

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Grant Type and Number Capital Fund Program Grant No: OR16P01150105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision number: 4)					
<input checked="" type="checkbox"/> Performance. & Evaluation Report for Year Ending 3/31/2009: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00	153,000.00	153,000.00	0.00
2	1406 Operations	142,300.00	142,300.00	142,300.00	142,300.00
3	1408 Management Improvements	97,050.00	96,105.82	96,105.82	96,105.82
4	1410 Administration	153,500.00	153,500.00	153,500.00	153,500.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Consultants	85,000.00	84,068.77	84,068.77	84,068.77
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	143,837.07	145,712.48	145,712.48	145,712.48
11	1465.1 Dwelling Equipment - Nonexpendable	46,609.70	46,609.70	46,609.70	46,609.70
12	1470 Nondwelling Structures	20,473.02	20,473.02	20,473.02	20,473.02
13	1475 Nondwelling Equipment	100,323.38	100,323.38	100,323.38	100,323.38
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	1,168.83	1,168.83	1,168.83	1,168.83
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Services	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$790,262.00	\$790,262.00	\$790,262.00	\$790,262.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	62,136.28	45,174.56	45,174.56	45,174.56
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	23,768.00	23,768.00	23,768.00	23,768.00
26	Amount of line 16 Related to Energy Conservation Measures	46,609.70	46,609.70	46,609.70	46,609.70

Annual Statement/Performance and Evaluation Report.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Summary Pages

PHA Name:				Grant Type and Number				Federal FY of Grant:
HOUSING AUTHORITY OF THE CITY OF SALEM				Capital Fund Program Grant No: OR16P01150105				2005
				Replacement Housing Factor Grant No:				
Development Number	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities		Number		Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406		\$142,300.00	\$142,300.00	\$142,300.00	\$142,300.00	To Operations
	MANAGEMENT IMPROVEMENTS							
	RI, Grants Coordinator Salary	1408		88,000.00	88,000.00	88,000.00	88,000.00	
	RI HAR, FSS	1408		0.00	0.00	0.00	0.00	
	Staff Mileage & Travel	1408		1,000.00	55.82	55.82	55.82	
	Training	1408		8,050.00	8,050.00	8,050.00	8,050.00	HAB Training July '07
	TOTAL			\$97,050.00	\$96,105.82	\$96,105.82	\$96,105.82	
	ADMINISTRATION							
Agency Wide	In House Arch & Eng. Services	1410		97,395.41	97,395.41	97,395.41	97,395.41	Per 24CFR968.112 Not Subj. to admin % Cap
	Contract admin	1410		21,281.67	21,281.67	21,281.67	21,281.67	
	CFP Staff Tech.	1410		29,822.92	29,822.92	29,822.92	29,822.92	
	Advertising, Project Bidding, Misc.	1410		5,000.00	5,000.00	5,000.00	5,000.00	
	TOTAL			\$153,500.00	\$153,500.00	\$153,500.00	\$153,500.00	
	CONSULTANTS							
Agency Wide	Outside Consultants	1430		80,000.00	80,000.00	80,000.00	80,000.00	
	Plans, printing, project fees, etc	1430		5,000.00	4,068.77	4,068.77	4,068.77	
	TOTAL			\$85,000.00	\$84,068.77	\$84,068.77	\$84,068.77	
	SITE IMPROVEMENTS							
Agency Wide	504 Compliance upgrades	1450	3 bldgs	0.00	0.00	0.00	0.00	Postponed
				0.00	0.00	0.00	0.00	
	TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	DWELLING STRUCTURES							
(11-2) Northgate, Shelton	Doors and Locks	1460	2-Sites	0.00	0.00	0.00	0.00	Postponed.Security and Marketability Upgrades
Agency Wide	504 Compliance Upgrades	1460	3 bldgs	46,174.56	62,364.56	62,364.56	62,364.56	Campbell Triplex, Contract 6/8/07, Pooled w/ CDBG
(11-6) Robert Lindsey Tower	Fire Pump Upgrades	1460	1- system	1,075.00	1,075.00	1,075.00	1,075.00	Completed
(11-6) Robert Lindsey Tower	Structural Upgrades (Decks, Railing, Sealer)	1460	1-bldg	37,147.51	21,132.72	21,132.72	21,132.72	Rebid March 2008 Expect contract soon
(11-2) Shelton Village	Painting Shelton Exterior	1460	1-site	36,940.00	36,940.00	36,940.00	36,940.00	
(11-4) Brush College Village	Painting Brush College Exterior	1460	1-site	22,500.00	24,200.20	24,200.20	24,200.20	
(11-6) Robert Lindsey Tower	Water Heater Upgrades	1460	1 - system	0.00	0.00	0.00	0.00	Cancelled
				143,837.07	145,712.48	145,712.48	145,712.48	
	TOTAL			143,837.07	145,712.48	145,712.48	145,712.48	
(11-2) Northgate, Livingston	DWELLING EQUIPMENT							
(11-2) Shelton, Meadowlark	New Ranges	1465	4-Sites	46,609.70	46,609.70	46,609.70	46,609.70	Completed, All new gas ranges, Energy Upgrade
	TOTAL			\$46,609.70	\$46,609.70	\$46,609.70	\$46,609.70	
	NON-DWELLING STRUCTURES							
(11-2) Meadowlark	Maintenance Facility Additions	1470	1 bldg	20,473.02	20,473.02	20,473.02	20,473.02	Completed, Split funding w/ CFP 2004
	TOTAL			\$20,473.02	\$20,473.02	\$20,473.02	\$20,473.02	
	NON-DWELLING EQUIPMENT							
Agency Wide	Computers and Tech. Upgrade	1475		47,741.73	47,741.73	47,741.73	47,741.73	Includes new servers and computers
	Office Equipment Upgrade	1475		52,581.65	52,581.65	52,581.65	52,581.65	Safety and Security Upgrades
	TOTAL			\$100,323.38	\$100,323.38	\$100,323.38	\$100,323.38	
	RELOCATION COSTS							
Agency Wide	Meal Voucher Allowance/Relocation	1495		1,168.83	1,168.83	1,168.83	1,168.83	Complete, Campbell Triplex, ADA Upgrades (1 family)
	TOTAL			\$1,168.83	\$1,168.83	\$1,168.83	\$1,168.83	
Agency Wide	CONTINGENCY	1502		0.00	0.00	0.00	0.00	
	TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	Grand Total			790,262.00	790,262.00	790,262.00	790,262.00	
				Remaining	0.00			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM			Grant Type and Number Capital Fund Program Grant No: OR16P01150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All funds Obligated (Quarter Ending Date)		All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide	August 17, 2007		March 31, 2008	August 17, 2009		March 31, 2008	
Consultants	August 17, 2007		December 31, 2007	August 17, 2009		March 31, 2008	
11-2	August 17, 2007		September 30, 2007	August 17, 2009		September 30, 2007	
11-6	August 17, 2007		March 31, 2008	August 17, 2009		March 31, 2008	
Management Imp.	August 17, 2007		March 31, 2008	August 17, 2009		March 31, 2008	
A & E Services	August 17, 2007		September 30, 2007	August 17, 2009		March 31, 2008	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Grant Type and Number Capital Fund Program Grant No: OR16P01150106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision number: 4) <input checked="" type="checkbox"/> Performance & Evaluation Report for Year Ending:03-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	139,808.00	139,808.00	139,808.00	139,808.00
3	1408 Management Improvements	55,000.00	5,791.14	5,791.14	5,791.14
4	1410 Administration	149,000.00	93,864.90	93,864.90	93,864.90
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Consultants	75,000.00	40,415.37	40,415.37	40,415.37
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	60,000.00	5,798.00	5,798.00	5,798.00
10	1460 Dwelling Structures	219,144.00	463,813.88	463,813.88	463,813.88
11	1465.1 Dwelling Equipment - Nonexpendable	5,000.00	5,027.14	5,027.14	5,027.14
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	20,281.00	3,666.57	3,666.57	3,666.57
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Services	0.00	0.00	0.00	0.00
20	1502 Contingency	34,952.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$758,185.00	\$758,185.00	\$758,185.00	\$758,185.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	65,000.00	88,298.00	115,490.66	115,490.66
24	Amount of line 21 Related to Security - Soft Costs	2,000.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	20,000.00	0.00	0.00	0.00
26	Amount of line 16 Related to Energy Conservation Measures	35,000.00	35,000.00	35,000.00	35,000.00

