

HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE



Mural completed by youth ages 12-18 living in Public Housing, who participate in the Leadership and Resiliency Program. A program that promotes goal setting, building healthy relationships, and establishing healthy coping skills.

ANNUAL PHA PLAN

JULY 1, 2017–JUNE 30, 2018

EXECUTIVE SUMMARY

Housing Authority of the County of Salt Lake

July 1, 2017—June 30, 2018

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 veteran, chronic, and family and youth homelessness.
- HUD's HEARTH System Performance Measures.
- Salt Lake County's Collective Impact on Homelessness Initiative and plan to end chronic homelessness.
- State of Utah's plans to end chronic homelessness.
- Salt Lake County's The Future We Choose: A Partnership for greater Salt Lake.

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.

HACSL Board of Commissioners

David Fitzsimmons, Chair

Jennifer Johnston, Vice Chair

Janell Fluckiger

Mark Johnston

Roderic Land

Spencer Moffat

Olivia Niitsuma

Architect

Zions Bancorporation

Salt Lake Government

Consultant

Special Assistant to the President of SLCC

Boyer Corp

Resident Advisory Board

The Housing Authority's annual budget exceeds \$34 million. The Housing Authority staff includes 114 employees, with average job longevity of 6.4 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 provide 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 meets their individual needs, and that those needs evolve and change. We work hard to appreciate and support our residents throughout the evolution of their life 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 low income individuals, families, elderly, physically and mentally disabled residents. HACSL has constructed or acquired 612 public housing units serving over 1,300 individuals and families in Salt Lake County. HACSL also provides housing assistance to 2,483 households through the Section 8 Housing Choice Voucher program and 422 additional households through other Voucher Programs. In addition, we have 627 units that serve low income and special needs populations that face many barriers to housing such as formerly homeless, Veterans, HIV/AIDS, youth aging out of foster care, and individuals with refugee status.

2015-2020 Agency Goals:

- Stabilize overall portfolio of assets for the agency and establish a long-term plan for asset management.
- Maximize High Performing HUD Subsidized Housing Programs (Public Housing and Section 8.)
- Increase Affordable Housing units by 300.
- Work with communities in Salt Lake County to address their affordable housing needs, particularly the southern part of the 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.

2017 Agency Goals:

- Rebrand HACSL to better communicate the agency's mission and clearly define the purpose and relationship of the two entities (HACSL and Housing Opportunities Inc.).
- Develop internal infrastructure plan to accommodate growth necessary to succeed in meeting the 5 year strategic goals, including human resources, technology and core competencies.
- Examine opportunities to apply for the Moving to Work (MTW) program and other programs.
- Implement a new Compliance Module within Software System.
- Complete construction of 80 multi-family units.

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HUD 50075-HP

Housing Authority of the County of Salt Lake

July 1, 2017—June 30, 2018

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Housing Authority of the County of Salt Lake</u> PHA Code: <u>UT003</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2017</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>612</u> Number of Housing Choice Vouchers (HCVs) <u>2483</u></p> <p>Total Combined <u>3095</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attachment 4 Progress on Goals</p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The Housing Authority of the County of Salt Lake's Five Year and Annual Plan for the Fiscal years beginning July 1, 2015, through June 30, 2020, was approved May 21, 2015.</p>

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **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. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (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. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define “significant amendment/modification”, HUD will consider the following to be “significant amendments or modifications”: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for 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>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. 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. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received 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>. (24 CFR §903.7(i))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7(g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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 the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 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.

ATTACHMENT 1

Needs Assessment B.1

July 1, 2017—June 30, 2018



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 1– B.1 Needs Assessment 2017

INTRODUCTION

The housing needs of low-income individuals in Salt Lake County, Utah remain substantial. There is a shortage of 20,675 affordable, available rental housing units for households earning below 30% of AMIⁱ. In their five year Consolidated Plan, the Salt Lake County Consortium highlighted this significant need, setting a goal to build 700 units and provide 300 households with rental subsidy.

Even among those who receive rental subsidy, quality, affordable housing is limited. Low vacancy rates in Salt Lake County have increased rental prices and demand for units, limiting the housing opportunities available to those who receive a Section 8 voucher. As our Public Housing ages there are significant needs for building modernization and improvement that remain unfunded. 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.ⁱⁱ 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	2016 HUD Income Extremely Low Income Limits Salt Lake County Annual Income	Monthly Affordable Housing Guideline (30% of Monthly Income)	FY 2016 Salt Lake County Fair Market Rate (FMR)	Monthly Difference
1	\$15,550	\$389	Studio Apartment - \$603	\$306
2	\$17,750	\$444	One Bedroom Apartment - \$757	\$356
3	\$20,160	\$504	Two Bedroom Apartment - \$938	\$434
4	\$24,300	\$608	Three Bedroom Apartment - \$1,351	\$743

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 2,483 Section 8 Vouchers. The average household receiving assistance through HACSL's Section 8 program has an average annual income of \$12,645.

