

Annual PHA Plan <i>(Standard PHAs and Troubled 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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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 checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2018</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> Total Combined Units/Vouchers <u>3317</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th data-bbox="245 1514 521 1583">Participating PHAs</th> <th data-bbox="521 1514 651 1583">PHA Code</th> <th data-bbox="651 1514 948 1583">Program(s) in the Consortia</th> <th data-bbox="948 1514 1224 1583">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1224 1514 1536 1583">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th data-bbox="1224 1583 1365 1652">PH</th> <th data-bbox="1365 1583 1536 1652">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="245 1652 521 1688">Lead PHA:</td> <td data-bbox="521 1652 651 1688"></td> <td data-bbox="651 1652 948 1688"></td> <td data-bbox="948 1652 1224 1688"></td> <td data-bbox="1224 1652 1365 1688"></td> <td data-bbox="1365 1652 1536 1688"></td> </tr> <tr> <td data-bbox="245 1688 521 1787"></td> <td data-bbox="521 1688 651 1787"></td> <td data-bbox="651 1688 948 1787"></td> <td data-bbox="948 1688 1224 1787"></td> <td data-bbox="1224 1688 1365 1787"></td> <td data-bbox="1365 1688 1536 1787"></td> </tr> <tr> <td data-bbox="245 1787 521 1885"></td> <td data-bbox="521 1787 651 1885"></td> <td data-bbox="651 1787 948 1885"></td> <td data-bbox="948 1787 1224 1885"></td> <td data-bbox="1224 1787 1365 1885"></td> <td data-bbox="1365 1787 1536 1885"></td> </tr> <tr> <td data-bbox="245 1885 521 1932"></td> <td data-bbox="521 1885 651 1932"></td> <td data-bbox="651 1885 948 1932"></td> <td data-bbox="948 1885 1224 1932"></td> <td data-bbox="1224 1885 1365 1932"></td> <td data-bbox="1365 1885 1536 1932"></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	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</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 checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency 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"/> Asset Management.</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) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection and Admission The policy change is related to the RAD conversation: SHA will take the proper steps to evict or terminate the tenancies of families who, at their first consecutive annual recertification rather than their second year, verify to have income over the applicable low (80%) AMI for their family size. Exception to this policy will be made if a family member of the resident household is pursuing self-sufficiency (through the FSS Program or actively purchasing a home) and/or receiving a mandatory earned income disregard. Attachment A.</p> <p>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 FY2018 financials as Attachment B.</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. Attachment E.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. Reviewed/approved during 2017 Annual Submission review process.</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"/> Designated Housing for Elderly and/or Disabled Families.</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 type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</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 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>Demolition and/or Disposition. SHA is participating in the RAD. As part of RAD SHA will selling 87 scattered site (AMP 1) single family and duplex units, and (AMP 3) 28 unit apartment complex Shelton Village and will be transferring the subsidies to future developments. See Attachment C.</p> <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 D.</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>Should SHA project base vouchers to units, SHA will do so in accordance with guidance as determined by the Secretary of Housing 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 or, any other applicable requirements. Attachment E.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Attachment F.</p>
B.4	<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>
B.5	<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 and Annual 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 has requested an allocation of 2018-19 CDBG funds from the City of Salem to construct 51 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. <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.6</p>	<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 type="checkbox"/></p> <p>(c) 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. Attachment G.</p>
<p>B.7</p>	<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. Attachment H.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	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 on January 3, 2018. Attachment I.

**DECONCENTRATION POLICIES AND OTHER POLICIES THAT GOVERN ELIGIBILITY,
SELECTION AND ADMISSIONS**

Section 13-III.C. Other Authorized Reasons for Termination

SHA's Public Housing Admissions and Continuing Occupancy Policy (ACOP) currently states:

Subject to certain restrictions, under 24 CFR 960.261, HUD authorizes SHA to evict or terminate the tenancies of Public Housing families because they are over income.

Subject to certain restrictions, HUD authorizes SHA to evict or terminate the tenancies of families because they are over income. Unless required to do so by local law, SHA may not evict or terminate the tenancy of a family solely because the family is over income if: (1) the family has a valid contract of participation in the Family Self-Sufficiency (FSS) program, or (2) the family is currently receiving the earned income disallowance. This rule does not require SHA evict over-income residents, but rather gives SHA the discretion to do so thereby making units available for applicants who are income-eligible.