Annual Statement/Performance and Evaluation Report.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

PHA Name:				Grant Type and Number			
HOUSING AUTHORITY OF THE CITY OF SALEM				Capital Fund Program Grant No: OR16P01150106			
				Replacement Housing Factor Grant No:			
Development Number	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
Name/HA-Wide Activities				Original	This Revision	Funds Obligated	Funds Expended
	OPERATIONS (20% Limit)	1406		\$139,808.00	\$139,808.00	\$139,808.00	\$139,808.00
	MANAGEMENT IMPROVEMENTS						
	Grants Coordinator Salary	1408		50,000.00	3,706.39	3,706.39	3,706.39
	Training & Travel	1408		5,000.00	2,084.75	2,084.75	2,084.75
	TOTAL			\$55,000.00	\$5,791.14	\$5,791.14	\$5,791.14
	ADMINISTRATION (10% Limit)						
Agency Wide	In House Arch & Eng. Services	1410		80,000.00	83,506.63	83,506.63	83,506.63
	Contract admin	1410		32,000.00	0.00	0.00	0.00
	CFP Staff Tech.	1410		32,000.00	4,006.15	4,006.15	4,006.15
	Advertising, Project Bidding, Misc.	1410		5,000.00	6,352.12	6,352.12	6,352.12
	TOTAL			\$149,000.00	\$93,864.90	\$93,864.90	\$93,864.90
	CONSULTANTS						
Agency Wide	Outside Consultants	1430		70,000.00	37,206.54	37,206.54	37,206.54
	Plans, printing, project fees, etc	1430		5,000.00	3,208.83	3,208.83	3,208.83
	TOTAL			\$75,000.00	\$40,415.37	\$40,415.37	\$40,415.37
(11-2) Northgate Village	Site Lighting Upgrade	1450	1	10,000.00	0.00	0.00	0.00
	TOTAL			\$10,000.00	\$0.00	\$0.00	\$0.00
(11-2) Livingston Village	Doors and Locks	1460	1	0.00	0.00	0.00	0.00
	TOTAL			\$0.00	\$0.00	\$0.00	\$0.00
(11-2) Meadowlark Village	Exterior Paint	1460	1-Site	59,144.00	38803.00	38803.00	38803.00
	TOTAL			\$59,144.00	\$38,803.00	\$38,803.00	\$38,803.00

Annual Statement/Performance and Evaluation Report.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

(11-2) Shelton Village	Exterior Paint	1460	1-Site	42,000.00	0.00	0.00	0.00
	Playground Upgrade	1450	1-Site	15,000.00	0.00	0.00	0.00
	TOTAL			\$57,000.00	\$0.00	\$0.00	\$0.00
(11-3) Orchard Village	N/A	N/A	1	0.00	0.00	0.00	0.00
	TOTAL			\$0.00	\$0.00	\$0.00	\$0.00
(11-4) Brush College Village	Site Lighting Upgrade	1450	1-Site	10,000.00	0.00	0.00	0.00
	Exterior Paint	1460	1-Site	48,000.00	1,999.80	1,999.80	1999.80
	TOTAL			\$58,000.00	\$1,999.80	\$1,999.80	\$1,999.80
(11-4) Glen Creek Village	N/A	N/A	1	0.00	0.00	0.00	0.00
	TOTAL			\$0.00	\$0.00	\$0.00	\$0.00
(11-6) Robert Lindsey Tower	Structural Upgrades (Decks, Railing, Sealer)	1460	1	0.00	318345.56	318345.56	318345.56
	TOTAL			\$0.00	\$318,345.56	\$318,345.56	\$318,345.56
(11-9) Scattered Sites	Lansing Duplex, ADA Site work	1450	2-Units	25,000.00	5798.00	5798.00	5798.00
	ADA Building Mod.	1460		70,000.00	104665.52	104665.52	104665.52
	ADA Appliances	1465		5,000.00	5027.14	5027.14	5027.14
	TOTAL			\$100,000.00	\$115,490.66	\$115,490.66	\$115,490.66
Agency Wide	Computers and Tech	1475	1	15,000.00	3338.57	3338.57	3338.57
	Office Equipment	1475	1	5,281.00	328.00	328.00	328.00
	TOTAL			\$20,281.00	\$3,666.57	\$3,666.57	\$3,666.57
Agency Wide	CONTINGENCY (8% Limit)	1502		34,952.00	0.00	0.00	0.00
	TOTAL			\$34,952.00	\$0.00	\$0.00	\$0.00
	Grand Total			758,185.00	758,185.00	758,185.00	758,185.00
Total Grant	\$	758,185.00	Remaining	\$ -		100.0%	100.0%