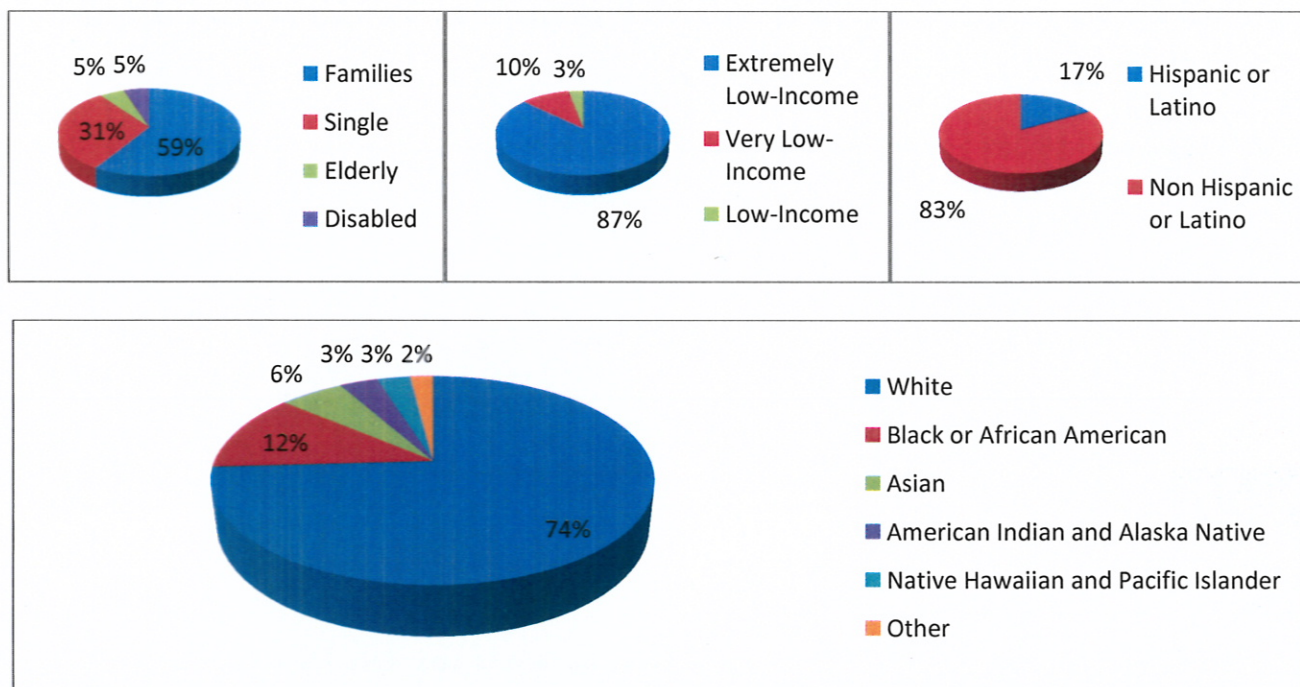
The Housing Authority of the County of Salt Lake owns 612 units of Public Housing. The average household living in HACSL Public Housing has an annual income of \$13,008. Of these 612 units of Public Housing, 249 are designated for Mixed Populations, which include senior citizens and non-elderly individuals with disabilities. The average household annual income for this population living in HACSL Public Housing is \$12,041.ⁱⁱⁱ

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 by Jim Wood there is an estimated 43,000 unit shortfall in the number of affordable housing units available for families at or below 80% of AMI in Salt Lake County.

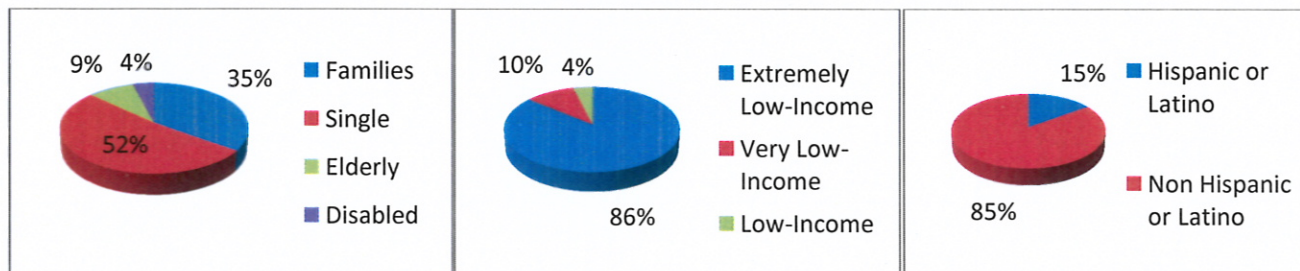
The demand for subsidized housing options for households with limited incomes in Salt Lake County significantly outpaces the current supply. Rental vacancy rates in the Greater Salt Lake Area have reached 2.9%, while 5% is generally considered a balanced market. These factors result in a competitive market, where affordable housing is difficult to find. As of December 2016 there are 4,133 households on the Section 8 waitlist. The Public Housing waitlist includes 6,109 households. In response to the high number of households on these waitlists, the Section 8 and Public Housing waitlists have been closed since 2/5/2014.

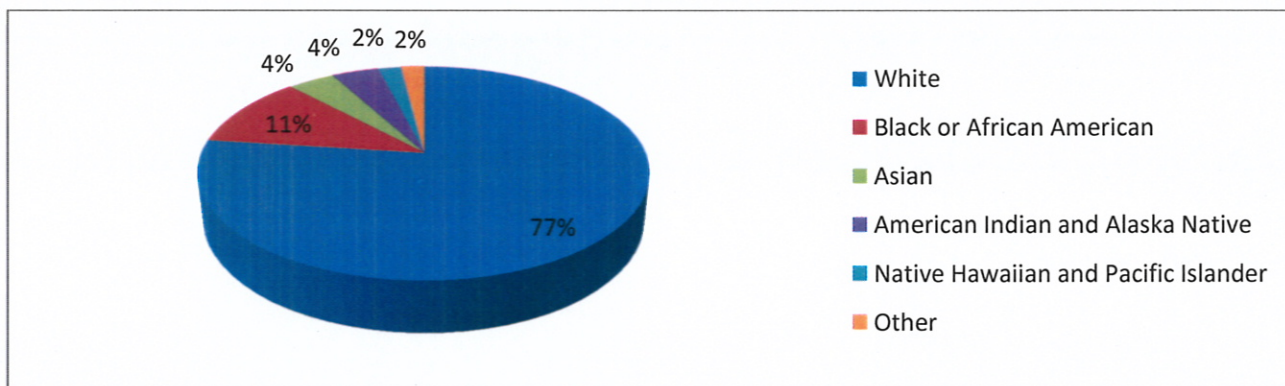
SECTION 8 WAITLIST



The average amount of time that these households have spent on the waiting list is 1,818 days. The next available units in the Section 8 Program will be provided to households that have been on the waiting list since February 2011.

