



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

2015 Annual PHA Plan

2015-2020 5 Year PHA Plan

EXECUTIVE SUMMARY

Housing Authority of the County of Salt Lake

Our Agency Plan sets goals and objectives that work towards fulfilling our mission and improving the lives of the people we serve. This comprehensive approach is consistent with and supports:

- Department of Housing and Urban Development's (HUD) strategic plan and initiative to end chronic homelessness:
 - End Veteran Homelessness by 2015.
 - End Chronic Homelessness by 2017.
 - End Family and Youth Homelessness by 2020.
 - Hearth System Performance Measures.
- Salt Lake County's Consolidated Plan and plan to end chronic homelessness.
- State of Utah's plans to end chronic homelessness.

Agency Overview

The Salt Lake County Commissioners formed the Housing Authority of the County of Salt Lake (HACSL) in 1970. We are a tax-exempt, municipal corporation, governed by a seven-member Board nominated by the Salt Lake County Mayor and confirmed by the County Commission. Board members serve a four-year term. Our funding comes primarily from rents we collect and subsidies from the federal government.

Patrick Leary, Chair

David Fitzsimmons, Vice Chair

Stephanie Bourdeaux

Jennifer Johnston

Mark Johnston

Karl Westbrook

James Yapias

Salt Lake County

Architect

Utah State Government

Zions Bancorporation

Consultant

Resident Advisory Board

Educator and Community Advocate

The Housing Authority's annual budget exceeds \$30 million. The Housing Authority staff includes 100 employees, with average job longevity of 7.8 years.

Our mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization. The health and wellbeing of our residents and neighborhoods are at the core of our work. Our staff and programs are grounded in these fundamental beliefs and values:

- We believe that housing is a basic right and a foundation for success in life. All of us benefit when our citizens have a safe place to call home.
- While housing is a foundation, it is not enough to simply have a roof over one's head. We support to the best of our abilities the lives of our residents with excellent programs for their individual growth and welfare.

- We create communities that are safe and peaceful. Our residents are part of their neighborhood and society as a whole. We are proud of the communities we help create and the housing we build and manage.
- We believe that people should be able to choose the housing that best meet their individual needs, and that those needs evolve and change. We work hard to appreciate and support our residents throughout the evolution of their lives circumstances.
- We deserve the public's support and confidence for the resources they entrust in our agency. We understand that resources are finite and that our programs and services must be energy efficient, sustainable and economically viable.
- We respect and celebrate the whole person, whether resident or employee. Our work culture responds to individual needs and the benefit of the whole. We are fair. We listen to everyone associated with our efforts.

HACSL is an award-winning agency with numerous recognitions from the National Association of Housing and Redevelopment Officials (NAHRO), the Department of Housing and Urban Development, and others. Since the inception in 1990 of the performance measurements by HUD's Public Housing Assessment System (PHAS), HACSL has received High Performer status.

HACSL is a full service housing authority that assists individuals, families, elderly, physically and mentally disabled residents who are low income. HACSL has constructed or acquired 626 public housing units serving over 1,300 individuals and families in Salt Lake County. HACSL also provides housing assistance to over 2300 households through the Section 8 Housing Choice Voucher program. In addition, we have over 391 units that serve low-income and special needs populations and 300 rental subsidies for populations that face many barriers to housing such as formerly homeless, youth aging out of foster care, and individuals with refugee status.

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PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: _____ Housing Authority of the County of Salt Lake _____ PHA Code: _____ UT003 _____ 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): _07/01/2015_____												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ 626 _____ Number of HCV units: _____ 2384 _____												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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: <p>The Mission of the Housing Authority of the County of Salt Lake is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization. The health and wellbeing of the residents and neighborhoods are at the core of our work. Our staff and programs are grounded in these fundamental values:</p> <ul style="list-style-type: none"> • Housing is a basic right and a foundation for success in life. All of us benefit when we have a safe place to call home. • Housing is a foundation which enables us to support the lives of residents with excellent programs for their individual growth and welfare. • We build and manage housing that is safe and well maintained. • We collaborate to create and maintain nurturing communities. • Individuals should be able to choose the housing that best meets their needs. • We deserve the public's support and the resources they entrust to our agency. We understand that resources are finite and that our programs and services must be efficient, sustainable, and economically viable. • We respect and celebrate all people. Our work culture responds to the individual's needs and the benefit of the whole. We are fair. We listen to everyone associated with our efforts. 												
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. See attachment 1 – Goals and Objectives												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. See attachment 2 – HACSL Elements <p>The annual plan for the Housing Authority of the County of Salt Lake 2013-2014 can be found at www.hacsl.org and our administrative office located at 3595 South Main Street, Salt Lake City, Utah.</p>												

7.0	<p>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></p> <p>Hope IV: N/A</p> <p>Mixed Finance, Modernization or Development: Generally, all modernization work and labor will be performed by the HACSL Force Account. HACSL is currently modernizing our 24 unit Academy Park community (AMP \$) located at 4605 South 4800 West, West Valley City. Our goal is to complete modernization at Academy Park in 2015. Scattered sites in AMP 5 will be modernized as needed.</p> <p>Demolition and/or Disposition, Conversion of Public Housing: HACSL will continue to assess the functionality and viability of our Public Housing Units. Plan will take into account the capital needs of our properties, funding projections, the housing requirements of our county, as well as staff assessment and market data. The plan may include disposition, demolition or conversion to Section 8 Project-Based Vouchers. HACSL submitted a RAD application for AMP 2 and an application to the Special Applications Center to Dispose of Amp 5.</p> <p>Homeownership: HACSL operates the Family Self-Sufficiency Program in both Public Housing and Section 8. No other programs are offered. HACSL has approved policies and will develop an implementation plan for the Homeownership Program</p> <p>Project-Based Vouchers: HACSL's Board of commissioners has approved policies allowing the authority to project-base up to 20% of our program or up to 471 vouchers. To date 205 vouchers have been project-based.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p>
8.2	<p>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.</p>
8.3	<p>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.</p>
9.0	<p>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.</p> <p>See attachment 3- Needs Assessment</p>
9.1	<p>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.</p> <p>The strategies that HACSL will use in the upcoming year for addressing the housing needs in Salt Lake County include:</p> <ul style="list-style-type: none"> • As Public Housing is repurposed or repositioned, assure no net loss of units at 30% of Area Median Income. • Apply for any appropriate rental assistance and supportive service funding. • Purchase or develop new affordable housing units. • Maintain a minimum occupancy of 99% and fill vacant units in 10 days. • Participate in Consolidated Plan, Salt Lake Homeless Coordinating Council and Continuum of Care planning process. • Affirmatively further fair housing and aggressively promote Section 3. • Cultivate relationships with community stakeholders and provide ongoing education regarding the need for and benefits of affordable housing. • Provide supportive services to ensure residents are able to maintain housing and increase self-sufficiency skills. • Continue to improve asset management capacity including acquisition, operations, long-term capital needs, and disposition . • Use cost effective energy efficient and green products where feasible.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. HACSL made the following progress towards meeting our mission and goals:</p> <p>See attachment -1</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>HACSL defines significant amendment or modification to the Annual Plan as any change or additional provision adopted by the HACSL that may impact the final outcome identified in the Annual Plan.</p>

11.0	<p>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.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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.