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Grant Type and Number Capital Fund Program Grant No: OR16P01150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	All funds Obligated (Quarter Ending Date)			All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide	July 17, 2008		June 30, 2008	July 17, 2010			
Consultants	July 17, 2008		June 30, 2008	July 17, 2010			
11-2	July 17, 2008		June 30, 2008	July 17, 2010		September 30, 2008	
11-4	July 17, 2008		September 30, 2008	July 17, 2010		June 30, 2008	
11-6	July 17, 2008		June 30, 2008	July 17, 2010		September 30, 2008	
11-9	July 17, 2008		June 24, 2008	July 17, 2010			
Management Imp.	July 17, 2008		June 30, 2008	July 17, 2010		September 30, 2008	
A & E Services	July 17, 2008		June 30, 2008	July 17, 2010			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Grant Type and Number Capital Fund Program Grant No: OR16P01150107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement (revision number: 2)			
■ Performance. & Evaluation Report for Year Ending: 2010 03 31		: <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	147,336.40	147,336.40	147,336.40	147,336.40
3	1408 Management Improvements	6,000.00	2,391.83	2,391.83	2,391.83
4	1410 Administration	73,668.20	73,668.20	73,668.20	73,668.20
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Consultants	45,000.00	80,068.11	80,068.11	72,093.14
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	220,000.00	333,553.16	333,553.16	333,553.16
11	1465.1 Dwelling Equipment - Nonexpendable	75,000.00	32,968.00	25,000.00	25,000.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	30,000.00	66,696.30	66,696.30	66,696.30
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	70,000.00	0.00	0.00	0.00
18	1499 Development Planning (Orchard Village)	20,000.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Services	0.00	0.00	0.00	0.00
20	1502 Contingency	49,677.40	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$736,682.00	\$736,682.00	\$728,714.00	\$720,739.03
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	50,000.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report.
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Summary Pages

PHA Name:				Grant Type and Number				Federal FY of Grant:	
HOUSING AUTHORITY OF THE CITY OF SALEM				Capital Fund Program Grant No: OR16P01150107				2007	
				Replacement Housing Factor Grant No:					
Development Number	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Name/HA-Wide Activities		Number		Original	Revised	Funds Obligated	Funds Expended		
OPERATIONS (20% Limit)									
AMP 1	OPERATIONS	1406	87	38,036.40	38,036.40	38,036.40	38,036.40	To AMP's For Operations	
AMP 2	OPERATIONS	1406	62	27,106.40	27,106.40	27,106.40	27,106.40	To AMP's For Operations	
AMP 3	OPERATIONS	1406	50	21,860.00	21,860.00	21,860.00	21,860.00	To AMP's For Operations	
AMP 4	OPERATIONS	1406	138	60,333.60	60,333.60	60,333.60	60,333.60	To AMP's For Operations	
TOTAL			337	147,336.40	147,336.40	147,336.40	147,336.40		
MANAGEMENT IMPROVEMENTS									
AMP Wide	Training & Travel (AMP Only)	1408		6,000.00	2,391.83	2,391.83	2,391.83		
TOTAL				\$6,000.00	\$2,391.83	\$2,391.83	\$2,391.83		
ADMINISTRATION (10% Limit)									
COCC	Central Office (COCC) Only as Obligated	1410		73,668.20	73,668.20	73,668.20	73,668.20		
TOTAL				\$73,668.20	\$73,668.20	\$73,668.20	\$73,668.20		
AMP 1 Scattered Sites	Outside Consultants	1430		0.00	6,325.46	6,325.46	6,325.46		
	Plans, Printing, Project Fees	1430		800.00	1,142.76	1,142.76	1,142.76		
	In House Construction Inspection & Supervision	1430		0.00	5,036.81	5,036.81	5,036.81		
	Unit Upgrades	1460	4	80,000.00	196,154.64	196,154.64	196,154.64	Modernization and Energy Efficiency	
TOTAL				\$80,800.00	\$208,659.67	\$208,659.67	\$208,659.67		
AMP 2 Robert Lindsey Tower	Outside Consultants	1430		30,000.00	49,626.09	49,626.09	43,294.85		
	Plans, Printing, Project Fees	1430		2,600.00	1,426.09	1,426.09	1,426.09		
	In House Construction Inspection & Supervision	1430		0.00	3,475.51	3,475.51	3,475.51		
	Brick & Deck Repair	1460	entire site	80,000.00	127,398.52	127,398.52	127,398.52	Compled 10-08	
	Energy Upgrades	1460	entire site	50,000.00	0.00				
	Replace Water Heaters	1465		0.00	7,968.00	7,968.00	7,968.00	Funge from 2012	
	HVAC Upgrades	1465	entire site	25,000.00	25,000.00	25,000.00	25,000.00		
	Heater Upgrades	1465	entire site	50,000.00	0.00				
TOTAL				\$237,600.00	\$214,894.21	\$214,894.21	\$208,562.97		
AMP 3	Outside Consultants	1430		5,000.00	0.00				
	Plans, Printing, Project Fees	1430		800.00	80.00	80.00	80.00		
	In House Construction Inspection & Supervision	1430			1,875.84	1,875.84	232.11		
Brush College Village				0.00	0.00	0.00	0.00		
Glen Creek Village	Roof Repair	1460	entire site	10,000.00	10,000.00	10000.00	10000.00		
TOTAL				\$15,800.00	\$11,955.84	\$11,955.84	\$10,312.11		

Annual Statement/Performance and Evaluation Report.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

AMP 4	Outside Consultants	1430		5,000.00	8,917.75	8917.75	8917.75	
	Plans, Printing, Project Fees	1430		800.00	115.58	115.58	115.58	
	In House Construction Inspection & Supervision	1430			2,046.22	2046.22	2046.22	
Livingston Village								
Meadowlark Village								
Northgate Village								
Orchard Village	Demolition	1485	entire site	30,000.00	66,696.30	66696.30	66696.30	
Shelton Village								
	TOTAL			\$35,800.00	\$77,775.85	\$77,775.85	\$77,775.85	
AMP Wide	Computers and Tech	1475	1	0.00	0.00			
	Maintenance Tools	1475	1	0.00	0.00			
	Office Equipment	1475	1	0.00	0.00			
	TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
AMP Wide	Relocation	1495.1	1-site	70,000.00	0.00			
AMP 4 Orchard Village	Development Planning (Orchard Village)	1499	1-site	20,000.00	0.00			
AMP Wide	CONTINGENCY (8% Limit)	1502		49,677.40	0.00			6.7%
	TOTAL			\$139,677.40	\$0.00	\$0.00	\$0.00	
	Grand Total			736,682.00	736,682.00	736,682.00	728,707.03	
Total Grant	\$	736,682.00	Remaining \$	-	0.00	0.00	100.00%	98.92%