PUBLIC HOUSING WAITLIST



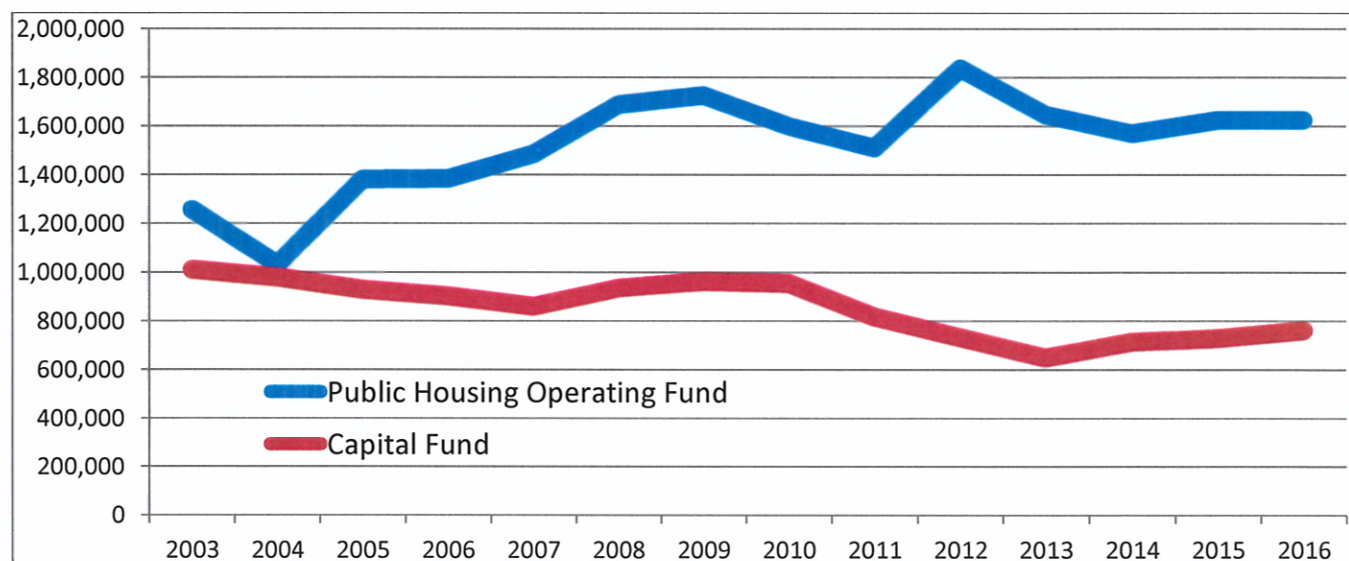


The average amount of time that these households have spent on the waiting list is 737 days. The next available 3 Bedroom units in the Public Housing Program will be provided to households that have been on the waiting list since May 2013.

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. Units come in all sizes and types, from single family homes to high rise apartments. The Housing Authority recently transitioned ten Public Housing units to the Rental Assistance Demonstration program and disposed of four dispersed units reducing its inventory from a total of 626 Public Housing units to 612.

- 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 received \$711,802. This is a \$64,468 increase from 2014 but was still not sufficient to meet the capital needs.
- In 2016, the Housing Authority received \$727,058. This increase of \$15,256 from 2015 continues to leave significant capital needs unmet.
- In 2017, the Housing Authority will receive \$758,926 to manage and plan for capital improvements. Although there is an increase of \$31,868 from 2016, a long term pattern of underfunding continues to leave significant capital needs unmet.



Activities for 2016 include replacing thirty roofs at Union Plaza, two roofs at Sunset Gardens and four roofs within the dispersed units. We replaced exterior concrete stairs at three dispersed units, a water main at Turnpike, five sets of cabinets at the County High Rise and one at Granger. We replaced the heat exchanger at the County High Rise, installed a key card entry system at the County High Rise and upgraded our agency's software system. Elevator upgrades are presently underway at the County High Rise and Force Account work continues with unit modernization throughout the Public Housing portfolio. Upcoming projects include the remaining twenty-two roofs

and asphalt at Sunset Gardens, asphalt at Cyprus Park, roofs and siding on twenty-four units at Academy Park and flooring for the County High Rise.

While we continue to work on preserving critically needed housing stock, our capital needs dramatically exceed available funding. The Housing Authority anticipates expenses over 20 years as reported in the table below.

PUBLIC HOUSING CAPITAL NEEDS			
Property	Number of Units	Short-Term Needs 1-5 Years	Long-Term Needs 6-20 Years
High Rise	149	\$ 3,356,280	\$ 871,000
Valley Fair Village	100	110,870	2,954,480
East	108	589,540	4,469,439
West	128	4,154,304	3,862,461
Scattered Site	127	2,859,550	871,000
TOTAL:	612	\$11,070,544	\$13,028,380

5. Special Populations

Homeless:

According to the 2016 Utah Point In Time Count:

- The Point in Time Count in Salt Lake County identified 1,891 individuals from 1,443 households who were experiencing homelessness during the last week in January, 2016.
- 142 individuals and 6 families were identified as chronically homeless.
- 31% homeless Salt Lake County residents reported a substance abuse disorder.
- 41% homeless Salt Lake County residents reported suffering with a mental illness.
- 23% homeless Salt Lake County residents were survivors of domestic violence.
- 19% homeless Salt Lake County residents were veterans.