ATTACHMENT –1

2015-2020 Goals and Objectives [5.2]



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 1 – 5.2 Goals and Objectives 2015-2020

2015-2020 Agency Goals:

- Maximize a High Performing HUD Subsidized Housing Program (Public Housing and Section 8.)
- Increase Affordable Housing units by 300.
 - Increase Affordable housing in southern area of Salt Lake County.
- Increase Affordable Rental Subsidies by 450 units.
- Continue to diversify funding.
- Continue to provide supportive services to assure residents are able to maintain housing and improve well-being.

PROGRESS MADE ON ANNUAL GOALS AND OBJECTIVES

July 1, 2014 - June 30, 2015

Maintain a High Performing HUD Subsidized Housing Program (Public Housing and Section 8):

- Received High Performer status in Section 8 program with 100% SEMAP score.
- Maintained High Performer status in Public Housing program with 95% this year.
- Designated as a High Performer for the Capital Fund Program.
- Updated preventative maintenance procedures to follow REAC evaluation criteria. This will focus on sites, building exteriors, systems, common areas and units.
- Executed a RAD Commitment to enter into a Housing Assistance Payment (CHAP) contract for AMP 2. Withdrawal Rental Assistance Demonstration application for West Lake properties.
- Submitted a Special Application Center application for AMP 5 with the intent to dispose of 131 units of scattered Public Housing with the intent of replacing one-for-one, 131 units of affordable housing multifamily housing.

Increase Affordable Housing Units and Rental Subsidizes:

- Completed construction on phase two of Bud Bailey.
- Increased housing rental assistance by 24 VASH Vouchers.
- Staff received the following training:
 - Tax Credit Compliance.
 - Asset Management.
 - Utah Apartment Association Education Conference.
 - Rapid Results Veterans Boot Camp.

Provide Supportive Services That Help Residents Maintain Their Housing Assistance and Gain Skills to Increase Self-Sufficiency:

- 227 Section 8 and Public Housing households at-risk of losing their housing assistance received case management services. 98% of these household were able to maintain their housing assistance.
- 15 clients successfully completed the Family Self-Sufficiency (FSS) program receiving a combined total of \$111,449.36 in escrow.
- 7 FSS households moved off of housing assistance, 3 of these families became first-time homebuyers.

Be an Employer of Choice with a Strong Mission-Based Culture:

- HACSL Reduced turnover in full-time positions from 2013 to 2014 from 22% down to 14%.
- The annual staff survey was conducted in January 2014 and demonstrated that staff are generally content and HACSL has a positive work environment.

Provide Excellent Services That Are Based on Best Practices and Meaningfully Involve Clients in the Development and Operations of Services:

- Set department goals to improve services to clients.
- Supported the Resident Advisory Board by providing funding, staff support and meeting space. Added three new members and implemented a new meeting schedule to include three additional meetings per calendar year.
- Energy efficient products are being used during all aspects of work to include modernization, vacancy turns, and routine repairs.

Increase Our Operating Efficiency.

- Contracted with HR Services, Inc. to provide bimonthly training for all managers and supervisors to increase skills. However, attendance has reduced from 88% to 73% from 2013-2014.
- Continued to refine monthly reports to more accurately monitor performance for Section 8 program and Low-Income Housing Tax Credit properties.

PROGRESS MADE ON ANNUAL GOALS AND OBJECTIVES

July 2009 to July 2014

Be an employer of choice:

- Have given salary increases based on the consumer price index and have done salary surveys to try to stay at or above the competition in the area. (Salary surveys are based on comparisons with comparable government and private entities in the Salt Lake Area as well as other housing authorities of similar size in western states.)
- We have very competitive benefits that are better than most of our competition.
 - HACSL pays for 80% of medical premiums for the employee and family members compared to an industry average of lower than 75%. Many employers only pay for employees and not family members.
 - HACSL pays up to 17.29% of salaries into the Utah Retirement System on behalf of our employees
 - Overall benefits paid for employees average 49.09% of salary
- Provided professional development and training as budgets allow.
 - HACSL provides several safety, housing program, and benefit trainings to all staff throughout the year.
 - Supervisor and Management Training is also provided to improve the leadership skills of our supervisors.
 - Computer trainings have been offered in house to all employees
 - In town and travel conferences and trainings are offered to employees that need training in their specific position throughout the year.

Provide supportive services that help our clients to maintain their housing assistance and assist them in gaining skills to increase self-sufficiency:

- Increased our capacity to deliver services to existing and emerging HACSL clients:
 - 140 Households in AMP 4 are able to receive assistance with self-sufficiency from the ROSS Family Services Program.
 - 30 additional households are being served through the Family Self Sufficiency program.
 - 25 residents at the Kelly Benson property receive case management
 - 136 Households receive supportive services at Bud Bailey.
 - 35 additional families now receive PAT Parent Educator services. This has doubled the PAT program.
 - 80 additional youth are able to receive After School Programing. The After School Program has been increased from 3 days a week to 5 days a week in three of our special needs Public Housing properties, this has increased the hours of prevention programing that all 280 Youth receive annually.
- We have a Housing Retention Program available for short term resources for Section 8 and Public Housing.

Maximize a High Performing HUD Subsidized Housing Program (Public Housing and Section 8):

- Maintained High performer status in Public Housing.
- Maintained High performer status in Section 8.
- For the PHA'S Score, we maximized each AMP's financial scores by transferring the right amount of interfund cash to each AMP.

Diversify funding:

- Applied for RAD in AMP 2 and Submitted SAC Application for AMP 5
- We have increased our non-HUD funding over the last five years from \$8,630,000 to \$11,960,000 or \$3,330,000 (38.5%). HUD funding has increase also by 10.4%, so overall our HUD funding has gone from 68% of total funding to 63%. Tenant rent revenue has increased by \$1,715,000, State of Utah funding has increased by \$841,000, and Salt Lake County funding has increased by \$340,000.
- Applied for new funding opportunities as they have been available to diversify budget sources and expand/create programming as it fits within our need and mission.

Increase affordable housing units by 500 units:

- Increase of 196 affordable housing units from 2009-2014: Bud Bailey 136 units; Kelly Benson 59 units ; Magna House 1 unit.

Increase rental subsidies:

- Increase of 359 subsidized units from 2009-2014: 164 VASH Vouchers; 100 Family Unification Vouchers; 95 Vouchers for our Supportive Housing Department.

ATTACHMENT –2

2015 Housing Authority of the County of Salt Lake PHA Plan Elements [6.0]



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 2 – 6.0.a. PHA Plan Elements 2015

6.1 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.

Tenant selection for Public Housing is based on income and date and time of the application. We do not have preferences, but have implemented site-based waiting lists for Public Housing High Rise and Valley Fair Village. No changes to family sites are being considered at this time.

Tenant selection for Section 8 Tenant-Based Rental Assistance is based on income and the date and time of the application. A separate waiting list is maintained for each property receiving Project-Based Vouchers. See Section 8 Administrative Policies for details.

At this time HACSL is considering adding preferences to the Section 8 waiting list for:

- Public Housing residents displaced by RAD.
- Households that are on permanent supportive housing programs that can successfully transition to Section 8 program.

The waiting lists for Section 8 and Public Housing have been closed since February 5, 2014.