SHA Policy

SHA will take the proper steps to evict or terminate the tenancies of families who, at their ~~second~~ first consecutive annual recertification, verify to have income over the applicable low (80%) AMI for their family size. Exception to this policy will be made if a family member of the resident household is pursuing self-sufficiency (through the FSS Program or actively purchasing a home) and/or receiving a mandatory earned income disregard.

CONSOLIDATED BUDGET
Fiscal Year Beginning October 1, 2017
Three year comparison

@ 5/31/17

Cash Based**REVENUE**Subsidies:

Hsg Assist Payments	1	17,367,772	18,263,814	17,389,425	17,011,943
Hsg Assist Admin Fees	2	2,323,311	2,174,429	2,146,905	2,054,373
Public Housing Operating	3	989,506	994,503	1,084,791	966,354
Public Housing Capital Fund	4	571,896	677,072	136,994	1,077,011

Other:

Tenant rents (net)	5	1,325,194	1,324,060	1,408,744	1,334,620
Operating Grants	6	404,562	370,322	641,364	532,353
Central Office Fees	7	1,163,512	1,216,881	1,083,251	1,252,068
Development Fees	8	779,148	75,000	75,000	75,000
Fraud Recovery	9	16,107	7,000	29,944	7,000
FSS Forfeitures	10	30,107	10,500	16,535	6,500
Tenant charges	11	29,865	23,200	33,897	23,200
Interest	12	383	42	59	40
Laundry	13	5,588	5,680	5,561	5,680
Other	14	66,356	22,600	89,534	20,600

Total Revenue	15	25,073,308	25,165,103	24,142,004	24,366,742
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EXPENSE

Housing Assistance Payments	16	17,316,330	18,418,749	16,733,382	16,998,690
FSS escrow deposits	17	180,690	142,350	199,551	192,350
Personnel services	18	3,066,697	3,181,088	3,167,615	3,297,177
Central Office Fees	19	1,057,784	1,065,643	1,050,309	1,040,830
Other administrative	20	277,290	313,398	360,306	349,923
Other tenant services	21	239	215	232	215
Utilities	22	119,456	124,690	122,620	132,490
Repairs and maintenance	23	595,023	469,120	534,111	504,985
Port fees (outgoing)	24	33,509	32,000	36,915	32,000
Other operating	25	244,443	155,823	182,949	175,184

Total Expense	26	22,891,462	23,903,076	22,387,990	22,723,844
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Net Operating Inc/Exp	27	2,181,846	1,262,027	1,754,014	1,642,898
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Debt service	28	110,476	100,939	100,307	100,939
Reserves Interest (restricted)	29	6	10	6	10
HAP reserves (restricted)	30	226,144	(254,935)	599,533	(72,174)
Other restricted funds/rsv dep	31	862,818	625,305	542,493	247,028
Capital outlay/improvements	32	982,403	790,708	511,675	1,367,095

Net Cash Flow	33	0	0	0	0
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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 sale of Public Housing properties. SHA will consider Public Housing property demolition/sale in light of financial performance and SHA's strategic goals.

It was originally expected that the sale of properties 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 sale 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 the sale 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 sale of properties 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 sells 8 scattered site units. Phase 2 sells the 28 multi-family Shelton Village apartment complex, sells the 79 remaining scattered site units, and replaces 107 units as required by RAD. Assistance will be transferred to future developments. SHA's amended CHAP no longer includes the sale of the vacant land at 3112-3120 Broadway Ave. NE., the site is now being held for future development or sale. Final approval of the amended CHAP on November 8, 2017.

Conversion of Public Housing to Project-Based Assistance under RAD

The Salem Housing Authority (SHA) amended its annual PHA Plan In December 2017 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; and Joint Housing PIH Notice H-2016-17/PIH-2016-17. 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

<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	<i>Unit re-config/trans of assistance.</i>
One Bedroom	0	8	
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.

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.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/1/20108 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Salem
PHA Name

OR011
PHA Number/HA Code

 X Annual PHA Plan for Fiscal Year 2018-19

 5-Year PHA Plan for Fiscal Years 20 - 20

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

Name of Authorized Official

Steve McCoid

Title

Chair, Board of Commissioners

Signature

Steven McCoid

Date

3/30/18

Resident Advisory Board (RAB) Comments.