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM			Grant Type and Number Capital Fund Program Grant No: OR16P01150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All funds Obligated (Quarter Ending Date)			All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP Wide	September 12, 2009		September 12, 2009	September 12, 2011			
Consultants	September 12, 2009		September 12, 2009	September 12, 2011			
AMP 1	September 12, 2009		September 12, 2009	September 12, 2011			
AMP 2	September 12, 2009		September 12, 2009	September 12, 2011			
AMP 3	September 12, 2009		September 12, 2009	September 12, 2011			
AMP 4	September 12, 2009		September 12, 2009	September 12, 2011			
Management Imp.	September 12, 2009		September 12, 2009	September 12, 2011			
A & E Services	September 12, 2009		September 12, 2009	September 12, 2011			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Grant Type and Number Capital Fund Program Grant No: OR16P01150108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision number: 2)					
■ Performance. & Evaluation Report for Year Ending 2010 03 31 : <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	147,336.00	147,336.00	147,336.00	147,336.00
3	1408 Management Improvements	5,000.00	205.99	205.99	205.99
4	1410 Administration	73,668.20	77,753.90	77,753.90	77,753.90
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Consultants	114,000.00	75,145.11	72,499.72	25,730.45
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	155,000.00	387,723.00	337,723.00	331,713.49
11	1465.1 Dwelling Equipment - Nonexpendable	210,000.00	88,250.00	88,250.00	81,375.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	18,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	5,000.00	0.00	0.00	0.00
18	1499 Development Planning (Orchard Village)	10,000.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Services	0.00	0.00	0.00	0.00
20	1502 Contingency	39,534.80	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$777,539.00	\$776,414.00	\$723,768.61	\$664,114.83
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	50,000.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

PHA Name:				Grant Type and Number				Federal FY of Grant:
HOUSING AUTHORITY OF THE CITY OF SALEM				Capital Fund Program Grant No: OR16P01150108				2008
				Replacement Housing Factor Grant No:				
Development Number	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS (20% Limit)								
AMP 1	OPERATIONS	1406	87	38,036.30	38,036.30	38,036.30	38,036.30	To AMP's For Operations
AMP 2	OPERATIONS	1406	62	27,106.33	27,106.33	27,106.33	27,106.33	To AMP's For Operations
AMP 3	OPERATIONS	1406	50	21,859.94	21,859.94	21,859.94	21,859.94	To AMP's For Operations
AMP 4	OPERATIONS	1406	138	60,333.43	60,333.43	60,333.43	60,333.43	To AMP's For Operations
	TOTAL		337	147,336.00	147,336.00	147,336.00	147,336.00	
MANAGEMENT IMPROVEMENTS								
AMP Wide	Training & Travel (AMP Only)	1408		5,000.00	205.99	205.99	205.99	
	TOTAL			\$5,000.00	\$205.99	\$205.99	\$205.99	
ADMINISTRATION (10% Limit)								
COCC	Central Office (COCC) Only as Obligated	1410		73,668.20	77,753.90	77,753.90	77,753.90	
	TOTAL			\$73,668.20	\$77,753.90	\$77,753.90	\$77,753.90	
AMP 1 Scattered Sites	Outside Consultants	1430		0.00	989.02	989.02	989.02	
(Old # 11-8,11-9,11-15,11-16)	Plans, Printing, Project Fees	1430		800.00	895.95	895.95	833.41	
	In House Construction Inspection & Supervision	1430		36,000.00	35,904.05	35,904.05	16,183.20	
	Unit Upgrades	1460	4	60,000.00	313,123.00	313,123.00	307,113.49	Mod and Energy Efficiency
	TOTAL			\$96,800.00	\$350,912.02	\$350,912.02	\$325,119.12	
AMP 2 Robert Lindsey Tower	Outside Consultants	1430		39,000.00	12407.50	12,407.50	826.71	
(Old # 11-6)	Plans, Printing, Project Fees	1430		8,400.00	2342.50	2,342.50	2,342.50	
	In House Construction Inspection & Supervision	1430		22,000.00	14900.00	14,900.00	838.83	
	Emergency Call System	1460	site	50,000.00	50000.00	0.00	0.00	ARRA
	Elevator Controls & HVAC Upgrades	1465	site	210,000.00	88250.00	88,250.00	81,375.00	
	TOTAL			\$329,400.00	\$167,900.00	\$117,900.00	\$85,383.04	
AMP 3 (Old # 11-4)	Outside Consultants	1430		5,000.00	2,583.31			
	Plans, Printing, Project Fees	1430		800.00	300.00	249.42	249.42	
	In House Construction Inspection & Supervision	1430		2,000.00	4,372.78	4,372.78	3,028.86	
Brush College Village								
Glen Creek Village	Roof Replacement	1460	site		1,125.00	1,125.00	1,125.00	Carry over from 2007
	Exterior Painting	1460	site	35,000.00	24,600.00	24,600.00	24,600.00	
	TOTAL			\$42,800.00	\$32,981.09	\$30,347.20	\$29,003.28	

Annual Statement/Performance and Evaluation Report.
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Summary Pages

AMP 4	Outside Consultants	1430		0.00	250.00	250.00	250.00	
	Plans, Printing, Project Fees	1430		0.00	200.00	188.50	188.50	
	In House Construction Inspection & Supervision	1430		0.00	0.00			
	Livingston Village (11-2)							
	Meadowlark Village (11-2)							
	Northgate Village (11-2)							
	Orchard Village (11-3)			0.00	0.00	0.00	0.00	
	Shelton Village (11-2)							
	TOTAL			\$0.00	\$450.00	\$438.50	\$438.50	
AMP Wide	Energy Upgrades	1460	1	5,000.00	0.00	0.00	0.00	
	Hazard Abatement	1460	1	5,000.00	0.00			
	Computers and Tech	1475	1	5,000.00	0.00	0.00	0.00	
	Maintenance Tools	1475	1	0.00	0.00			
	Office Equipment	1475	1	3,000.00	0.00	0.00	0.00	
	TOTAL			\$18,000.00	\$0.00	\$0.00	\$0.00	
AMP Wide	Demo/Dispo	1485	1	5,000.00	0.00			
	Relocation	1495.1	1-site	10,000.00	0.00			
AMP 4 Orchard Village (11-3)	RH Development Planning	1499	1-site	10,000.00	0.00			
AMP Wide	CONTINGENCY (8% Limit)	1502		39,534.80	0.00	0.00	0.00	0.0%
	TOTAL			\$64,534.80	\$0.00	\$0.00	\$0.00	
	Grand Total			777,539.00	777,539.00	724,893.61	665,239.83	
Total Grant	\$	777,539.00	Remaining	\$	-	0.00	93.23%	85.56%

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM			Grant Type and Number Capital Fund Program Grant No: OR16P01150108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All funds Obligated (Quarter Ending Date)			All funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP Wide	June 12, 2010			June 12, 2012			
Consultants	June 12, 2010			June 12, 2012			
AMP 1	June 12, 2010			June 12, 2012			
AMP 2	June 12, 2010			June 12, 2012			
AMP 3	June 12, 2010			June 12, 2012			
AMP 4	June 12, 2010			June 12, 2012			
Management Imp.	June 12, 2010			June 12, 2012			
A & E Services	June 12, 2010			June 12, 2012			