6.2 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

Source	Amount	Planned Use
Public Housing Operating Fund	1,644,018	General Operations PH
Public Housing Capital Fund	886,404	See CDF plan
Section 8 Tenant-Based Assistance	18,765,963	Rent
Resident Opportunity & Self-Sufficiency	140,652	Family Self-Sufficiency / ROSS Public Housing
Community Development Block Grant	0	Midvale Maintenance Transitional Housing
HOME/ State/ County Funding	2,842,964	Rental Assistance
HOPWA	245,469	Rental Assistance
Shelter Plus Care	1,881,261	Rental Assistance
Public Housing Dwelling Rental	1,481,900	General Operations PH
Management Income	1,956,351	General Administrative Operations
Other Dwelling Rent	1,190,671	Operations of Non-Subsidized Units
Section 8 Fraud Recovery	45,000	Section 8 Administrative Operations
Interest Income	32,198	General Administrative Operations
Other	776,632	General Administrative Operations
TOTAL:	30,381,422	

6.3 Rent Determination.

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

See Public Housing Admissions and Continued Occupancy Policies on Rent Determination. No changes in how rents are determined See Section 8 Administrative Plan, Chapter 6 Income and Subsidy Determinations

6.4 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.

See Maintenance Policies @ www.hacsl.org

6.5 Grievance Procedures.

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

See Public Housing Admissions and Continued Occupancy Policies and Section 8 Administrative Plan at www.hacsl.org.

No changes are proposed this year.

6.6 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:

- A. *Development name and number.*
- B. *Designation type.*
- C. *Application status.*
- D. *Date the designation was approved, submitted, or planned for submission.*
- E. *Number of units affected.*

The Housing Authority of the County of Salt Lake has designated the following properties:

Development Name and Number	Public Housing High Rise UT003000001	Valley Fair Village UT003000002
Designation Type	Elderly/Non-Elderly Disabled	Elderly/Non-Elderly Disabled
Application Status	Approved	Approved
Date Planned For Submission	April 1, 2013	April 1, 2013
Number of Units Affected	149	100

6.7 Community Service and Self-Sufficiency.

A description of:

- A. *Any programs relating to services and amenities provided or offered to assisted families.*
- B. *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.*
- C. *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.

No changes are proposed.

6.8 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:

- A. *A description of the need for measures to ensure the safety of public housing residents.*
- B. *A description of any crime prevention activities conducted or to be conducted by the PHA.*
- C. *A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.*

The Housing Authority of the County of Salt Lake provides a comprehensive array of services. We have a contract with the Salt Lake County Sheriff's Department to provide additional on-site Community Policing at our Public Housing Communities. We provide on-site drug prevention services to youth ages 5-17. We also are actively seeking and applying for grants to update security systems to include video surveillance

6.9 Pets.

A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

See Public Housing Admissions and Continued Occupancy Policies @ www.hacsl.org.

No changes are proposed this year.

6.10 Civil Rights Certification.

A PHA will be considered in compliance with the Civil Rights and AFFH Certification if it - -

- A. *Can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs.*
- B. *Addresses those impediments in a reasonable fashion in view of the resources available.*
- C. *Works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing.*
- D. *Assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.*

HACSL regularly reviews programs to assure they are consistent with Fair Housing and the Salt Lake County Consolidated Plan.

6.11 Fiscal Year Audit.

The results of the most recent fiscal year audit for the PHA.

The Housing Authority audit had no findings and had an unqualified opinion.

6.12 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.

The Housing Authority of the County of Salt Lake has divided our properties in to five asset-based management properties. Our rehabilitation and modernization goals are listed in the Capital Fund grants.

Submitted a Special Application Center application for AMP 5 with the intent to dispose of 131 units of scattered Public Housing with the intent of replacing one-for-one, 131 units of affordable housing multifamily housing.

6.13 Violence Against Women Act (VAWA).

A description of:

- A. 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.*
- B. 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.*
- C. 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.*

The Housing Authority ensures that all its Public Housing residents, Section 8 Housing Choice Voucher program residents and Landlords are notified about their rights and of their obligation under VAWA. We offer many choices regarding housing options such as moving, removal of the perpetrator and providing referrals to an outside agency that can offer help to the families. It is our policy to make every opportunity available to victims so that they may feel safe and maintain housing.

ATTACHMENT –3

2015 Housing Authority of the County of Salt Lake Needs Assessment [9.0]



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 3– 9.0 Needs Assessment 2015

INTRODUCTION

The housing needs of low-income individuals in Salt Lake County, Utah remain substantial. The Section 8 Housing Program continues to feel the constraints of the federal sequester and as our Public Housing ages there are significant needs for building modernization and improvement. Public Housing programs have also received considerable decrease in the amount of federal funding in recent years. Although the Housing Authority of the County of Salt Lake has made progress in housing the chronically homeless, there is still a need for housing for the homeless as well as housing for many non-homeless, low-income households that cannot afford the high cost of housing. There are also several special populations with unique housing needs.

The following points will be addressed in this document:

1. Affordable Housing in Salt Lake County
2. Affordable Housing options for households with limited income
3. Need for additional affordable housing options
4. Long-term viability of public housing
5. Special populations

1. Affordability of Housing in Salt Lake County

The 2010 U.S. Census estimates that 110,713 individuals in Salt Lake County live at or below the federal poverty level. For these individuals, options for safe and affordable housing are severely limited; housing is considered affordable when no more than 30% of the household income is allocated towards rent/mortgage.ⁱ The following chart indicates that households living at or below the poverty level face a wide gap between the 30% affordability index and the actual cost of fair market rent in Salt Lake County.

Family Size	2014 Poverty Threshold Salt Lake County Annual Income	Monthly Affordable Housing Guideline (30% of Monthly Income)	FY 2014 Salt Lake County Fair Market Rate (FMR)	Monthly Difference
1	\$11,670	\$292	Studio Apartment - \$589	\$297
2	\$15,730	\$393	One Bedroom Apartment - \$707	\$314
3	\$19,790	\$494	Two Bedroom Apartment - \$876	\$382
4	\$23,850	\$596	Three Bedroom Apartment - \$1,249	\$653

2. Affordable Housing Options for Households with Limited Incomes

Households with limited incomes in Salt Lake County can qualify for rental assistance subsidized by the U. S. Department of Housing and Urban Development. The two main programs available are Section 8 and Public Housing. Households pay 30% of their gross income in these programs towards rent, and the remainder is subsidized by the federal government.

The Housing Authority of the County of Salt Lake administers 2,408 Section 8 Vouchers. The average household receiving assistance through HACSL's Section 8 program has an average annual income of \$11,415.

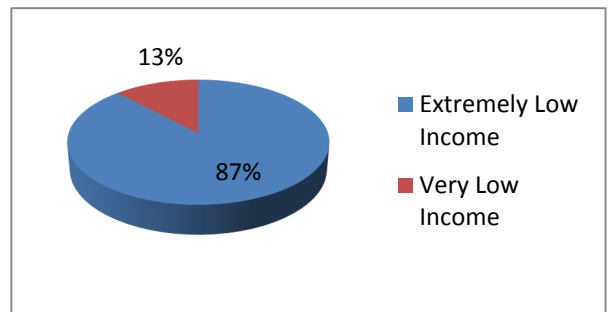
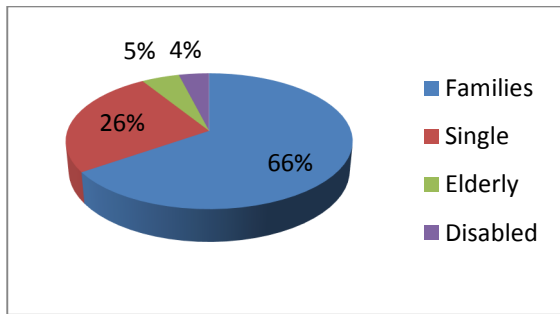
The Housing Authority of the County of Salt Lake owns 626 units of Public Housing. The average household living in HACSL Public Housing has an annual income of \$11,402. Of these 626 units of Public Housing, 249 are designated for Mixed Populations, which include senior citizens and individuals with disabilities. The average household annual income for this population living in HACSL Public Housing is \$9,914.ⁱⁱ

3. Need for Additional Affordable Housing Options

The solution to the large gap between income and fair market housing is affordable housing options for low-income households. However, according to a recent study there is an estimated 43,000 unit shortfall in the number of affordable housing units available in Salt Lake County.