During FY2015, The Road Home (Utah's largest shelter)^{iv}:

- Served 7,216 individuals with emergency shelter.
- Served 679 families with 1,029 adults and 1,328 children served 3,747 single men, 1,260 single women.

Homeless Veterans:

According to Housing and Urban Development^v:

- 9% of the adult homeless population are veterans. This is declined by 47% since 2009.
- The nation's homeless veterans are predominately male, at 91% of the total population.
- 97% of homeless veterans are single.

Refugees:

According to the Utah Refugee Services Office, in 2016^{vi}:

- An estimated 60,000 refugees from more than 20 countries have been resettled in Utah, primarily in Salt Lake County. Approximately 99% of refugees are resettled in the Salt Lake Valley.
- Utah resettles about 1,200 refugees every year.
- From January 1, 2016, to June 30, 2016, 745 individuals were resettled through Catholic Community Services and the International Rescue Committee.
- 70% of refugees that are resettled in Utah obtain jobs within the first six months of arrival.^{vii}

Elderly:

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

- Utah's senior population is growing rapidly. By 2030 Utah's senior population will make up more than 13% of the state.
- Utah has the sixth fastest growth rate in the nation for people aged 65 and older.

- 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 vast majority of seniors want to age in place. "Aging in Place" is problematic in suburban areas due to lack of transportation, lack of a wider range of housing options and affordability^{ix}.

Disabled:

According to the US Census' American Community Survey^x:

- Approximately 9% of the Salt Lake County community is disabled.
- Approximately 4% (38,022 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 \$23,336 compared to \$30,665 for non-disabled.

Persons Living with HIV/AIDS:

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

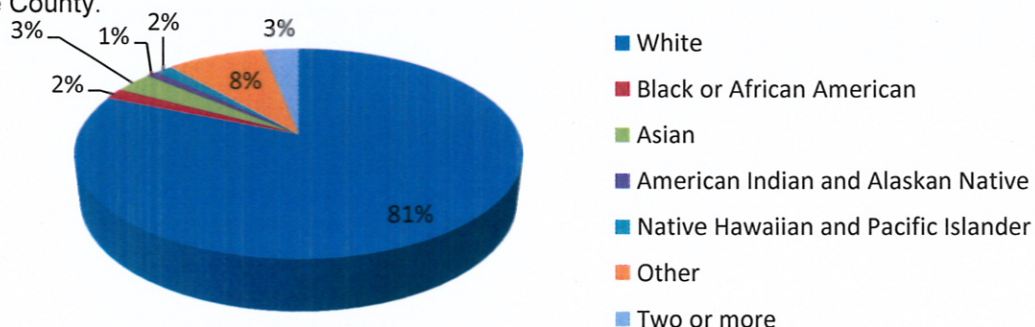
- 2,020 people were reported with having HIV/AIDS in the Salt Lake Valley in 2013.
- 70.3% of people with HIV/AIDS in Utah live in the Salt Lake Valley.
- 83% of the people with HIV/AIDS in Utah are male.
- 35 to 40 households receive a subsidy through the HOPWA program which is managed by the Housing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

Formerly Incarcerated:

- 46% of Utah ex-convicts will end up behind bars again within three years of their release^{xi}.
- 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^{xii}.

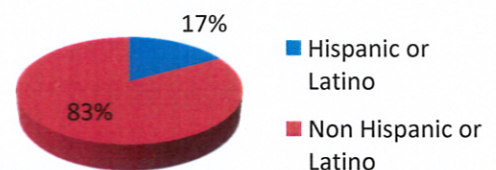
Minority Populations:

According to the 2010 US Census, the graph below demonstrates the following racial and ethnic demographic for the Salt Lake County.



The Salt Lake Fair Housing Equity Assessment states that Hispanics are the largest growing minority group in the state.^{xiii}

- The Hispanic population in Utah has increased by 5% since 2000.
- 17.1% of the Salt Lake County population is Hispanic^{xiv}.
- Approximately 17% of those on the waiting list at the Housing Authority of County of Salt Lake are Hispanic.
- 19.2% of those living in poverty in Salt Lake County are Hispanic^{xv}.



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- ⁱⁱ According to the U.S. Department of Housing and Urban Development
- ⁱⁱⁱ HACSL Database December 2015
- ^{iv} The Road Home 2015 Annual Report
- ^v Housing and Urban Development – 2015 Annual Homeless Assessment Report to Congress
- ^{vi} Utah Department of Workforce Services – Refugee Services Office Annual Report 2016
- ^{vii} *ibid*
- ^{viii} Utah Aging Initiative Report – University of Utah & Utah Department of Human Services
- ^x American Community Survey 2015 Data
- ^{xi} Pew Charitable Trust “Public Safety in Utah” 2016
- ^{xii} 2011 Comprehensive Report on Homelessness
- ^{xiii} Salt Lake County Fair Housing Equity Assessment June 2013
- ^{xiv} www.city-data.com
- ^{xv} www.city-data.com
- ^{xvii} Utah State Health Department- HIV Infections in Utah: Epidemic update 2013

ATTACHMENT 2

AT TACHMENT 2

PHA Elements B.1

July 1, 2017—June 30, 2018

July 1, 2017—June 30, 2018

Other	138,000	General Administrative Operations
TOTAL:	34,476,000	

Rent Determination

A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies

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. No changes in how rents are determined

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.

The Housing Authority is currently updating sections of its Maintenance Procedures, including sections on preventative maintenance, property care and work orders. Any associated changes to our Maintenance Policy will be incorporated, approved and updated on our website @ www.hacsl.org.

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.