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number: Housing Authority of the City of Salem		Locality (City/County & State) Salem, Oregon			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AMP 1 Scattered Sites	Annual Statement	20,000.00	18,000.00	100,000.00	100,000.00
	AMP 2 Robert Lindsey Tower		40,000.00	247,000.00	391,182.00	313,000.00
	AMP 3 Brush College		111,000.00	0.00	0.00	0.00
	Glen Creek		160,000.00	0.00	0.00	0.00
	AMP 4 Livingston		0.00	93,000.00	0.00	0.00
	Meadowlark		0.00	30,000.00	0.00	0.00
	Northgate		75,000.00	30,000.00	0.00	0.00
	Orchard Village		0.00	0.00	0.00	0.00
	Shelton		85,000.00	0.00	0.00	0.00
B.	Physical Improvements Subtotal	Annual Statement	491,000.00	418,000.00	491,182.00	413,000.00
C.	Management Improvements		3,000.00	3,000.00	3,000.00	3,000.00
D.	AMP-Wide Non-dwelling Structures and Equipment		4,000.00	4,000.00	8,000.00	55,000.00
E.	Administration		77,503.90	77,503.90	77,503.90	77,503.90
F.	Other		66,582.00	139,582.00	62,400.00	93,582.00
G.	Operations		73,000.00	73,000.00	73,000.00	73,000.00
H.	Contingency		62,003.12	62,003.12	62,003.12	62,003.12
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing – Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		775,039.00	775,039.00	775,039.00	775,039.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		775,039.00	775,039.00	775,039.00	775,039.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	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	AMP 1 Kitchen Rehab	4	20,000.00	AMP 1 Kitchen Rehab	4	18,000.00
Annual	AMP 2 HVAC & fire system upgrades	1 Building	47,000.00	AMP 2 Windows, Doors, & hardware	62 Units	247,000.00
Statement	AMP 3 Brush College, Energy Upgrades – heating, solar hot water, windows, insulation, & lighting	20 Units	111,000.00	AMP 3 Brush College		0.00
	Glen Creek, Energy Upgrades – heating, solar hot water, windows, insulation & lighting	30 Units	160,000.00	Glen Creek		0.00
	AMP 4 Livingston		0.00	AMP 4 Livingston, Energy Upgrades - solar hot water, windows, insulation & lighting	24 Units	94,000.00
	Meadowlark		0.00	Meadowlark,		
	Northgate, Energy Upgrades – solar hot water, windows, insulation & lighting	26 Units	160,000.00	Northgate		
	Orchard Village		0.00	Orchard Village		0.00
	Shelton		0.00	Shelton, Energy Upgrades - solar hot water, windows, insulation & lighting	28 Units	124,000.00
	Demolition/Disposition		0.00	Demolition/Disposition		0.00
	In House Construction Insp. & Supervision	AMP Wide	14,582.00	In House Construction Insp. & Supervision	AMP Wide	18,582.00
	Outside Consultants	AMP Wide	40,000.00	Outside Consultants	AMP Wide	40,000.00
	Plans, Printing & Fees	AMP Wide	5,000.00	Plans, Printing & Fees	AMP Wide	5,000.00
	Subtotal of Estimated Cost		\$557,582.00	Subtotal of Estimated Cost		\$546,582.00

Part I: Summary						
PHA Name: Housing Authority of the City of Salem		Grant Type and Number Capital Fund Program Grant No: OR16PO1150110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 2010 03 31 <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	155,507.80				
3	1408 Management Improvements	3,000.00				
4	1410 Administration (may not exceed 10% of line 21)	77,503.90				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	46,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	30,000.00				
10	1460 Dwelling Structures	401,024.18				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	0.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	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 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of the City of Salem		Grant Type and Number Capital Fund Program Grant No: OR16PO1150110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 2009	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 2010 03 31		<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)	62,003.12				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	775,039.00				
21	Amount of line 20 Related to LBP Activities	0.00				
22	Amount of line 20 Related to Section 504 Activities	0.00				
23	Amount of line 20 Related to Security - Soft Costs	0.00				
24	Amount of line 20 Related to Security - Hard Costs	0.00				
25	Amount of line 20 Related to Energy Conservation Measures	139,024.18				
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: OR16PO1150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	Operations	1406	87	38,876.95				
AMP 2	Operations	1406	62	27,991.40				
AMP 3	Operations	1406	50	23,326.17				
AMP 4	Operations	1406	138	65,313.28				
	<i>OPERATIONS SUB TOTAL</i>			<i>155,507.80</i>				
AMP Wide	MANAGEMENT IMPROVEMENTS	1408		3,000.00				
COCC	Central Office (COCC)	1410		77,503.90				
AMP 1 Scattered Sites	Plans, Printing, Project Fees	1430		800.00				
AMP 1 Scattered Sites	In House Const Inspection & Supervision	1430		5,000.00				
AMP 1 Scattered Sites	New Exterior Door Hardware & Re-Key	1460	87	49,000.00				
AMP 1 Scattered Sites	New Gutter Protection & Storm Drain Cleaning	1460	10	30,000.00				
	<i>AMP 1 SUB TOTAL</i>			<i>84,800.00</i>				
AMP 2 RLT	Outside Consultants	1430						
AMP 2 RLT	Plans, Printing, Project Fees	1430		2,000.00				
AMP 2 RLT	In House Const Inspection & Supervision	1430		4,400.00				
AMP 2 RLT	Abate Common Hall Asbestos Floor Tile	1460	Entire Bld	10,000.00				
AMP 2 RLT	Carpet Common Halls	1460	Entire Bld	20,000.00				
	<i>AMP 2 SUB TOTAL</i>			<i>36,400.00</i>				
AMP 3	Outside Consultants	1430		6,500.00				
AMP 3	Plans, Printing, Project Fees	1430		500.00				
AMP 3	In House Const Inspection & Supervision	1430		5,000.00				
AMP 3 Brush College	New Roofing	1460	Entire Site	66,000.00				
	<i>AMP 3 SUB TOTAL</i>			<i>78,000.00</i>				
AMP 4	Plans, Printing, project Fees	1430		2,000.00				
AMP 4	Plans, Printing, project Fees	1430		800.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salem			Grant Type and Number Capital Fund Program Grant No: OR16PO1150110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 4	In House Const Inspection & Supervision	1430		12,000.00				
AMP 4 Meadowlark	Windows for each unit	1460	30 units	130,000.00				
AMP 4 Meadowlark	Roofing for each building	1460	9 building	117,000.00				
AMP 4 Meadowlark	Attic/Crawl Insulation or Lighting	1460	9 building	9,024.18				
	<i>AMP 4 SUB TOTAL</i>			270,824.18				
AMP Wide	Hazard Abatement	1460						
AMP Wide	Physical Needs Assessment	1430						
AMP Wide	Environmental Review	1430						
AMP Wide	Computers and Technology	1475						
AMP Wide	Relocation	1495.1						
AMP 4 Orchard Villa	RH Development Planning	1499						
AMP Wide	CONTINGENCY (LIMIT 8%)	1502		62,003.12				
	<i>AMP WIDE SUB TOTAL</i>			62,003.12				
COMBINED TOTAL				775,039.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Salem				Federal FFY of Grant: 2010	
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	
AMP Wide	June 2012		June 2013		
Consultants	June 2012		June 2013		
AMP 1	June 2012		June 2013		
AMP 2	June 2012		June 2013		
AMP 3	June 2012		June 2013		
AMP 4	June 2012		June 2013		
Management Improvement	June 2012		June 2013		
A & E Services	June 2012		June 2013		

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.