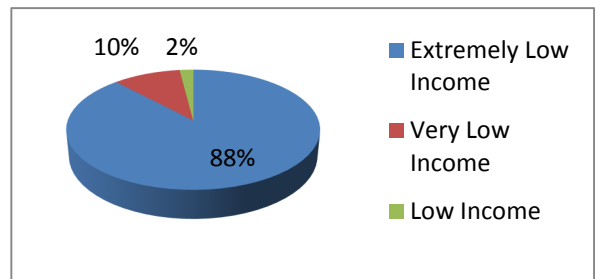
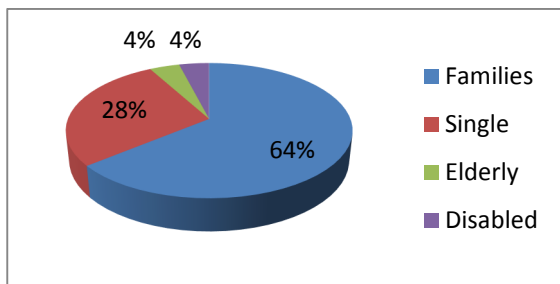
The demand for subsidized housing options for households with limited incomes in Salt Lake County significantly outpaces the current supply. As of January 2015 there are 11,069 households on the Section 8 waitlist. The Public Housing waitlist includes 7,914 households.

SECTION 8 WAITLIST



The average amount of time that these households have spent on the waiting list is 1,321 days. The next available units in the Section 8 Program will be provided to households that have been on the waiting list since 2009.

PUBLIC HOUSING WAITLIST



The average amount of time that these households have spent on the waiting list is 1,071 days. The next available units in the Public Housing Program will be provided to households that have been on the waiting list since 2010.

4. Long-Term Viability of Public Housing

Public Housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to high rise apartments for elderly families. The Housing Authority owns and manages 626 units that were built or acquired in 1970 and the 1980s. A long-term pattern of underfunding has eroded our ability to manage and plan for capital improvements.

- In 2013 the Housing Authority received \$730,154 to manage and maintain property. This is \$191,387 less than the previous year to manage and maintain properties.
- In 2014 the Housing Authority received \$647,334. \$82,820 less than 2013.
- In 2015 the Housing Authority expects to receive \$711,802. This is a \$64,468 increase from 2014 but is still not sufficient to meet the capital needs outlined in the chart below.

PUBLIC HOUSING CAPITAL NEEDS ^{xiii}				
Property	Number of Units	Immediate Needs 1 Year	Short-Term Needs 2-5 Years	Long-Term Needs 6-20 Years
High Rise	149	\$613,549	\$ 3,356,280	\$ 871,000
Valley Fair Village	100	- - -	110,870	2,954,480
East	108	- - -	589,540	4,469,439
West	138	21,673	4,154,304	3,862,461
Scattered Site	131	1,496,730	2,859,550	871,000
TOTAL:	626	\$2,131,952	\$11,070,544	\$13,028,380

5. Special Populations

Homeless:

According to the Utah 2013 Report on Homelessness:

- 86% of the homeless population lives along the Wasatch Front, mostly in Salt Lake and Weber Counties.
- The total number of individuals who experienced homelessness over the course of 2013 In Salt Lake County was 9,490, including 4,723 children.
- 550 homeless Salt Lake County residents reported a substance abuse disorder.
- 520 homeless Salt Lake County residents reported suffering with a mental illness.
- 310 homeless Salt Lake County residents were survivors of domestic violence.
- 250 homeless Salt Lake County residents were veterans.
- 230 Salt Lake County Residents reported that they were chronically homeless.

During FY2012, The Road Home (Utah's largest shelter)ⁱⁱⁱ:

- Served 6,725 individuals with emergency shelter.
- Served 659 families (with 1,063 children), a 260% higher increase, as compared to five years ago.
- Served 1,819 single men, 463 single women and 336 families through the winter shelter program. This represents a 45% increase in the number of families served annually at the winter shelter.

Homeless Veterans:

According to the U. S. Department of Veterans Affairs^{iv}:

- 13% of the adult homeless population is veterans.
- The nation's homeless veterans are predominately male, at 91% of the total population.
- The majority of homeless veterans is single, comes from urban areas, and suffers from mental illness, alcohol and/or substance abuse, or co-occurring disorders.
- 1.4 million other veterans are considered at risk of homelessness due to poverty, lack of support networks, or dismal living conditions in overcrowded or substandard housing.

Refugees:

According to the Utah Refugee Services Office, in 2008^v:

- An estimated 25,000 refugees have been resettled in Utah, primarily in Salt Lake County.
- Utah refugee advocacy groups resettled approximately 600 refugee families during the first quarter of FY 2013, nearly half of the state's budgeted capacity.^{vi}
- 70% of refugees that are resettled in Utah obtain jobs within the first six months of arrival.^{vii}
- The "hard-to-house" refugee population is defined as larger families (five or more people). Based on actual numbers from FY2005-FY2007, an average of 54 refugee households with a family size of five or larger enter Utah each year.^{viii}

Elderly:

According to the Utah Aging Initiative Report^{ix}:

- Utah has the sixth fastest growth rate in the nation for people aged 65 and older; by 2015, 90% of all Utah's counties will have more than 10% of their population aged 65 and older.
- By 2015, one person will turn 65 years old every 23 minutes in Utah.
- The primary growth in the age 65-85 population will occur between the years 2011 and 2030. The Baby Boom generation begins turning 85 in the year 2031.
- The elderly dependency ratio will steadily increase through 2030. This includes a 29% increase from 2010-2020, followed by a 26% increase from 2020-2030.
- "Aging in Place" is problematic in suburban areas due to lack of transportation, lack of a wider range of housing options and affordability^x.

Disabled:

According to the Columbus Community Center^{xi}:

- Approximately 8% of the Salt Lake County community is disabled.
- Approximately 3% (30,000 individuals) of the disabled population in Salt Lake County has a developmental disability. Those with developmental disabilities are at the greatest risk of poverty, and abuse.
- The average annual income for an individual with a disability is \$17,000 compared to \$28,000 for non-disabled.

Persons Living with HIV/AIDS:

According to the Utah Department of Health, in 2013 ^{xvii}

- 2,020 people were reported with having HIV/AIDS in the Salt Lake Valley in 2013.
- 70.3% of people with HIV/AIDS in Utah live in the Salt Lake Valley.
- 83% of the people with HIV/AIDS in Utah are male.
- 35 to 40 households receive a subsidy through the HOPWA program which is managed by the Housing Authority of the County of Salt Lake. This is currently largest HOWPA program in Utah. ⁱⁱ

Formerly Incarcerated:

- More than 50% of Utah ex-convicts will end up behind bars again within three years of their release^{xii}.
- A criminal record often excludes someone from obtaining housing because of screening criteria associated with the Good Landlord Program.
- 73% of the homeless surveyed during the registry week for the 100,000 Homes Outreach indicated a previous jail stay.
- It is estimated that over 500 prisoners within three months of release have nowhere to go and will end up homeless^{xiii}.

