

## EXHIBIT C

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 07/31/2017

## Capital Fund Program - Five-Year Action Plan

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the City of Salem		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> OR011		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>				
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1    2019</b>	<b>Work Statement for Year 2    2020</b>	<b>Work Statement for Year 3    2021</b>	<b>Work Statement for Year 4    2022</b>	<b>Work Statement for Year 5    2023</b>
	11-9 SCATTERED SITES (OR011203100)	\$54,000.00	\$95,000.00	\$250,000.00	\$195,000.00	\$80,000.00
	AUTHORITY-WIDE	\$185,754.00	\$144,643.00	\$144,643.00	\$239,835.00	\$386,325.00
	11-4 MULTIFAMILY (OR011203300)	\$487,859.00	\$243,111.00	\$88,111.00	\$47,919.00	\$16,429.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	11-9 SCATTERED SITES (OR011203100)			\$54,000.00
ID0011	Site work - Fencing(Dwelling Unit-Site Work (1480)-Fencing)	10 QTY - Fence replace with Chain link or Cedar		\$38,000.00
ID0012	Site work - Lighting(Dwelling Unit-Site Work (1480)-Lighting,RAD Funds Pre Closing (1480))	10 QTY, Exterior Lighting with LED		\$16,000.00
	AUTHORITY-WIDE (NAWASD)			\$185,754.00
ID0036	Administraton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin		\$48,275.00
ID0037	Operations(Operations (1406))	Operations		\$96,368.00
ID0051	Fees and Costs - Conversion (Dwelling Unit - Conversion (1480))	Consultation services related to the voluntary streamline conversion program which re-positions PH assets from the section 9 PH program to the section 8 HCV program which is tenant based assistance.		\$41,111.00

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Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	11-4 MULTIFAMILY (OR011203300)			\$487,859.00
ID0059	Resident Relocation Assistance(RAD (1503))	Relocation costs associated with the RAD conversion and temporary displacement of residents.		\$487,859.00
	Subtotal of Estimated Cost			\$727,613.00

**Work Statement for Year**      2                          2020

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	11-9 SCATTERED SITES (OR011203100)			\$195,000.00
ID0027	Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	5 QTY - Sidewalks/driveways--repair/replace		\$35,000.00
ID0028	Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape,RAD Funds Pre Closing (1480))	QTY 5 - Landscape and trees; removal and enhancement		\$17,000.00
ID0029	Unit rehab/improvements - Windows/Doors (Dwelling Unit-Exterior (1480)-Roofs,RAD Funds Pre Closing (1480))	QTY 12 - replace windows and doors with energy efficient windows and doors		\$20,000.00
ID0031	Unit rehab/improvements - HVAC(Dwelling Unit-Interior (1480)-Mechanical)	4 QTY - Install split units		\$18,000.00
ID0034	Site work - Roof(Dwelling Unit-Exterior (1480)-Roofs)	QTY 10 - Repair and/or replace roof		\$105,000.00
	AUTHORITY-WIDE (NAWASD)			\$239,835.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0044	Administraton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin		\$48,275.00
ID0045	Operations(Operations (1406))	20%		\$96,368.00
ID0063	Voluntary Streamline Conversion (Dwelling Unit - Conversion (1480))	Conversion of remaining PH inventory to TPV and HCV program. Costs associated with fees and conversion costs.		\$95,192.00
	11-4 MULTIFAMILY (OR011203300)			\$47,919.00
ID0046	Resident Relocation Assistance(RAD (1503))	Resident Relocation Assistance from RAD Conversion (Perm Relocation)		\$47,919.00
	Subtotal of Estimated Cost			\$482,754.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	11-9 SCATTERED SITES (OR011203100)			\$80,000.00
ID0056	Operations (Operations (1406))	Operations		\$80,000.00
	11-4 MULTIFAMILY (OR011203300)			\$16,429.00
ID0057	Operations (Operations (1406))	Operations		\$16,429.00
	AUTHORITY-WIDE (NAWASD)			\$386,325.00
ID0058	Administration (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$48,214.00
ID0062	Streamline Voluntary Conversion(Dwelling Unit - Conversion (1480))	Streamline Voluntary Conversion. Costs associated with the conversion of PH units to TPV and HCV program.		\$338,111.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$482,754.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2019
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administraton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$48,275.00
Operations(Operations (1406))	\$96,368.00
Fees and Costs - Conversion (Dwelling Unit - Conversion (1480))	\$41,111.00
Subtotal of Estimated Cost	\$185,754.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administraton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$48,275.00
Operations(Operations (1406))	\$96,368.00
Subtotal of Estimated Cost	\$144,643.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administraton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$48,275.00
Operations(Operations (1406))	\$96,368.00
Subtotal of Estimated Cost	\$144,643.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	4 2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administraton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$48,275.00
Operations(Operations (1406))	\$96,368.00
Voluntary Streamline Conversion (Dwelling Unit - Conversion (1480))	\$95,192.00
Subtotal of Estimated Cost	\$239,835.00



Form HUD-50075.2(4/2008)