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 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of the City of Salem	Grant Type and Number Capital Fund Program Grant No: OR16P01150109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 2010 03 31 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	155,507.80	155,507.80	155,507.80	155,507.80
3	1408 Management Improvements	3,000.00	3,000.00		
4	1410 Administration (may not exceed 10% of line 21)	77,753.90	77,503.90	77,503.90	77,503.90
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	33,000.00	1,100.00	1,014.16	14.16
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	482,000.00	221,089.15	221,089.15	95,148.16
11	1465.1 Dwelling Equipment—Nonexpendable		306,107.50	306,107.50	235,518.62
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	3,000.00	0.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	4,000.00	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 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of the City of Salem		Grant Type and Number Capital Fund Program Grant No: OR16P01150109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 2010 03 31		<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)	16,777.30	10,730.65			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	775,039.00	775,039.00	761,222.51	563,692.64	
21	Amount of line 20 Related to LBP Activities	0.00				
22	Amount of line 20 Related to Section 504 Activities	0.00				
23	Amount of line 20 Related to Security - Soft Costs	0.00				
24	Amount of line 20 Related to Security - Hard Costs	0.00				
25	Amount of line 20 Related to Energy Conservation Measures	150,000.00	150,000.00	150,000.00	94,258.16	
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: OR16P01150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	Operations	1406	87	38,876.95	38,876.95	38,876.95	38,876.95	
AMP 2	Operations	1406	62	27,991.40	27,991.40	27,991.40	27,991.40	
AMP 3	Operations	1406	50	23,326.17	23,326.17	23,326.17	23,326.17	
AMP 4	Operations	1406	138	65,313.28	65,313.28	65,313.28	65,313.28	
	<i>OPERATIONS SUB TOTAL</i>			<i>155,507.80</i>				
AMP Wide	MANAGEMENT IMPROVEMENTS	1408		3,000.00	3,000.00			
COCC	Central Office (COCC)	1410		77,753.90	77,503.90	77,503.90	77,503.90	
AMP 1 Scattered Sites	Plans, Printing, Project Fees	1430		800.00	100.00	14.16	14.16	
AMP 1 Scattered Sites	In House Const Inspection & Supervision	1430		3,000.00	1,000.00	1,000.00		
AMP 1 Scattered Sites	Energy Upgrades-Furnace/Heat Pumps, insulation, windows, lighting, solar hot water heaters	1460	4	10,000.00	220,199.15	220,199.15	94,258.16	95% complete
AMP 1 Scattered Sites	Siding Replacement / Upgrade		2	10,000.00	0.00			
AMP 1 Scattered Sites	Roofing Replacement / Upgrade		2	10,000.00	0.00			
	<i>AMP 1 SUB TOTAL</i>			<i>33,800.000</i>				
AMP 2 RLT	Outside Consultants	1430		10,000.00	0.00			
AMP 2 RLT	Plans, Printing, Project Fees	1430		2,000.00	0.00			
AMP 2 RLT	In House Const Inspection & Supervision	1430		4,400.00	0.00			
AMP 2 RLT	Elevator Upgrades	1465	Entire Bld	79,000.00	306,107.50	306,107.50	235,518.62	90%
	<i>AMP 2 SUB TOTAL</i>			<i>95,400.00</i>				
AMP 3	In House Const Inspection & Supervision	1430		3,000.00	0.00			
AMP 3 Brush College	Flooring upgrades for each entire unit	1460	20 units	30,000.00	0.00			
AMP 3 Glen Creek	Roofing replacement for each building	1460	4 building	50,000.00	890.00	890.00	890.00	100%
AMP 3 Glen Creek	Flooring upgrades for each entire unit	1460	30 units	35,000.00	0.00			
	<i>AMP 3 SUB TOTAL</i>			<i>118,000.00</i>				

AMP 4	Plans, Printing, project Fees	1430		800.00	0.00			
AMP 4	In House Const Inspection & Supervision	1430		2,000.00	0.00			

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

² To be completed for the Performance and Evaluation Report.

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 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Salem		Grant Type and Number Capital Fund Program Grant No: OR16P01150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 4 Livingston	Bath Remodel for each unit	1460	24 units	50,000.00	0.00			
AMP 4 Meadowlark	Windows for each unit	1460	30 units	120,000.00	0.00			
AMP 4 Meadowlark	Roofing for each building	1460	9 building	70,000.00	0.00			
AMP 4 Shelton	Office to Rental Unit	1460	1	15,000.00	0.00			
	<i>AMP 4 SUB TOTAL</i>			<i>257,800.00</i>				
AMP Wide	Hazard Abatement	1460	1	4,000.00	0.00			
AMP Wide	Physical Needs Assessment	1430	1	5,000.00	0.00			
AMP Wide	Environmental Review	1430	1	2,000.00	0.00			
AMP Wide	Computers and Technology	1475	1	2,000.00	0.00			
AMP Wide	Relocation	1495.1	1-site	2,000.00	0.00			
AMP 4 Orchard Villa	RH Development Planning	1499	1-site	2,000.00	0.00			
AMP Wide	CONTINGENCY (LIMIT 8%)	1502		16,777.30	10,730.65			
	<i>AMP WIDE SUB TOTAL</i>			<i>33777.30</i>				
COMBINED TOTAL				775,039.00	775,039.00	761,222.51	563,692.64	

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Salem					Federal FFY of Grant: 2009
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	
AMP Wide	June 12, 2011		June 12, 2013		
Consultants	June 12, 2011		June 12, 2013		
AMP 1	June 12, 2011		June 12, 2013		
AMP 2	June 12, 2011		June 12, 2013		
AMP 3	June 12, 2011		June 12, 2013		
AMP 4	June 12, 2011		June 12, 2013		
Management Improvement	June 12, 2011		June 12, 2013		
A & E Services	June 12, 2011		June 12, 2013		

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.