Minority Populations:

According to the 2010 US Census, the racial demographic for the state of Utah is 79% white non-Hispanic, 1.3% Black of African American, 1.5% American Indian, 2.3% Asian, 1.0% Native Hawaiian and Other Pacific Islander, 13.4% Hispanic. The Salt Lake Fair Housing Equity Assessment states that Hispanics are the largest growing minority group in the state. ^{xiv}

- The Hispanic population in Utah has increased by 5% increased since 2000.
- 17.1% of the Salt Lake County population is Hispanic^{xv}.
- Approximately 16% of those on the waiting list at the Housing Authority of Salt Lake County are Hispanic.
- 19.2% of those living in poverty in Salt Lake County are Hispanic^{xvi}.

ⁱ According to the U.S. Department of Housing and Urban Development

ⁱⁱ HACSL Database December 2014

ⁱⁱⁱ The Road Home 2012 Annual Report

^{iv} Department of Veterans Affairs – National Center for Veterans Analysis and Statistics

^v Utah Department of Workforce Services – Refugee Services Office Fact Sheet

^{vi} Director of Immigration and Refugee Resettlement – Catholic Community Services

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- vii *ibid*
- viii 2007 Salt Lake County Refugee Housing Needs Study
- ix Utah Aging Initiative Report – University of Utah & Utah Department of Human Services
- x Utah Commission on Aging – New Trends in Housing for Utah’s Aging Population
- xi Disabilities Statistics Kotok
- xii Deseret News, April 17, 2011; “Study: Utah inmate recidivism rates drop.”
- xiii 2011 Comprehensive Report on Homelessness
- xiv Salt Lake County Fair Housing Equity Assessment June 2013
- xv www.city-data.com
- xvi www.city-data.com
- xvii Utah State Health Department- HIV Infections in Utah: Epidemic update 2013

CAPITAL FUND

Capital Fund Annual Statement and Action Plan

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: UT003 Housing Authority of the County of Salt Lake		Grant Type and Number Capital Fund Program Grant No: UT06p003501-15 Replacement Housing Factor Grant No: Date of CFFP: 07/01/2015			FFY of Grant: 2015 FFY of Grant Approval: 2015
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	142,360	0	0	0
3	1408 Management Improvements	3,198	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	71,180	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	15,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	50,000	0	0	0
10	1460 Dwelling Structures	408,262	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	25,000	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.


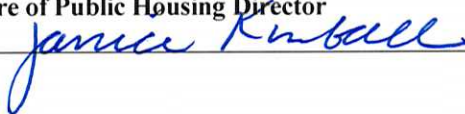
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: Housing Authority of the County of Salt Lake		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	715,000			
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				
Signature of Executive Director 		Date 4/15/2015	Signature of Public Housing Director 		Date 4/15/2015

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 County of Salt Lake			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
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	
HA Wide	repairs and maintenance	1406		142,360	0	0	0	
Operations								
@ 20%								
					0	0	0	
					0	0	0	
HA- Wide	PHA staff @10%	1410		71,180	0	0	0	
Admin	Of annual grant amount							
	A&E services	1430		15,000	0	0	0	
HA-Wide	Site Improvement	1450		50,000	0	0	0	
	Agency Wide Force Account							
HA-Wide	Dwelling Structures	1460		408,262	0	0	0	
	Agency Wide Force Account							
HA-Wide	Training	1408		3,198	0	0	0	

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.

PHA Name: Housing Authority of the County of Sat Lake

Capital Fund Program Grant No:
CFFP (Yes/ No):
Replacement Housing Factor Grant No:

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:					Federal FFY of Grant:
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	
UT3-2	07/01/2015		07/01/2017		
UT3-3	07/01/2015		07/01/2017		
UT3-6/9	07/01/2015		07/01/2017		
UT3-8	07/01/2015		07/01/2017		
UT3-10	07/01/2015		07/01/2017		
UT3-11	07/01/2015		07/01/2017		
UT3-12	07/01/2015		07/01/2017		
UT3-16	07/01/2015		07/01/2017		
UT3-17	07/01/2015		07/01/2017		
UT3-22	07/01/2015		07/01/2017		
UT3-26	07/01/2015		07/01/2017		
UT3-27	07/01/2015		07/01/2017		
UT3-29	07/01/2015		07/01/2017		
UT3-31	07/01/2015		07/01/2017		

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.

[illegible]

Page6

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary						
PHA Name/Number Housing Authority of the County of Salt Lake/ UT003		Locality (City/County & State) Salt Lake City/Salt Lake County, Utah [X] Original 5-Year Plan Revision No:				
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY2017	Work Statement for Year 4 FFY2018	Work Statement for Year 5 FFY2019
B.	Physical Improvements Subtotal	Annual Statement	450,000	450,000	450,000	450,000
C.	Management Improvements		2,500	2,500	2,500	2,500
D.	PHA-Wide Non-dwelling Structures and Equipment		33,000	33,000	33,000	33,000
E.	Administration		71,500	71,500	71,500	71,500
F.	Other		15,000	15,000	15,000	15,000
G.	Operations		143,000	143,000	143,000	143,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		715,000	715,000	715,000	715,000

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)		Original 5-Year Plan		Revision No:
	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
		Annual Statement				
	UT3- PHA-Wide Force Account Doors, electrical upgrades, flooring coverings, water heaters, HVAC, paint, faucets, kitchens and bathroom upgrades, concrete, roofing, windows, and all other capital improvements		450,000	450,000	450,000	450,000
	PHA- Wide Training		2,500	2,500	2,500	2500
	PHA- Wide Non-dwelling improvements (sheds etc.)		8,000	8,000	8,000	8,000
	PHA-Wide Operations, management , administration and fees		229,500	229,500	229,500	229,500
	PHA- Wide Dwelling equipment		25,000	25,000	25,000	25,000

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

Work Statement for Year 1 FFY __2015__	Work Statement for Year _____ FFY			Work Statement for Year: _____ FFY		
	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					
Annual						
Statement						
	Subtotal of Estimated Cost		\$715,000	Subtotal of Estimated Cost		\$715,000

Work Statement for Year 1 FFY ____2015____	Work Statement for Year			Work Statement for Year:		
	FFY			FFY		
	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						
Annual						
Statement						
Subtotal of Estimated Cost			\$ 715,000	Subtotal of Estimated Cost \$715,000		

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY __2015__	Work Statement for Year	Estimated Cost	Work Statement for Year:	Estimated Cost
	FFY		FFY	
	Development Number/Name General Description of Major Work Categories		Development Number/Name General Description of Major Work Categories	
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$715,000	Subtotal of Estimated Cost	\$715,000

[illegible]

R.A.B. MINUTES

2015 Resident Advisory Board Minutes



The Mission of the RAB is to represent the interests of the residents receiving rent assistance from the Housing Authority of the County of Salt Lake (HACSL). The goal is to assist the HACSL staff and Board of Commissioners to maintain and improve the quality of life for all residents.