The Resident Advisory Board (RAB) met on Monday, April 23, 2018. There were no comments from RAB members or members of the public.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Kristin Retherford, the Director, Urban Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City of Salem
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Salem
Local Jurisdiction Name


pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The goals of the PHA Plan to preserve, expand and improve affordable housing, and increase housing choices are in line with the identified needs in the Consolidated Plan.

The PHA Plan anticipates utilizing the RAD conversion program to maximize the quality and availability of low income housing into the foreseeable future.

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

Name of Authorized Official	Title
Kristin Retherford	Director, Urban Development
Signature 	Date
	3-30-18

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 OR011		Grant Type and Number Capital Fund Program Grant No: OR16P01150117 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2018 FFY of Grant Approval: 2018
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	Revised²	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	\$0.00	\$0.00
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:2018 FFY of Grant Approval: 2018
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: 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	

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.

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: 2018		
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	RAD-Fees and costs associated with Environmental assessments, abatements, misc. fess..	1430	8	\$21,,000.00	\$15,000.00	\$0.00	\$0.00	In progress
AMP 3	RAD-Fees and costs associated with Environmental assessments, abatements, misc. fess..	1430	138	Included with above amount	\$50,000.00	\$0.00	\$0.00	In progress
AMP 1	RAD-Improvements, driveway/walkway repair as needed	1450	4	\$65,111.00	\$8,000.00	\$0.00	\$0.00	Pending ER and Amended CHAP approval
AMP 3	RAD-Improvements include parking lots at 5 complexes trash enclosures/pads at 2 complexes	1450	7	Included with above amount	\$17,000.00	\$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	138	\$0.00	\$20,700.00	\$0.00	\$0.00	Pending ER and Amended CHAP approval.

AMP 1	RAD-Relocation Costs of 8 scattered site families, and pro-ration of AMP 3 families	1495	8	\$0.00	\$7,411.00	\$0.00	\$0.00	Pending ER and Amended CHAP approval
AMP 3	RAD-Relocation Costs for pro-ration of AMP 3 families	1495	10	Included with above amount	\$20,000.00	\$0.00	\$0.00	Pending ER and Amended CHAP approval

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.

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Salem					Federal FFY of Grant: 2018
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	08-15-2022	08-15-2022	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.

Part I: Summary						
PHA Name/Number City of Salem HA OR011		Locality (City/County & Stat :) Salem/Marion/Oregon			Original 5-Year Plan X Revision No: 1	
	Development Number and Name	Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
A.	RAD AMP 1 1450 Site Improvement Needs	See annual statement	\$8,000.00	\$54,000.00	\$52,000.00	\$72,000.00
	RAD AMP 3 1450 Site Improvement Needs		\$17,000.00	\$25,000.00	\$20,000.00	\$0.00
	RAD AMP 1 1460 Dwelling Structures		\$83,111.00	\$61,000.00	\$78,000.00	\$178,000.00
	RAD AMP 3 1460 Dwelling Structures		\$230,000.00	\$157,000.00	\$100,000.00	\$0.00
B.	Physical Improvements Subtotal		\$338,111.00	\$297,000.00	\$250,000.00	\$250,000.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration BLI 1410		\$48,275.00	\$48,275.00	\$48,275.00	\$48,275.00
F.	Other					
G.	Operations		\$96,368.00	\$96,368.00	\$96,368.00	\$96,368.00
H.	Demolition					
I.	Development			\$41,111.00	\$88,111.00	\$88,111.00

Capital Fund Program—Five-Year Action Plan

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

J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$482,754.00	\$482,754.00	\$482,754.00	\$482,754.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$482,754.00	\$482,754.00	\$482,754.00	\$482,754.00

