> <p>B.3</p> | <p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Progress in Meeting Goals of 2014 5-Year Plan</p> <p>PHA Goal: Expand the supply of assisted housing</p> <ul style="list-style-type: none"> • 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 received an allocation of 2016 CDBG funds from the City of Salem to add two additional affordable housing units at Southfair Apts. • SHA has requested an allocation of 2017 CDBG funds from the City of Salem to construct 50 units of affordable housing at Yaquina. <p>PHA Goal: Improve the quality of assisted housing</p> <ul style="list-style-type: none"> • 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. <p>PHA Goal: Increase assisted housing choices</p> <ul style="list-style-type: none"> • 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. <p>PHA Goal: Provide an improved living environment</p> <ul style="list-style-type: none"> • SHA has been successful in maintaining a de-concentration 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. |

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| | <p>PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> • 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. <p>PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> • 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. <p>PHA Goal: Preservation of affordable housing:</p> <ul style="list-style-type: none"> • 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. • SHA applied for a new RAD project to rehabilitate the AMP3 apartments. A CHAP was awarded on Feb 22, 2017 and SHA is in the process of accepting it via the on-line PIC approval process. This project not only preserves and updates existing units, it will also change some of the larger units into two smaller units, adding an additional 8 units of 1 and 2 bedroom housing. |
| <p>B.4.</p> | <p>Most Recent Fiscal Year Audit.</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>Other Document and/or Certification Requirements.</p> | |
| <p>C.1</p> | <p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| <p>C.2</p> | <p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |

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| C.3 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" 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>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| D | <p>Statement of Capital Improvements. 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>Capital Improvements. 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. See attached HUD Form 50075.2 approved by HUD on August 9, 2017. Attachment D</p> |

DEMOLITION OR DISPOSITION POLICY

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.

In February, 2016, SHA submitted a multiphase RAD application which would convert all remaining public housing units in two phases. Phase 1 renovates all existing multifamily apartments (except Shelton Village's 28 units). Phase 2 plans the sale of all remaining scattered sites and replacement with new housing units. Phase 2 will also include the sale of both the land remaining from the Orchard Village demolition in 2008 as well as the Shelton Village apartments, which were determined to be in an undesirable area of town for our clients.

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 has taken a different approach by submitting a Multi-Phase RAD application in 2016 with the Initial phase renovating 130 multi-family units to 138 units and disposition of Orchard Village land; Phase 2 will replace 107 units including 79 scattered sites and 28 multi-family units. SHA has received a CHAP February 2017 to move forward with a multi-phase 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.

In April 2017, SHA submitted an amended CHAP request to HUD to revise the Multi-Phase CHAP awarded. Phase 1 renovates 130 multi-family units to 138 units, and disposes of 8 scattered site units. Phase 2 disposes of the 28 multi-family Shelton Village apartment complex, disposes of the 79 remaining scattered site units, and replaces 107 units as required by RAD. SHA's amended CHAP no longer includes the disposal of the vacant land at 3112-3120 Broadway Ave. NE., the site is now being held for future development or disposition. Final approval of the amended CHAP is pending.

Conversion of Public Housing to Project-Based Assistance under RAD

The Salem Housing Authority (SHA) is amending its annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, SHA will be converting to Project Based Rental Assistance (PBRA) under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices. Upon conversion to PBRA the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-3 (Attachment I); and Joint Housing PIH Notice H-2016-17/PIH-2016-17 (Attachment J). All applicable participant rights are appended to this Attachment. Additionally, SHA certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements, namely the voluntary compliance agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing SHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that SHA may also borrow funds to address their capital needs. SHA will also be contributing Operating Reserves in the amount of \$315,000, Capital Funds in the amount of \$1,048,000 towards the conversion and development, and Replacement Housing Factor (RHF) Funds in the amount of \$105,269 towards the conversion.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development #1