The Mission of the Housing Authority of the County of Salt Lake is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency, empowerment, and neighborhood revitalization.

**Housing Authority of the County of Salt Lake
Resident Advisory Board
Meeting Minutes
March 11, 2015**

Board Members Present:

Karl Westbrook – Chair
Royal Miller – Vice Chair
Carlos Canales
Maria Jacobs
Mary Ann Ericksen

HACSL Staff Present:

Lori Pacheco, HACSL Staff
Krysta Niemczyk, HACSL Staff

Excused

Kimberly LaPointe

Welcome and Introductions

Karl welcomed members to the March RAB meeting. Karl noted that Kimberly may be joining the meeting by phone shortly. Maria had not yet arrived for the meeting, but joined later.

Reading of the RAB Mission

Karl read the RAB Mission.

Minutes Review

Karl referenced the minutes from the February meeting and asked for any comments/changes. No members had comments. Royal motioned to approve the minutes, Mary Ann seconded the motion. Board approval was unanimous.

Budget Report

Karl reviewed the current budget. He discussed remaining budget balance after this meeting of approximately \$2850. Karl asked members whether they are interested/able to travel for training. He mentioned that the annual NAHRO training in St. George is quickly approaching, and the RAB may be able to send 2 or 3 members. The trip would involve two nights stay and one day of training. Mary Ann and Carlos expressed interest in this training, if they are able to make arrangements with work schedules. Maria joined

the meeting at this time and noted that she might be interested in attending training as well. Karl noted that an impromptu meeting may be called to plan for training. All in attendance agreed to this. Karl noted he will contact Kimberly and Laura to evaluate their interest in training.

Inspirational Message

Maria shared an inspirational message, “Each time a man stands up for an ideal, or acts to improve the lot of others, or strikes out against injustice, he sends forth a tiny ripple of hope, and those ripples build a current which can sweep down the mightiest walls of oppression and resistance.” – Robert F Kennedy

Tenant Association Reports

Maria reported that the Valley Fair Village tenant association met today. She attended the meeting and explained the 1 and 5 year annual plans to the tenant association and asked for feedback. She typed up the feedback, but was unable to save it. She agreed to retype it to present to HACSL. Lori suggested that she provide these notes before or during the Public Hearing scheduled Friday.

Maria gave an overview of the concerns to RAB members. Maria reported that residents have concerns with:

- Recent designation of Valley Fair Village, now housing Elderly and Disabled residents. Lori explained that HACSL applied for designation of Valley Fair and the High Rise as Senior properties, but HUD did not approve this designation and required HACSL to house Elderly and Non-Elderly disabled residents.
- Condition and cost of laundry facility equipment.
- Security and flow of traffic through the Valley Fair Village property.
- Lack of Maintenance and Improvements being completed at Valley Fair Village

RAB members discussed whether RAB has the protocol to address these issues at this time, and whether these items should be discussed in depth. At this time, Karl encouraged Maria to type up this feedback and provide to HACSL for review during the Public Hearing scheduled for Friday, March 13 from 10:00-11:00 at HACSL. Karl invited all members to attend if interested.

Mary Ann asked if there will be a summary of feedback provided to the RAB from the public hearing. Lori will bring a summary.

Royal noted that Kelly Benson has been relatively quiet. One of the Kelly Benson tenants recently passed away. Karl asked if there has been any conversation about getting a tenant association running again. Royal reports that there are no discussion of this. Staff have not held tenant meetings recently either.

HACSL Staff Report

Lori shared that HACSL received public input regarding the annual plan; a letter from the community requesting a preference for a specific grant. Lori will email this letter out to RAB members. Members discussed preference briefly. Karl pointed out that this would be a great subject to receive more training in this year.

Lori asked if there are any other questions about the Annual or 5 year plans.

Vote on PHA Plan

Carlos motioned to approve the annual and 5 year plans, Royal seconded this motion. Maria opposed the approval of the annual plan. As a representative of the Valley Fair Village residents, she still has concerns as discussed previously. The annual plan was approved by the Resident Advisory Board with a vote of four in favor to one opposed.

Officer Elections

Karl noted that the bylaws are not clear about the timeline for when elections should be held. He suggested clarifying them. After a discussion about when elections should be held and for what term, Royal motioned to modify the Bylaws to state that elections will be held during the last meeting of the fiscal year, and that officers will be elected for a period of two years. Mary Ann Seconded this motion. Board approval was unanimous.

8th and 9th Member to RAB

Members discussed that this is a high priority. Karl proposed holding another meeting to discuss the specifics. He asked members to email him with preferred dates/times. He will contact members to notify when the meeting has been scheduled. Krysta asked Karl to let her know whether HACSL space should be available for the meeting, and whether he would like HACSL staff present at the meeting.

Update on New tenant outreach plan

Maria presented a draft of a welcome letter for the RAB to include with new move-in packets. Karl noted that he has contacted the cartoon artist and submitted a request for permission to use the image in outreach materials. Karl asked for members to review the document and submit feedback to Maria and Karl.

Training

Karl reported that another training opportunity may be the Utah Apartment Association Education Conference held at the South Towne Expo center from 9-4. Admission is \$25 per person. Karl asked members to contact him if they are interested in attending. Using the PHA Plan elements as a guide, Karl plans to draft a spreadsheet as a tool to explore training opportunities. He will send the spreadsheet out and asked members to fill in ideas that they have for training. Karl noted that Kimberly has expressed interest in helping secure trainings for the RAB.

BOC to RAB Summary

Karl reported that he was reelected as the HOI Chair and the AHA Vice Chair. He also reported that Kerry Bate has announced his retirement. The HACSL Board is currently developing a plan to replace this position. Karl noted that the Board is interested in hearing suggestions from the RAB of important qualities of the new executive director. The process has not been decided yet, but Karl agreed to keep members updated.

RAB report to BOC

Karl will report to the Board of Commissioners that the RAB:

- Is evaluating training opportunities for RAB members including the NAHRO conference.
- Is developing a welcome flyer to outreach to new tenants
- Is beginning the process of adding two new members to the board.

- Updated the Bylaws to reflect changes to the officer elections including date and term.
- Approved the PHA annual and 5 year plans.

Next meeting

Next meeting will be held on Wednesday, May 13th 2015 at HACSL Main Office – 3595 S Main Street. Dinner will be served at 5:00 pm and the meeting will begin at 5:30.

Mary Ann motioned to adjourn the meeting. Maria seconded the motion. Board approval was unanimous.

PUBLIC HEARING

2015 Public Hearing Minutes



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE
3595 South Main Street
Salt Lake City, Utah 84115

MINUTES OF PUBLIC HEARING
2015 Annual PHA Plan
2015-2020 Five Year PHA Plan

March 13, 2015

IN ATTENDANCE: Kerry Bate – Housing Authority of the County of Salt Lake
Courtney Jackson – Housing Authority of the County of Salt Lake
Dolores Holsten – Housing Authority of the County of Salt Lake
Brandy Brock – Valley Behavioral Health
Karen Kuipers – Salt Lake County
Jeniece Olsen – Utah Division of Substance Abuse and Mental Health
Chuck Tarver – City of West Jordan

The Public Hearing was called to order at 10:00 a.m. by Courtney Jackson. She distributed copies and reviewed the PHA Plan.