Community Service and Self-Sufficiency

Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(ii)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 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. (24 CFR §903.7(ii))

The Housing Authority provides the family with a copy of the community service policy at lease up, annual re-certification, when a family member is determined to be subject to the community service requirement during the lease term and at any time upon the family's request. On an annual basis, at the time of re-certification, the PHA will notify the family in writing of the family members who are subject to the community service requirement and ask that they verify activities and hours completed. Household members who are not in compliance are notified in writing of their options around cure. If after the cure period the family is still non compliant, a notice of termination is sent and the family is given opportunity to request a grievance hearing.

The Bridging the Gap Program strengthens HACSL's Resident Self-Sufficiency programs by expanding the available resources and referral network for case managers and Self-Sufficiency participants. This program utilizes partnerships with community organizations to reduce barriers and facilitate better access to opportunities. The main areas of focus are: Financial management, Employment, Education, Transportation, and Home ownership. This program helps "Bridge the Gap" between existing resources and the needs of HACSL's residents.

Safety and Crime Prevention

Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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. (24 CFR

§903.7(m)) 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.

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.

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 maintain the highest standard of confidentiality while making every opportunity available to victims so that they may feel safe and maintain housing.

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.

Asset Management

State 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 into five asset-based management properties. Our rehabilitation and modernization goals are listed in the Capital Fund grants.

HACSL submitted a Special Application Center application for AMP 5 with the intent to dispose of 123 units of scattered Public Housing with the intent of replacing one-for-one, 123 units of affordable housing multifamily housing.

Civil Rights Certification

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulation, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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.

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

Substantial Deviation

PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan

HACSL defines significant amendment or deviation/ modification to the Annual Plan as any change or additional provision adopted by HACSL that may impact the final outcome identified in the Annual Plan.

Also the Substantial Deviation definition of the PHA Plan will exclude the following Items:

1. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
 - a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
 - b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and

- c. Changes to the financing structure for each approved RAD conversion.

Significant Amendment/Modification

PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

HACSL defines significant amendment or deviation/ modification to the Annual Plan as any change or additional provision adopted by HACSL that may impact the final outcome identified in the Annual Plan.

ATTACHMENT 3

New Activities B.2

July 1, 2017—June 30, 2018



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 3– B.2 PHA Plan New Activities 2017

Hope VI or Choice Neighborhoods

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process.

N/A

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 Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for 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>. (Notice PIH 2010-30)

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 (UT003000004) located at 4605 South 4800 West, West Valley City. Our goal is to complete modernization at Academy Park in 2017. Other units across our project sites (UT003000001, UT003000002, UT003000003, UT003000004, and UT003000005) will be modernized as needed including ADA accessibility.

Demolition and/or Disposition

Describe any public housing projects owned by the PHA and subject to ACCs (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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. 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. (24 CFR §903.7(h))

Demolition and/or Disposition, Conversion of Public Housing: HACSL will continue to assess the functionality and viability of our Public Housing Units. The 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 100 units in UT003000002, 8 units in UT003000005 and an application to the Special Applications Center to Dispose of UT003000005 (119 units)

Designated Housing for Elderly and Disabled Families

Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation.

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

Development Name and Number	County 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	June 2013	June 2013
Number of Units Affected	149	100

Conversion of Public Housing to Tenant- Based Assistance

Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received 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>. (24 CFR §903.7(j))

N/A

Conversion of Public Housing to Project- Based Assistance under RAD

Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

The Housing Authority of the County of Salt Lake has entered into a Housing Assistance Payment (CHAP) contract for the following developments: UT003000002 (100 units) UT003000005 (8units). Additionally, the Housing Authority of the County of Salt Lake is anticipating submitting an application through the Rental Assistance Demonstration (RAD) program for UT003000001 (149 units).

Occupancy by Over-Income Families

A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

N/A

Occupancy by Police Officers

The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

N/A

Non-Smoking Policies

The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

HACSL will implement smoke free policies in UT003000001 and UT003000002 and update policies in UT003000003, UT003000004 and UT003000005. For purposes of this policy the term smoking means inhaling, exhaling, breathing or carrying any lighted or heated cigar, cigarette, or any other tobacco, plant or synthetic product in any manner or form.

Project-Based Vouchers

Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the

projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

Project-Based Vouchers: HACSL's Board of Commissioners has approved policies allowing the authority to project-base up to 20% of the program or up to 471 vouchers. To date 212 vouchers have been project-based.

Units with Approved Vacancies for Modernization

The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

HACSL requests and receives approval from the local field office prior to placing any unit(s) into modernization status. Requests are made when force account work has started or when a contract for modernization work has been awarded.

Other Capital Grant Programs

(i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

N/A

ATTACHMENT 4

Goals and Objectives B.5

July 1, 2017—June 30, 2018



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 4 – B.5 Progress on Mission and Goals July 1, 2016 – June 30, 2017

2015-2020 Agency Goals

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

- Received High Performer status in Section 8 program with 100% SEMAP score.
- Received High Performer status in Public Housing program at 92%.
- 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.

Increase Affordable Housing units by 300.

- Received a 2016 LIHTC Award for Bodhi (80 units of affordable LIHTC Housing).
- Intend to submit a 4% Private Activity Bond allocation for The Hub of Opportunity (99 units of affordable and market housing Units).
- Intend to submit a 9% Low Income Housing Tax Credit allocation for The Hub of Opportunity (57 units of affordable LIHTC Housing units).
- Executed a RAD Commitment to enter into a Housing Assistance Payment (CHAP) contract for Valley Fair Village (AMP 2), and 3900 South/Hill Avenue (AMP 5).
- Closed and Converted 10 units under RAD Westlake, (AMP 4).
- Submitted and modified a Special Application Center application for AMP 5 with the intent to dispose of 119 units of scattered Public Housing with the intent of replacing one-for-one; 119 units of affordable housing multifamily housing.
- Staff received the following training:
 - Tax Credit Compliance
 - Utah Apartment Association Education Conference
 - Fair Housing
 - Rent Calculation
 - Managing Maintenance
 - Capital Fund/Procurement

Increase Affordable Housing in southern area of Salt Lake County.