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| <u>Name of Public Housing Project:</u> RAD Phase 1 conversion | <u>PIC Development ID:</u> OR011203300 | <u>Conversion type (i.e., PBV or PBRA):</u> PBRA | <u>Transfer of Assistance:</u> (if yes, please put the location if known, and # of units transferring) 8 units from OR011203100 |
| <u>Total Units:</u> 138 | <u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family | <u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> Same | <u>Capital Fund allocation of Development:</u> (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project) CFP'14 = \$278,356 |
| Bedroom Type | Number of Units Pre-Conversion | Number of Units Post-Conversion | Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.) |
| | 130 total | 138 total | |
| Studio/Efficiency | 0 | 0 | Unit re-config/trans |
| One Bedroom | 0 | 8 | of assistance. |
| Two Bedroom | 0 | 8 | |
| Three Bedroom | 94 | 94 | |
| Four Bedroom | 26 | 26 | |
| Five Bedroom | 10 | 2 | |
| Six Bedroom | 0 | 0 | |
| <u>(If performing a Transfer of Assistance):</u> | (Explain any changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) Eight 5 bdrm unit townhouses will be converted into four 1bdrm and four 2brm units. Transfer of assistance from 8 scattered site houses and duplexes in OR011300100 to bring subsidy to new units. These scattered site units will be sold and the proceeds used in the RAD conversion. | | |

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

Multifamily sites to be converted through RAD Phase 1 (as Renovation):

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)

Scattered Sites to be sold during Phase 1-subsidy transferred to Phase 1 multifamily new units (8):

1293, 1295 15th St SE (duplex)
 2460 Adams St SE
 2159 Maple Ave NE
 2415 Church St NE
 1179-1181 Nebraska Ave NE (duplex)
 5589 Waln Creek Ct S

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

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| 546, 548 16th St SE | 1644 Liberty St NE |
| 2423, 2443 47th Ave NE | 1207, 1267 Lottie Ln NW |
| 5330 Alpha Ct SE | 199 Marietta St SE |
| 4042, 4044 Arleta Ave NE | 985 McGilchrist SE |
| 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 |
| 1015, 1025 Clearview N | 4552, 62, 72, 82 Pullman Ct SE |
| 4145, 4210 Coolidge SE | 4855 Pullman SE |
| 3770 Crabgrass NE | 1415 Ragweed NE |
| 3790 Crabgrass NE | 4763 Regal Drive NE |
| 1430 Cunningham Ln SE | 5357, 59, 63, 65 Regan Ct SE |
| 4555 Dean St NE | 786 Royalty Dr NE |
| 4550 Drake Ct NE | 855 Royalty Dr NE |
| 5206 Edgecrest SE | 1453, 55, 57, 59, 61, 63 Salishan SE |
| 660 Greencrest NE | 4335 Snowberry NE |
| 947 Ha-Mar Ave. NE | 4520 Sparrow Ct NE |
| 2276 Hyde St SE | 3050 Stortz Ave NE |
| 4668 Indiana Ave NE | 5132, 5142 Sunnyside SE |
| 4913 Indiana Ave | 1794 Whitcomb NW |
| 1824, 1828 Lansing NE | 3481 Williams NE |
| 4570 Lark Ct NE | |

1. Transfer of assistance.

Eight of the 87 SS units will be sold with the subsidy transferring to the 8 new units in Phase 1's RAD conversion project. It is anticipated that the assistance from the remaining 79 scattered site units will be transferred from the old units to a new location or multiple locations to be determined. The multifamily units (with the exception of Shelton Village) will undergo modernization and unit reconfiguration through the Phase 1 RAD project and the assistance will remain with those units. Eight of the five bedroom units will be reconfigured into more marketable 1 bdrm fully accessible units and 2 bedroom units (townhouses will be split into top and bottom apartments, with the accessible units on the lower portions).

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 after each RAD Phase is completed

2. Voluntary Compliance Agreement. SHA is currently in compliance with its VCA, which was approved on March 2, 2017.
3. This RAD conversion will comply with all site selection and neighborhood review standards and all appropriate procedures have been and will be followed.
4. All other PHA Plan process requirements are being followed such as Resident Advisory Board comments and responses, and all required certifications.