Jeniece Olsen presented a copy of a letter from Robert Snarr, Division of Substance Abuse and Mental Health, requesting a preference for individuals in the CABHI program. Karen Kuipers provided a copy of a letter from Kerry Steadman, Salt Lake County, suggesting that a preference be given to individuals with Shelter Plus Care or Project Based vouchers. Their comments were reviewed. Kerry Bate advised that the PHA Plan will be reviewed with the Board of Commissioners at the meeting next week and both documents will be provided to them.

Courtney Jackson referred to the Goals and Objectives, the PHA Plan Elements and the Needs Assessment. She asked if there were any comments or opinions. It was noted that the hope is to address problems for homeless individuals.

Brandy Brock arrived and Kerry Bate brought her up to date on the meeting.

Kerry Bate advised that the PHA Plan is being reviewed March 18th by the Board of Commissioners and the input from Karen Kuipers and Jeniece Olsen is important in getting chronically homeless people housed. Jeniece Olsen noted that they would like to see a third party included with triage. Kerry Bate advised that HACSL can assist by honoring whatever system is being put together. It makes sense that the system be coordinated by Salt Lake County. The triage system was discussed at length.

Programs reviewed were HARP, Shelter Plus Care, Project Based Vouchers, and Section 8.

It was pointed out that a key component is missing in getting people from transitional housing to being housed. Kerry Bate added that starting the conversation would be good and he suggested that the State appoint a subcommittee to inspect the existing system and to be creative in dealing with the missing solutions. Karen Kuipers and Jeniece Olsen agreed that it would be beneficial if a committee was set up and it would be beneficial to chart out the solutions together.

Kerry Bate noted that it is very generous that Valley Behavioral Health has brought resources together.

Courtney Jackson asked if there were any additions for the future (5 years). Chuck Tarver confirmed that he was good with everything and advised that the City of West Jordan would like to keep up to date and participate wherever they can.

Courtney reviewed the progress made on goals and advised that HACSL has done a good job in maintaining High Performer status. The remainder of the sections were reviewed.

Chuck Tarver inquired if any new sites for construction have been determined. Kerry Bate advised that prospective sites are being investigated. Chuck Tarver will provide information on a future prospect.

The waiting list issue was discussed. Brandy Brock asked about data on how long an individual stays on Section 8. Kerry Bate advised 2.5 to 3.5 years. Karen Kuipers noted it would be interesting to see who moves off and who does not.

Special populations were reviewed. Courtney Jackson noted that HACSL would like input on whether we have addressed the correct populations and are we missing something? Kerry Bate expressed interest in getting demographic data on the homeless and also individuals who do not qualify as chronically homeless.

Karen Kuipers noted there was no mention of HOPWA. She added that Salt Lake County has the largest HOPWA plan in the State of Utah and that HACSL should add a section to the PHA Plan and provide demographics.

Brandy Brock requested information on HARP. Individuals are currently being put in places that do not require background checks.

Kerry Bate referred to the women coming out of prison program, in partnership with the LDS Church, which hopefully will help with recidivism. The pilot project commitment is for one year.

Kerry Bate explained the deadline for submittal of the PHA Plan to HUD and that the Board of Commissioners is scheduled to approve the plan next week. Janice Kimball is out of town and unable to review the recommendations prior to the Board meeting, therefore, Kerry Bate made the suggestion that if the plan is adopted by the Board, perhaps an amendment could be made to address the recommendations.

There were no further questions. The meeting adjourned at 10:58 a.m.

PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

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

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

Housing Authority of the County of Salt Lake

UT003

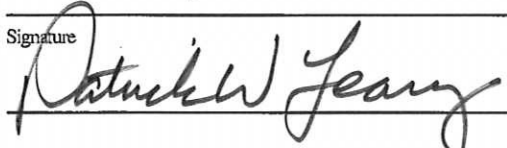
PHA Name

PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 2015- 2020

☒ Annual PHA Plan for Fiscal Years 2015- 2016

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

Name of Authorized Official	Title
Patrick Leary	Board Chair
Signature	Date
	April 15, 2015

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 08/30/2011

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

I, Michael R. Gallegos, Associate Director for the Office of Regional Development of Salt Lake County, certify that the Annual PHA Plan of the Housing Authority of the County of Salt Lake is consistent with the Consolidated Plan of Salt Lake County prepared pursuant to 24 CFR Part 91.

 - March 10, 2015

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act; section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the County of Salt Lake

PHA Name

UT003

PHA Number/HA Code

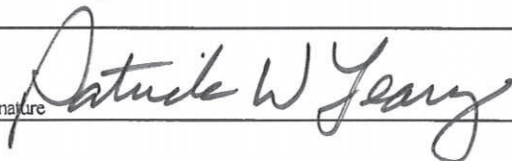
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,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

Name of Authorized Official

Patrick Leary

Title Board Chair

Signature



Date

April 15, 2015

form HUD-50077-CR (1/2009)

OMB Approval No. 2577-0226

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Kerry Bate</u> Print Name: <u>Kerry Bate</u> Title: <u>Executive Director</u> Telephone No.: <u>801-284-4401</u> Date: <u>04/15/2015</u>		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

DISCLOSURE OF LOBBYING ACTIVITIES CONTINUATION SHEET

Approved by OMB
0348-0046

Reporting Entity: Housing Authority of the County of Salt Lake Page 1 of 1

N/A

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Housing Authority of the County of Salt Lake

Program/Activity Receiving Federal Grant Funding

PHA Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

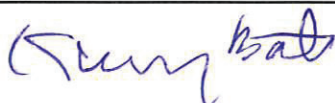
Name of Authorized Official

Kerry Bate

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/15/2015

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the County of Salt Lake

Program/Activity Receiving Federal Grant Funding

PHA Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All Public Housing Units (See attached)

Administrative Offices: 3595 South Main Street, Salt Lake City, Utah 84115

Check here ☒ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Patrick Leary

Title

Board Chair

Signature

X 

Date

April 15, 2015

HACSL Unit Inventory List
Public Housing Units
April 2007

Sorted by AMP number

Name & Address	AMP #	HACSL Project Number	HUD Project Number	Total Units	Off-line Units	Leasable Units
Senior High Rise 1966 & 1992 South 200 East	1	3040	UT99-P003-004	149		149
Valley Fair Village 3060 West 3650 South	2	3120	UT99-P003-012	100		100
Harmony Park Apts (South Main) 3686 South Main (1-12) & 3687 South West Temple (13-20)	3	3020	UT99-P003-002	20	Unit #13	19
Union 7245 South 700 East, 1-14 7233 South 700 East, 15-30	3	3060	UT99-P003-006 UT99-P003-009	14 16		30
Midvale Solar (Sunset Gardens) 380 East 7200 South	3	3110	UT99-P003-011	24	Unit # 7	23
Erin Meadows 1145 West 4835 South (Erin Circle, Erin Lane)	3	3170	UT99-P003-017	34	Unit # 1119	33
Academy Park 4605 South 4800 West (1-12) & 4608 Carnegie Tech (13-24)	4	3031	UT99-P003-003	24	Unit #5	23
Hunter Hollow 4005 South 5425 West (Jannette & Rosemary Circles)	4	3032	UT99-P003-003	20	5414 Jeanette	19
Cyprus Park (Magna) 2983 South 8400 West	4	3033	UT99-P003-003	28		28
Westlake 3520 West 3235 South	4	3050	UT99-P003-005	10		10
Granger 3348 South 4000 West (1-12) 3344 South 4000 West (13-24)	4	3080	UT99-P003-008	24	Unit #12	23
Kearns Mountain View Apts.	4	3160	UT99-P003-016	22	Unit # 25	21