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

Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019			Work Statement for Year: 3 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	RAD-AMP 1 1450 Site work at units/repair replace sidewalks/walkways/landscape	4	\$8,000.00	RAD-AMP 1 1450 Fence/replace with Chain link or cedar	10	\$38,000.00
Annual	RAD-AMP 3 1450 Improvements to sidewalks/driveway/walkway/landscape	7	\$17,000.00	RAD-AMP 1 1450 Exterior Electric/Lighting- with LED	10	\$16,000.00
Statement	RAD-AMP 3 1460 Unit Rehab/improvements including update kitchens/flooring/bathrooms at 5 complexes as part of RAD	138	\$200,000.00	RAD-AMP 1 1460 Kitchen/Bath updates-fixtures/pipes as needed	10	\$61,000.00
	RAD-AMP 1 1460 Unit Rehab/improvements including update to kitchens/flooring/bathrooms at scattered site units	5	\$83,111.00	RAD-AMP 3 1460 Windows/Doors/update at scattered sites with energy efficient models	5	\$17,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

				RAD-AMP 3 1460 HVAC/Install split units at Glen Creek and Brush College	50	\$140,000.00
				RAD-AMP 3 1450 Site Needs repairs to sidewalks/concrete	5	\$25,000.00
	Subtotal of Estimated Cost		\$ 338,111.00	Subtotal of Estimated Cost		\$297,000.00

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

Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2021			Work Statement for Year: 5 FFY 2022		
	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	RAD- AMP 1 1450 Sidewalks/Driveways-repair/replace 5 scattered site driveways	5	\$35,000.00	RAD-AMP 1 1450 Sidewalks/Driveways – repair/replace	5	\$35,000.00
Annual	RAD-AMP 1 1450 Landscape/Trees –scattered sites removal and enhancement	5	\$17,000.00	RAD-AMP 1 1450 Landscape/Trees – removal and enhancement	5	\$17,000.00
Statement	RAD-AMP 3 1450 Landscape/trees/bushes/bark at 2 properties for enhancement	50	\$20,000.00	RAD-AMP 1 1460 Windows/Doors-replace old/deteriorated windows with energy efficient windows and doors	12	\$20,000.00
	RAD AMP 1 1460 Water Heaters –replace with energy efficient models	60	\$60,000.00	RAD-AMP 1 1460 Water Heaters –replace with energy efficient models	3	\$3,000.00
	RAD –AMP 1 1460 HVAC-install split units	4	\$18,000.00	RAD –AMP 1 HVAC 1460 –install split units	4	\$18,000.00
	RAD-AMP 3 1460 HVAC-install split units at Northgate and Livingston	36	\$100,000.00	RAD- AMP 1 1460 Plumbing –update pipes/fixtures	2	\$20,000.00
				RAD-AMP 1 1460 Insulation - replace deteriorated with new	6	\$12,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

				RAD- AMP1 Roofs 1460 -repair/replace	30	\$105,000.00
				RAD AMP 1 1450 Slurry Coat two driveways	2	\$20,000.00
	Subtotal of Estimated Cost		\$250,000.00	Subtotal of Estimated Cost		\$250,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019		Work Statement for Year:3 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	Management Improvements 1408 Education		Management Improvements 1408 Education	
Annual	Equipment 1475		Equipment 1475 Vehicles	
Statement				
	Administration BLI 1410	\$48,275.00	Administration BLI 1410	\$48,275.00
	Arch/Needs Assess/Energy Audit 1430		Arch/Needs Assess/Energy Audit 1430	
	Operations 1406	\$96,368.00	Operations 1406	\$96,368.00
	Contingency 1502		Contingency 1502	
	Development –RAD		Development –RAD	\$41,111.00
	Capital Fund Financing-Debt Service		Capital Fund Financing-Debt Service	
	Subtotal of Estimated Cost	\$ 144,643.00	Subtotal of Estimated Cost	\$ 185,754.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2021		Work Statement for Year:5 FFY 2022	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Management Improvements 1408 Education		Management Improvements 1408 Education	
Annual	Equipment 1475 Vehicles		Equipment 1475 Vehicles	
Statement	Administrations BLI 1410	\$48,275.00	Administrations BLI 1410	\$48,275.00
	Arch/Needs Assess/Energy Audit 1430		Arch/Needs Assess/Energy Audit 1430	
	Operations 1406	\$96,368.00	Operations 1406	\$96,368.00
	Contingency 1502		Contingency 1502	
	Development	\$88,111.00	Development	\$88,111.00
	Capital Fund Financing – Debt Service		Capital Fund Financing – Debt Service	
	Subtotal of Estimated Cost	\$ 232,754.00	Subtotal of Estimated Cost	\$232,754.00