Project-based Vouchers (PBV)

SHA may operate a project-based voucher program using up to 20 percent of its authorized voucher allocation for project-based voucher assistance. It is expected that up to 250 vouchers could become project based within the next year. Several development projects are being considered in northeast and southeast Salem wherein the availability of project based vouchers would make the projects more affordable to lower income families. It is expected that the project based vouchers will be allocated to a broad range of large and small projects.

If SHA is able to project-base assistance to units for homeless individuals and families, veterans, elderly households, disabled households, or units in areas where vouchers are difficult to use, SHA may project-base up to 30 percent of its voucher allocation.

Project-based units may not exceed 25 percent of the units in a project or 25 units, whichever is greater, except in areas where vouchers are difficult to use, as determined by the Secretary of Housing, or in census tracts with a poverty rate equal to or less than 20 percent, where up to 40 percent of the units in a project may be project-based. Or, as otherwise defined by Department of Housing and Urban Development 24 CFR Parts 982 and 983 Housing Opportunity Through Modernization Act (HOTMA) of 2016;

Veterans Assistance Supportive Housing Programs (VASH) Project Based Vouchers

SHA administers two VASH programs in partnership with the Veterans Administration (VA). The VA screens and refers eligible veterans to SHA. The VASH tenant-based program provides 59 vouchers to at risk homeless veterans. VASH vouchers can be used at several SHA owned properties as well as privately owned properties.

SHA currently assist four veterans with VASH project-based vouchers, as SHA applies for and is allocated more VASH project-based vouchers it will enter into contracts with landlords throughout the Salem Urban Growth Boundary.

The program will include the following parts:

- General Requirements - This part describes general provisions of the PBV program including maximum budget authority requirements, relocation requirements, and equal opportunity requirements.
- PBV Owner Proposals - This part includes policies related to the submission and selection of owner proposals for PBV assistance. It describes the factors the PHA will consider when selecting proposals, the type of housing that is eligible to receive PBV assistance, the cap on assistance at projects receiving PBV assistance, subsidy layering requirements, site selection standards, and environmental review requirements.
- Dwelling Units - This part describes requirements related to housing quality standards, the type and frequency of inspections, and housing accessibility for persons with disabilities.
- Rehabilitated and Newly Constructed Units. This part describes requirements and policies related to the development and completion of rehabilitated and newly constructed housing units that will be receiving PBV assistance.
- Housing Assistance Payments Contract - This part discusses HAP contract requirements and policies including the execution, term, and termination of the HAP contract. In addition, it describes how the HAP contract may be amended and identifies provisions that may be added to the HAP contract at the PHA's discretion.
- Selection of PBV Program Participants - This part describes the requirements and policies governing how the PHA and the owner will select a family to receive PBV assistance.
- Occupancy - This part discusses occupancy requirements related to the lease, and describes under what conditions families are allowed or required to move. In addition, exceptions to the occupancy cap (which limits PBV assistance to 25 percent of the units in any project) are also discussed.
- Determining Rent to Owner - This part describes how the initial rent to owner is determined, and how rent will be re-determined throughout the life of the HAP contract. Rent reasonableness requirements are also discussed.
- Payments to Owner - This part describes the types of payments owners may receive under this program.