- Have identified several areas in the southern area of Salt Lake County that are projected to experience significant growth over the next decade. We have also identified leadership that we intend to meet with to discuss the importance of increasing affordable housing in their areas.
- Met with leadership in South Jordan to discuss affordable housing opportunities.

Increase Affordable Rental Subsidies by 450 units.

- The Housing Authority has increased Affordable Rental Subsidies by 136 units.
 - Section 8 has increased housing rental assistance by 13 new VASH Vouchers 6/1/2016 .
 - Section 8 has increased housing rental assistance by 25 new PBV VASH Vouchers 11/14/2016.
 - Supportive Housing has increased housing rental assistance by 10 Units (ACT ML Program).
 - Supportive Housing has increased housing rental assistance by 88 New COC Vouchers.

Continue to diversify funding.

- Applied for RAD in AMPs 2, 4, and 5. Submitted SAC Application for AMP 5.
- Closed and converted 10 units under RAD Westlake, (AMP 4).
- 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.
- From 2015 to 2016, Non-HUD funding increased from \$12.2 million to \$13 million and from 36% to 37% of total agency revenue.



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

Attachment 4 – B.5 Progress on Mission and Goals July 1, 2016 – June 30, 2017

Continue to provide supportive services to assure residents are able to maintain housing and improve well-being.

- 321 of Section 8 and Public Housing households at-risk of losing their housing assistance and becoming homeless received crisis case management services. 97.6% of these household were able to maintain their housing assistance for at least 3 months while 89.6% maintained assistance for a full year.
- The Family Self-Sufficiency (FSS) program served 220 participants with 16 participants successfully completing FSS, together receiving \$99,940 in escrow while 8 participants successfully transitioned off housing assistance.
- The Parents as Teachers (PAT) program, an evidenced based early childhood intervention curriculum served 70 families and 90 children. 82% of youth enrolled in PAT tested on target for Kindergarten on the Ages and Stages screening. Youth below target were referred to outside agencies for early intervention services

2016 Agency Goals

Create a proposal to rebrand HACSL to better communicate the agency's mission and clearly define the purposes and relationship of the two entities (HACSL and Housing Opportunities Inc.).

- A consultant was selected January 2017 and the process is estimated to take approximately 3 months, it will include involvement of internal and external stakeholders.

Develop internal infrastructure plan to accommodate growth necessary to succeed in meeting the 5 year strategic goals, including human resources, technology and core competencies.

- We are currently working on a new payroll and benefits system, a new telephone system, and office space configuration to accommodate growth in staffing and programs

Examine opportunities to apply for the Moving to Work (MTW) program

RAB/PUBLIC HEARING

Housing Authority of the County of Salt Lake

July 1, 2017—June 30, 2018

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
February 8, 2017**

Board Members Present:

Maria Jacobs – Chair
Mary Ann Ericksen – Vice Chair
Royal Miller
Angie Castel

Unexcused:

Carl Schettler
Olivia Niitsuma

Excused:

Laura Allred – Treasurer

HACSL Staff Present:

Lori Pacheco
Braidee Kolendrianos

Welcome

Maria welcomed RAB members & HACSL Staff. Braidee informed members Laura would either be late to the meeting or not make it due to her new job training.

Reading of the RAB Mission

Angie read the RAB Mission.

Inspirational Message

Maria shared the inspirational message: “Ultimately, the only way to experience the richness of life is to live in an attitude of gratitude to appreciate what you have and what you can give. The best way to ensure your happiness is to assist others in experiencing their own.” – Anthony Robbins

Minutes Review

Maria referenced the minutes from the January meeting and asked the RAB members for any questions/changes. No one commented. Royal motioned to approve the minutes. Mary Ann seconded the motion.

Tenant Association Reports

Angie didn't attend the Hi-Rise TA Meeting. Maria could not attend the VFV TA Meeting, but knew the Disabled Rights Action Committee presented to residents. Maria also mentioned that in her annual rent review, she received the RAB Letter and the Annual Resident Satisfaction Survey. Maria asked if RAB members could review the survey and provide feedback at the next meeting. The survey will be sent out with meeting minutes for RAB review. Lori mentioned there is no survey for Section 8 residents, so feedback on that would also be welcome.

RAB Email Feedback

Angie is unable to access the RAB email due to the password. Braidee will reach out to IT to address the situation.

HACSL Staff Member Report

Lori informed members the financial plan has been submitted for the HACSL properties on 3900 South and Hill Ave which have a RAD CHAP. Lori informed members HACSL is going back to the drawing board regarding the VFV remodel/renovation.

Lori shared the news that HACSL is looking to reopen the Public Housing waitlist for a specific time where potential residents can fill out an application. Maria asked if there was a separate waiting list for homeless individuals. Lori informed members that PH, S8, VFV, the Hi-Rise all have their own waitlists. Sites dedicated to the formerly homeless such as Kelly Benson, Grace Mary Manor and Gregson have separate waitlists and also receive referrals from partner agencies.

Lori asked members if they reviewed the Annual Plan and if they had any questions. She also quickly reviewed key changes in the Annual Plan that were addressed at the January RAB meeting such as the HUD smoking mandate. Angie expressed concern that many residents at the Hi-Rise smoke. Lori said HACSL hopes to build a smoking shelter for residents at the Hi-Rise and will look at what options are available at VFV. Lori informed members HACSL will also conduct resident meetings with all of those who will be affected.