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 4/30/2011

Part I: Summary	
PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM	Grant Type and Number Capital Fund Program Grant No: OR16S01150109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 2010 03 31 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				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	35,500	98421	98421	88,111.54
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	27,300	8,656.49	8,656.49	8,559.06
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	846,410	877,132.51	877,132.51	855380.32
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM	Grant Type and Number Capital Fund Program Grant No: OR16S01150109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2010 03 31		<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)	75,000	0		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	984,210	984,210	984,210	950,226.81
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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	333,410	791,498.51	791,498.51	791,498.51
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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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: OR16S01150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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	
PHA-WIDE	Administration of ARRA Grant	1410		35,500	98,421	98,421	86,287.43	
AMP 1 Scattered Sites	Plans, Printing and Project Fees	1430	all	500	0			
AMP 1 Scattered Sites (Old 11-8, 9, 15, 16)	Energy Upgrades (Insulation, Windows, Furnace, Water Heater), Siding, Roofing, Painting	1460	87	258,410	791,498.51	791,498.51	791,498.51	2010 Additional Scope (AS)
AMP 2 Robert Lindsey Tower (RLT)	Outside Consultants	1430	entire site	5000	0			
	Plans, Printing and Project Fees	1430	entire site	500	0			
RLT(Old 11-6)	Emergency Call System	1460	62	50,000	0			2008 AS
AMP 3 (Old 11-4)	Outside Consultants	1430	entire site	10,000	8,500	8,500	8,402.57	
	Plans, Printing and Project Fees	1430	entire site	500	156.49	156.49	156.49	
Brush College Village	Unit Flooring Upgrade	1460	20	35,000	0			2009 kAS
Glen Creek Village	Roof Replacement	1460	entire site	70,000	80,634	80,634	58,881.81	2007 AS
	Exterior Paint	1460	entire site	35,000	5,000	5,000	5,000	2008 AS
	Unit Flooring Upgrade	1460	30	68,000	0			2011 AS

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.

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF SALEM			Grant Type and Number Capital Fund Program Grant No: OR16S01150109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 4 (Old 11-2, 3)	Outside Consultants	1430	entire site	5,000	0			
	Plans, Printing and Project Fees	1430	entire site	500	0			
Livingston Village	Bathroom Upgrades	1460	24	200,000	0			2009 AS
Meadowlark Village	Doors and Hardware	1460	30	75,000	0			2010 AS
Northgate Village	Bathroom Upgrades	1460	26	55,000	0			2011 AS
PHA Wide	Environmental Review	1430	all	5,000	0			
AMP Wide	Contingency	1502	all	75,000	0			

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Salem				Federal FFY of Grant: 2009	
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	
Administration (1410)	03-18-2010	12-31-2009	03-18-2012		
Consultants Etc. (1430)	03-18-2010	12-31-2009	03-18-2012		
Dwelling Structures (1460)	03-18-2010	12-31-2009	03-18-2012		

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.

1.0	PHA Information 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 Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>307</u> Number of HCV units: <u>2911</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 30%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Attachment A- PHA Plan Updates Since the Last Approved Plan (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Plans are available at the main office- 360 Church St SE, Northgate Village-3557 Hawthorne Ave NE & Glen Creek Village- 1320 Orchard Hts Rd NW																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> <i>See Attachment B- Demolition, Disposition, Conversion, Homeownership & Project Basing</i>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attached																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>See attached</i>																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A																										

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.0

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Wait List Families	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income < 30% of AMI	2455	5*	5	5	N/A	5	5
Income >30% but <=50% of AMI	542	5	5	4	N/A	N/A	4
Income >50% but <80% of AMI	96	4	4	3	N/A	N/A	4
Elderly	183	5	3	3	5	N/A	5
Families with Disabilities	657	5	5	4	5	N/A	5
Small Families (2 BR)	1594	4	5	4	5	4	5
Race/Ethnicity (Non-white or Hispanic)	1426	1	1	1	1	1	1
Total Families on Waiting list**	3105						

*Needs depicted on a scale of 1-5, 5 representing highest need, and 1 for lowest need.

**There are 3105 families on the waiting list. The categories above do not add up to the total because only “special needs” families are listed. So some families are not listed in any of the subcategories, yet some families are listed in more than one row.

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** N/A

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.
See Attachment C- Progress in Meeting Goals and Objectives

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
See Attachment D- Significant Amendment and Substantial Deviation/Modifications

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

(g) Challenged Elements

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained 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 its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the

appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling

basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled**

PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

PHA Plan Updates Since the Last Approved Plan

(All PHA Plan elements are available to the public at the main office, 360 Church St SE)

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

- Implementation of Income and Rent Determination final rule of 1-20-10- (*Language below is from HCV Admin. Plan. Public Housing ACOP language is similar*)

Social Security Numbers Required:

- Applicants- All applicants and members of the applicants household (except for those individuals who do not contend eligible immigration status under subpart E of 5.508) must submit the following information to Salem Housing Authority prior to becoming eligible for issuance of a housing choice voucher or to participate on the Moderate Rehabilitation Programs.1
 - 1) The complete and accurate SSN assigned to the applicant and to each member of the applicant's household; and
 - 2) The documentation necessary to verify the SSN of an individual who is required to disclose his or her SSN.
- Current Participants- Each participant and member of the participant's household, except those individuals who are age 62 or older as of January 31, 2010 and whose initial determination of eligibility was begun before January 31, 2010; and those individuals who do not contend eligible immigration status under subpart E of 5.508 must submit the following information to Salem Housing Authority at their next scheduled annual recertification, move, or interim certification.
 - 1) The complete and accurate SSN assigned to the applicant and to each member of the applicant's household; and
 - 2) The documentation necessary to verify the SSN of an individual who is required to disclose his or her SSN.

Acceptable documentation may be:

- A valid SSN card issued by the Social Security Administration
- An original document issued by a federal or state government agency, which contains the name of the individual, and the SSN of the individual, along with other identifying information of the individual; or such other evidence of the SSN as HUD may prescribe in administrative instructions.
- Participants or members of the participant's household must also provide the above documentation if:
 - The participant has not previously disclosed a SSN
 - Previously disclosed a SSN that HUD or the SSA determined was invalid; or
 - Have been issued a new SSN.

Additions to Household:

- Subsequent Disclosure applies with the addition of all new household member(s).
- Addition of new family member(s) age six years or older:
 - The participants who seek the addition of new household member who is at least six years of age shall be required to provide the complete and accurate SSN assigned to each new member at the time of the request, or at the time of processing the interim recertification of family composition that includes the new member(s).
 - No family member who is at least six years of age will be admitted to the household until the head-of-household is able to provide a complete and accurate SSN with the documentation as required by HUD regulations.

- Addition of household member who is under the age of six:
The participant who seeks to include or add a household member who is under the age of six years old and that individual has no assigned SSN, the participant shall be required to provide the complete and accurate SSN assigned to each new child as prescribed in this chapter. If a SSN has not yet been assigned the participant must provide this information within 90 calendar days of the child being added to the household. SHA will provide the participant one 90-day extension at SHA sole discretion, if SHA determines that the participant's failure to comply was due to circumstances that could not have reasonably been foreseen and were outside the control of the participant. During this period the child will be included as part of the participant's household.
If after the initial 90-day period and any extension as per this regulation the family is unable to provide the required documentation, SHA will take immediate action to terminate the assistance or terminate the tenancy or both, of the participant, in accordance with the provisions governing the program involved.