5100 South 4950 West	4	3100	UT99-P003-010	32	Unit # 23	31
15-25 East Southgate (2735 South)	5	3100	UT99-P003-010	6		6
469 East Stanley & 464-474 East Lambourne	5	3100	UT99-P003-010	8		8
1739 West Lake Park (2565 South)	5	3100	UT99-P003-010	4		4
1755 West Lake Park (2565 South)	5	3100	UT99-P003-010	4		4
5746 South 4540 West	5	3100	UT99-P003-010	1		1
3692 South 300 East	5	3100	UT99-P003-010	1		1
65 West Russett (2790 South)	5	3100	UT99-P003-010	1		1
5008 West 6515 South	5	3100	UT99-P003-010	1		1
170 East Whitlock (2500 South)	5	3100	UT99-P003-010	1		1
689 East Millcreek (3495 South)	5	3100	UT99-P003-010	1		1
774-80 East Redmaple (3630 South)	5	3100	UT99-P003-010	2		2
557-59 East Delno Drive (3990 South)	5	3100	UT99-P003-010	2		2
3259 South Katherine (8800 West)	5	3100	UT99-P003-010	1		1
2881 West Lehi (3325 South)	5	3100	UT99-P003-010	1		1
3331 South 7655 West (Fairlane)	5	3100	UT99-P003-010	1		1
4921 South 5020 West	5	3100	UT99-P003-010	1		1
5245 South 4820 West	5	3100	UT99-P003-010	1		1
4451 West 5780 South	5	3100	UT99-P003-010	1		1
4289 West 5500 South	5	3100	UT99-P003-010	1		1
4487 West 5500 South	5	3100	UT99-P003-010	1		1
4903 West 5015 South	5	3100	UT99-P003-010	1		1
4854 South 4620 West	5	3100	UT99-P003-010	1		1

4410 West 4865 South	5	3100	UT99-P003-010	1	1
4769 South 4420 West	5	3100	UT99-P003-010	1	1
4298 West 5655 South	5	3100	UT99-P003-010	1	1
3251 South 4100 West	5	3100	UT99-P003-010	1	1
3478 West Ott Drive (4970 South)	5	3100	UT99-P003-010	1	1
852 East Larkspur (10380 South)	5	3100	UT99-P003-010	1	1
2828 West 3150 South	5	3100	UT99-P003-010	1	1
9418 South Turnpike Lane (175 West)	5	3100	UT99-P003-010	1	1
5176 South 4620 West	5	3100	UT99-P003-010	1	1
1539 West Marty Circle (6970 South)	5	3100	UT99-P003-010	1	1
3321 West 5585 South	5	3220	UT99-P003-022	1	1
461-63 East 7670 South	5	3220	UT99-P003-022	2	2
7460-62 Creek Road (1300 East)	5	3220	UT99-P003-022	2	2
608-10 East Angie Circle (6835 South)	5	3220	UT99-P003-022	2	2
1311-13 East Merritt Circle (5490 South)	5	3220	UT99-P003-022	2	2
1379-81 East Merritt Circle (5490 South)	5	3220	UT99-P003-022	2	2
508-10 East 3610 South	5	3220	UT99-P003-022	2	2
3615-17 South 500 East	5	3220	UT99-P003-022	2	2
541-45 East Delno Circle (3990 South)	5	3220	UT99-P003-022	2	2
632-34 East Malibu (4235 South)	5	3220	UT99-P003-022	2	2
1231-35 East Iris Lane (3630 South)	5	3220	UT99-P003-022	2	2
5536 West Heathrow Circle (4855 South)	5	3220	UT99-P003-022	1	1
5401 West Westslope (4975 South)	5	3220	UT99-P003-022	1	1
3715 West Oskaloosa Dr (6510 South)	5	3220	UT99-P003-022	1	1

3390 West Crown St (5560 South)	5	3220	UT99-P003-022	1	1
6132-34 South Vineway Circle	5	3260	UT99-P003-026	2	2
5645-47 South 1250 East	5	3260	UT99-P003-026	2	2
1318-20 East 4200 South	5	3260	UT99-P003-026	2	2
511-13 East 3635 South	5	3260	UT99-P003-026	2	2
7632-34 South Coachman Circle	5	3260	UT99-P003-026	2	2
7506-08 South 900 East (Husky Way)	5	3260	UT99-P003-026	2	2
5435 West Balsa Avenue (6320 South)	5	3270	UT99-P003-027	1	1
6298 South Balsa Circle (5400 West)	5	3270	UT99-P003-027	1	1
5899 South Blue Meadow Drive (3920 West)	5	3270	UT99-P003-027	1	1
5047 West Jarrad Rd (6095 South)	5	3270	UT99-P003-027	1	1
7955 South Linton Dr (3035 West)	5	3270	UT99-P003-027	1	1
5993 West Lodestone Ave (6000 South)	5	3270	UT99-P003-027	1	1
6378 South Lotus Way (5505 West)	5	3270	UT99-P003-027	1	1
5255 West Stockton St (4880 South)	5	3270	UT99-P003-027	1	1
6087 South Trowbridge Way (5800 West)	5	3270	UT99-P003-027	1	1
5052 West 6600 South	5	3270	UT99-P003-027	1	1
5058 West 6600 South	5	3270	UT99-P003-027	1	1
8478 South 3155 West	5	3270	UT99-P003-027	1	1
5518 West 6600 South	5	3270	UT99-P003-027	1	1
1669 West 8740 South	5	3270	UT99-P003-027	1	1
1679 West 8740 South	5	3270	UT99-P003-027	1	1
3985-A West Rivendell Road (5746 South)	5	3290	UT99-P003-029	1	1

3985-B West Rivendell Road (5746 South)	5	3290	UT99-P003-029	1	1
1362 West Twin Oaks Dr (8820 South)	5	3290	UT99-P003-029	1	1
1358 West Twin Oaks Dr (8820 South)	5	3290	UT99-P003-029	1	1
642 East Malibu Dr (4235 S.)	5	3290	UT99-P003-029	1	1
644 East Malibu Dr (4235 S.)	5	3290	UT99-P003-029	1	1
5997 South 5100 West	5	3290	UT99-P003-029	1	1
1605 West 7620 South	5	3290	UT99-P003-029	1	1
7846 South Honeycomb Circle (3550 East)	5	3290	UT99-P003-029	1	1
7848 South Honeycomb Circle (3550 East)	5	3290	UT99-P003-029	1	1
5471 South Red Lodge Drive (4855 West)	5	3290	UT99-P003-029	1	1
3623 South 500 East	5	3290	UT99-P003-029	1	1
3625 South 500 East	5	3290	UT99-P003-029	1	1
3795 South 300 East	5	3290	UT99-P003-029	1	1
3793 South 300 East	5	3290	UT99-P003-029	1	1
6172-74 South Prairie View	5	3310	UT99-P003-031	2	2
6186-88 South Prairie View	5	3310	UT99-P003-031	2	2
276-78 East Hill Avenue (4050 South)	5	3310	UT99-P003-031	2	2
282-84 East Hill Avenue (4050 South)	5	3310	UT99-P003-031	2	2
4054-56 South 300 East	5	3310	UT99-P003-031	2	2
1408-12 East 3900 South	5	3310	UT99-P003-031	2	2
Total Federal Units				626	7
					619