Lori also shared that Public Housing was assessed via a PHAS score. PHAS tests the physical conditions of the properties, the financial operations of PH, property management operations, and the use of the capital fund. HACSL scored 92/100, which is a high performer status. Lori mentioned the Bohdi project is under way and HACSL has submitted a tax credit application in partnership with the Columbus Center called the Hub of Opportunity. Maria asked if it would be a family property, and Lori responded it would be a mix population property serving disabled individuals and the market. She also said it will have a live/work program for autistic individuals and have commercial space. HACSL is currently on a tax credit application. Lori also highlighted the increase in affordable housing subsidies through the VASH vouchers for veterans. Maria asked how and where vets apply. Lori said the VA refers clients and HACSL also has a staff member who visits the VA regularly to help assist in the process. HACSL is also looking to partner with landlords who will reserve a unit for veterans through VASH project based vouchers.

HACSL has set the goal to rebrand the agency. Angie asked what that would entail. Lori said possibly a new name, logo and website. HACSL is also updating phone systems and

reconfiguring office space.

Lori asked members for additional comments or questions. She asked all RAB members to have feedback in by the end of February.

Budget Report

Braidee reviewed the current budget due to Laura's absense. After the meal deduction and the stipend deduction, there is a remaining budget of \$5,276.62 for RAB discretion. Mary Ann motioned to approve the budget, Royal seconded the motion.

Training Opportunities

Lori informed members that the Apartment Association Conference would be held on April 25, and early bird registration ends at the end of February. Maria and Mary Ann both confirmed they would attend. Lori informed members that the Annual NAHRO Conference will be held on April 20-21 in St. George. Registration is \$250 per person plus the RAB will have to pay for travel and hotel. Maria expressed interest in attending the NAHRO Conference. Braidee will email RAB members to get commitment for both trainings by Feb 21st.

BOC to RAB Report

Olivia was not in attendance to report.

RAB to BOC Report

Lori will report the RAB is interested in reviewing the HACSL Resident Satisfaction Survey and is interested in having speakers present on HACSL programs at each meeting. Lori will also inform the BOC, the RAB is reviewing the Annual Plan and will hold a vote on March 8th.

Other Business

No other business was addressed.

Next Meeting

Next meeting will be held on Wednesday, March 8, 2017 at HACSL –3595 South Main Street, S. Salt Lake City. Dinner will be served at 5:00 pm and the meeting will begin at 5:30. Royal motioned to adjourn the meeting. Mary Ann seconded the motion.



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 8, 2017**

Board Members Present:

Maria Jacobs – Chair
Mary Ann Ericksen – Vice Chair
Royal Miller
Carl Schettler

Unexcused:

Olivia Niitsuma

Excused:

Laura Allred – Treasurer
Angie Castel

HACSL Staff Present:

Lori Pacheco
Braidee Kolendrianos

Welcome

Maria welcomed RAB members & HACSL Staff. Braidee informed members Laura would either be late to the meeting or not make it due to vehicle issues. Please note, Angie had called Braidee and left a message notifying her of her absence.

FSS Presentation

Candace Armantrout, a Family Self Sufficiency Case Manager, presented to the RAB members on how the FSS program works and the benefits for residents.

Reading of the RAB Mission

Maria read the RAB Mission.

Inspirational Message

Maria shared the inspirational message: “We are what we repeatedly do. Excellence, then, is not an act, but a habit.” – Aristotle

Minutes Review

Maria referenced the minutes from the February meeting and asked the RAB members for any questions/changes. No one commented. Mary Ann motioned to approve the minutes. Royal seconded the motion. The approval was unanimous.

Tenant Association Reports

Carl reported that Jimi Navajar was elected President and David Little John was elected Vice President of the Hi-Rise tenant association. He also reported they have installed a suggestion box for residents. A suggestion was left to clean the ice on the North side of the building better. He mentioned residents are aware of the HUD no smoking mandate. Maria reported there is no committee at Valley Fair Village due to lack of interest from residents. She also reported that Janice Kimball, HACSL Executive Director, attended the last meeting and announced that the rebuild of VFV is on hold for potentially 3 years.

Review HACSL Satisfaction Report Form

Maria asked RAB members for feedback on the HACSL Satisfaction Report Form provided at the last RAB meeting or via email. No members had comments. Maria mentioned that it would be helpful if an envelope were included or suggested by HACSL to provide anonymity.

HACSL Staff Member Report

Lori provided RAB members the Annual Plan and asked for questions or feedback. She mentioned there will be a public hearing on the plan on Friday, March 10th at 10 am at the Housing Authority of the County of Salt Lake. Maria suggested adding in the area of smoking cessation that HACSL should explore placing smoking shelters where possible. Mary Ann motioned to approve the suggestion. Royal seconded the motion.

Budget Report

Braidee reviewed the current budget due to Laura's absence. After the meal deduction and the stipend deduction, there is a remaining budget of \$4,999.71 for RAB discretion..

BOC to RAB Report

Olivia was not in attendance to report. Lori reported that the First Step House presented their vision of creating permanent supportive housing for their clients and using HACSL as property management. Maria asked what the expected number of units would be. Lori responded that HACSL is not sure at this time as planning is just beginning. HACSL shared with the BOC that Public Housing received a High Performer Status after the recent inspections. Lori informed members that some members of the public were in attendance. One man in particular spoke about his S8 voucher and the issues he is experiencing with his landlord. Maria if Olivia was in attendance. Lori informed members Olivia was not at the last 2 BOC meetings. Maria mentioned a previous member was voted off the RAB due to missing 2 meetings without notice, so the RAB must be fair and follow the by-laws. Lori mentioned that the RAB would need to recruit 1 or 3 members to have 7 or 9 members as the by-laws require. Mary Ann proposed a special meeting to be held in April to interview possible new members and asked Braidee

to send out recruitment letters. Mary Ann also motioned to vote Olivia's seat become vacant. Carl seconded the motion. Board approval was unanimous. Mary Ann asked which sites were unrepresented. Lori replied Kelly Benson, Grace Mary Manor, and Bud Bailey Apts. Braidee will send recruitment letters to the managers of the listed sites.