2. Financial Resources- See 2010 PHA Plan Supporting Documents- Public Housing, Housing Choice Voucher and CFP budgets.

3. Rent Determination Policies

- Enterprise Income Verification (EIV) is now required in documenting income in the Public Housing and Housing Choice Voucher programs. Language has been added to Admin. Plan and ACOP describing procedures to be used at admission, annual recertification and monthly discrepancy report reviews.
- Most Payment Standards are set above Fair Market Rents to expand opportunities for Voucher holders who otherwise would be unable to find adequate affordable units. The majority are set at 103-104% of FMR.

4. Operations and Management (Mgt Structure, Maintenance)

- See Public Housing Maintenance Plan in 2010 Supporting Documents
- Robert Lindsey Tower only - Non-smoking:
 - Smoking is prohibited in the following areas: common areas, including but not limited to community rooms, community bathrooms, lobbies, hallways, laundry rooms, stairways, offices, elevators, within all apartment units, and within 10 feet of building(s) including entry ways, balconies and patios.
 - This policy applies to everyone who visits, lives and works at Robert Lindsey Tower.
 - Applicants who wish to reside at Robert Lindsey Tower will be asked to sign a "No Smoking lease addendum". Refusal to sign the above mentioned lease addendum will be grounds for denial.
- All other Public Housing Units - Non-smoking - effective 9/1/2010:
 - Due to the increased risk of fire, increased maintenance costs, and the health effects of secondhand smoke, SHA is adopting the following non-smoking policy effective 9/1/2010, which prohibits smoking within any dwelling unit and within 10 feet of housing units, including entry ways, porches and patios.
 - This policy applies to all residents, guests, visitors, service personnel and employees.
 - Applicants who wish to reside in a Public Housing rental unit will be asked to sign a "No Smoking lease addendum". Refusal to sign the above mentioned lease addendum will be grounds for denial.
- Debts Owed- Any applicant household who is found as owing a debt to SHA or any other PHA will be denied if upon follow up by SHA it is found that the debt has not been paid in full.
- In a housing project that is designated as an elderly project, the head; spouse and/or co-head must be a person who is age 62 or older. If the remaining member of a tenant family is under the age of 62 they must move from the elderly designated unit.

5. Grievance Procedures- See Section 8 Admin Plan and Public Housing ACOP – No change in 2010

6. Designated Housing for the Elderly/Disabled- See Designated Housing Plan acceptance letter in 2010 Supporting documents – No change in 2010

7. Community Service and Self-Sufficiency- See Public Housing ACOP & FSS Action Plan – 2010 changes to the Family Self –Sufficiency Action Plan include:

- New eligibility language clarifying that only heads of households who are eligible to work may participate. Also, if an individual graduates from FSS, and wishes to participate again, they will be a lower priority than first time applicants.
- Updated the table of current supportive services.
- Added additional guidelines regarding early release of escrow funds.
- Added a new section regarding termination for failure to meet terms of FSS contract.
- Brought description of Program Coordinating Committee into agreement with makeup of current committee.
- Deleted section regarding “required services” in response to recent HUD training prohibiting such language. (FSS participants may only be required to comply with the terms of their individual FSS contract- not generic across-the-board requirements.)

(See Action Plan in 2010 PHA Plan Supporting Documents)

8. Safety and Crime Prevention- See 2010 Supporting documents - No changes in 2010

9. Pet Policy- See Public Housing ACOP - No changes in 2010

10. Civil Rights- See Affirmative Fair Housing Marketing Plan in 2010 Supporting documents – No change in 2010

11. Fiscal Year Audit- See 2010 Supporting documents

12. Asset Management- See 2010 Supporting documents – No change in 2010

13. Violence Against Women Act (VAWA)- See Section 8 Admin. Plan and Public Housing ACOP – No change in 2010

Demolition Disposition, Conversion, Homeownership and Project Basing

Demolition/Disposition

In 2009 SHA demolished Orchard Village, a 30-unit Public Housing project at 3112-3120 Broadway Ave. NE. The site will be held for future development by SHA or a third party. The Housing Authority plans to redevelop the site with new affordable housing units, perhaps mixed with other uses.

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 property disposition in light of financial performance and SHA's strategic goals.

Homeownership

In 2009 HUD changed the funding mechanism for Housing Choice Voucher Family Self-Sufficiency from a grant program to a formula. As part of that change, HUD eliminated funding for Homeownership Coordinators. Consequently SHA eliminated its Homeownership Coordinator position, and no longer provides Homeownership Vouchers, effective February 1, 2010. However, SHA will continue to monitor and administer the program for those families who are current homeownership voucher participants as per HUD regulations.

Both Public Housing and HCV FSS Programs will continue to assist FSS participants to work towards and achieve homeownership as an optional self-sufficiency goal.

Project Based Vouchers

SHA's Administrative Plan states that "SHA may authorize up to a total of 30 vouchers being used in no more than 3 projects". SHA may at some time in the future implement project based vouchers consistent with SHA's goals to deconcentrate poverty and expand housing opportunities.

Progress in Meeting Goals and Objectives

PHA Goal: Expand the supply of assisted housing

- Application may be made for additional vouchers when they are made available by HUD, if the vouchers would help to meet the unmet housing need in Salem.

PHA Goal: Improve the quality of assisted housing

- SHA maintains “High Performer” status in Public Housing PHAS and HCV SEMAP assessments.
- SHA demolished 30 units of substandard Public Housing.
- In 2009 SHA spent \$1,127,163 in CFP funds modernizing 102 Public Housing units to maintain the long term viability of those units.
- 5% of SHA’s Public Housing stock has been made handicap accessible.

PHA Goal: Increase assisted housing choices

- SHA has implemented AMP-based waiting lists for Public Housing.
- SHA operates other affordable housing in addition to the Public Housing and HCV programs.

PHA Goal: Provide an improved living environment

Objectives:

- 5% of PH units are accessible.
- SHA has been successful in maintaining a deconcentration of poverty and income mixing at PH sites.
- RLT maintains an elderly only designation.
- RLT has been designated as a non-smoking building
- Work closely with residents to improve sense of community at multi-family sites

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

Objectives:

- FSS programs are successfully helping both Voucher and Public Housing families to achieve self sufficiency.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- SHA offers equal housing and services without regard to race, color, religion national origin, sex, familial status, and disability.
- 5% of Public Housing is accessible to persons with disabilities.

PHA Goal: Preservation of affordable housing:

- SHA will seek replacement housing in the form of vouchers and/or replacement Public Housing to replace the 30 units that were demolished at Orchard Village.

Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-Year Plan (Mission, Goals and Objectives)

- *Changes to the organization of the waiting list*
- *Changes to policy on Voluntary Conversion of Public Housing*

Significant Amendment or Modification to the Annual Plan (Policies)

- *Any change in the Plan with regard to demolition or disposition, elderly or disabled designation, homeownership programs or conversion activities.*
- *Addition of non-emergency items not included in the Annual Statement or CFP 5-Year Action Plan*