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 | | | | | |
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| PHA Name: Housing Authority of the City of Salem OR011 | | Grant Type and Number Capital Fund Program Grant No: OR16P01150117 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2017 FFY of Grant Approval: 2017 |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$96,368.00 | \$96,368.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$48,275.00 | \$48,275.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$21,000.00 | \$65,000.00 | \$0.00 | \$0.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$65,111.00 | \$25,000.00 | \$0.00 | \$0.00 |
| 10 | 1460 Dwelling Structures | \$252,000.00 | \$200,000.00 | \$0.00 | \$0.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$0.00 | \$20,700.00 | \$0.00 | \$0.00 |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | \$0.00 | \$27,411.00 | | |
| 17 | 1499 Development Activities ⁴ | | | | |

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
 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: OR16P01150117 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant:2017 FFY of Grant Approval: 2017 |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | | | |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant:: (sum of lines 2 - 19) | \$482,754.00 | \$482,754.00 | \$0.00 | \$0.00 |
| 21 | Amount of line 20 Related to LBP Activities | \$0.00 | \$7,000.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 20 Related to Section 504 Activities | \$85,111.00 | \$55,000.00 | \$0.00 | \$0.00 |
| 23 | Amount of line 20 Related to Security - Soft Costs | | | | |
| 24 | Amount of line 20 Related to Security - Hard Costs | | | | |
| 25 | Amount of line 20 Related to Energy Conservation Measures | \$35,000.00 | \$30,700.00 | \$0.00 | \$0.00 |
| Signature of Executive Director | | Date | Signature of Public Housing Director | | Date |

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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| Part II: Supporting Pages | | | | | | | | |
|---|---|----------------------------|--|----------------------|----------------------|-----------------------------------|--------------------------------|--|
| PHA Name: Housing Authority of the City of Salem | | | Grant Type and Number Capital Fund Program Grant No: OR16P01150117 CFFP (Yes/ No): No Replacement Housing Factor Grant No: | | | Federal FFY of Grant: 2017 | | |
| 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 | |
| Agency Wide | Operations | 1406 | N/A | \$96,368.00 | \$96,368.00 | \$0.00 | \$0.00 | Pending |
| Agency Wide | Administration | 1410 | N/A | \$48,275.00 | \$48,275.00 | \$0.00 | \$0.00 | Pending |
| AMP 1 AMP 3 | RAD-Fees and costs associated with Environmental assessments, abatements, misc. fess.. | 1430 | 138 | \$21,000.00 | \$65,000.00 | \$0.00 | \$0.00 | In progress |
| AMP 1 AMP 3 | RAD-Improvements include parking lots at 5 complexes (AMP3), trash enclosures/pads at 2 complexes (AMP 3, driveway repair as needed (AMP 1). | 1450 | 12 | \$65,111.00 | \$25,000.00 | \$0.00 | \$0.00 | Pending ER and Amended CHAP approval |
| AMP 3 | RAD-Unit rehab/improvements including updated kitchens/flooring/bathrooms at 5 complexes as part of RAD conversion. | 1460 | 138 | \$252,000.00 | \$200,000.00 | \$0.00 | \$0.00 | Pending ER and Amended CHAP approval. |
| AMP 3 | RAD-appliances package for 138 units, 10 Hot Water Heater replacements | 1465 | 148 | \$0.00 | \$20,700.00 | \$0.00 | \$0.00 | Pending ER and Amended CHAP approval. |
| AMP 1 AMP 3 | RAD-Relocation Costs of 8 scattered site families, and pro-ratio of AMP 3 families | 1495 | 20 | \$0.00 | \$27,411.00 | \$0.00 | \$0.00 | Pending ER and Amended CHAP approval |

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² To be completed for the Performance and Evaluation Report.

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
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| Part III: Implementation Schedule for Capital Fund Financing Program | | | | | |
|---|---|-------------------------------|---|--------------------------------|---|
| PHA Name: Housing Authority of the City of Salem | | | | | Federal FFY of Grant: 2017 |
| Development Number Name/PHA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Reasons for Revised Target Dates ¹ |
| | Original Obligation End Date | Actual Obligation End Date | Original Expenditure End Date | Actual Expenditure End Date | |
| Agency Wide | 08-15-2019 | 08-15-2021 | 08-15-2021 | N/A | Not Applicable |

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

Resident Advisory Board (RAB) Comments.

The Resident Advisory Board (RAB) met on Friday, October 27, 2017. There were no comments from RAB members or members of the public.