RAB to BOC Report

Lori will report the RAB is recruiting new member(s), approved the HACSL Annual Plan with an added comment about smoking shelters, and that several members will be attending the NAHRO Conference and the Apartment Association Conference.

Other Business

Mary Ann asked what department would be presenting in May. Lori suggested the youth programs, supportive housing programs, or the housing retention program. The RAB agreed to invite the Housing Retention Program to present in May.

Next Meeting

Next meeting will be a special meeting where interviews for new members will be held on Wednesday, April 12, 2017 at HACSL –3595 South Main Street, S. Salt Lake City. Dinner will be served at 5:00 pm and the interviews will begin at 5:30. Mary Ann motioned to adjourn the meeting. Royal seconded the motion.

Memorandum

To: Resident Advisory Board
From: Lori Pacheco
Date: March 10, 2017
Subject: PHA Plan

We appreciate your work on the 2017 PHA Annual Plan and acknowledge the RAB's comment pertaining to Attachment 3-B.2 PHA Plan New Activities 2017 under Non Smoking Policies which reads as follows:

"HACSL will implement smoke free policies in UT003000001 and UT003000002 and update policies in UT003000003, UT003000004 and UT003000005. For purposes of this policy the term smoking means inhaling, exhaling, breathing or carrying any lighted or heated cigar, cigarette, or any other kind of tobacco, plant or synthetic product in any manner for form".

RAB Comment: The Resident Advisory Board recommends HACSL explore placing smoking shelters where possible.

PHA Response: We realize that each apartment community may have different resource needs and/or issues to be considered while making this transition. The Housing Authority will work closely with Residents, the Utah Department of Health and other stakeholders as we assess each property's needs and work through details.

Thank you for your willingness to serve on the Resident Advisory Board and for your role in helping shape the discretionary policies of the Housing Authority of the County of Salt Lake.



HOUSING
AUTHORITY
OF THE COUNTY
OF SALT LAKE

3595 South Main
Salt Lake City, Utah 84115

Phone (801) 284-4400
TDD (801) 284-4407
Fax (801) 284-4406



MINUTES OF THE HACSL PHA PLAN – PUBLIC HEARING

March 10, 2017

HACSL:

Zach Bale – Director of Operations
Marni Timmerman – 504 Coordinator
Dan Pincock – Executive Administrator

PUBLIC:

Emily Harris – Valley Behavioral Health
Ashley Frazier – Valley Behavioral Health

1. WELCOME

The HACSL PHA Plan Public Hearing commenced at 10:08 a.m., and Director of Operations Zach Bale welcomed everyone in attendance.

2. INTRODUCTION – HACSL

Zach Bale introduced himself, followed by Marni Timmerman and Dan Pincock.

3. INTRODUCTION – public

Emily Harris from Valley Behavioral Health (who was joined shortly after by her colleague, Ashley Frazier) introduced herself, explaining her interest for being in attendance at the hearing, which was to understand the Housing Authority better and to see where mutual issues and concerns existed and to discuss how the plan affects HACSL's partners and how aligned the plans were.

4. REVIEW

Zach Bale then reviewed HACSL's PHA Plan, outlining some of the challenges which HACSL faces (need for more facilities, funding, and case managers) and discussing some of HACSL's recent highlights (Bodhi) and goals.

5. DISCUSSION

Emily Harris shared her perspective on their issues related to funding (esp. for case managers), the desire for future properties to be in proximity to service providers/case managers, the need for rental subsidies, and barriers in finding housing for individuals with prior legal challenges. Various topics were discussed, and knowledge and information were shared and exchanged.

6. ADJOURN

The HACSL PHA Plan Public Hearing adjourned at 10:50 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Dan Pincock".

Dan Pincock
Executive Administrator

ADDITIONAL HUD FORMS

Housing Authority of the County of Salt Lake

July 1, 2017—June 30, 2018

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 1, 2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

Housing Authority of the County of Salt Lake
PHA Name

UT003
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2017-18

 5-Year PHA Plan for Fiscal Years 20 - 20

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

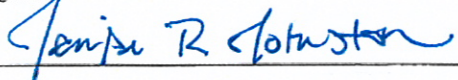
Name of Authorized Official

Jennifer Johnston

Title

Board of Commissioners Vice Chair

Signature



Date

3/15/2017

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

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

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

I, Michael R. Gallegos, the Director, Community Resources and Development, Salt Lake Co
Official's Name *Official's Title*

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

Housing Authority of the County of Salt Lake

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of

Salt Lake County

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

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

The goals to acquire or develop 300 affordable housing units and increase rental subsidies by 450 supports the need for affordable housing for extremely and very low-income households identified in both the Consolidated plan and the AI.

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)

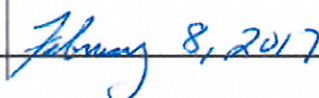
Name of Authorized Official
Michael Gallegos

Title
Community Resources and Development Director

Signature



Date





RESOLUTION #922

FISCAL YEAR 2017-2018 ANNUAL PUBLIC HOUSING AGENCY PLAN

WHEREAS, the Housing Authority of the County of Salt Lake has approved the agency plan; and

WHEREAS, public comments were obtained and the Resident Advisory Board has approved the agency plan:

NOW, THEREFORE, Be It Resolved by the Commissioners of the Housing Authority of the County of Salt Lake as follows:

Section 1. That the agency plan be approved.

Section 2. That this resolution become effective for the Housing Authority from July 1, 2017 to June 30, 2018.

Dated this 15th day of March, 2017



Jennifer Johnston, Vice Chair



Janice Kimball, Executive Director