

HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE



Your Light International provided free professional family portraits to residents
of the Housing Authority of the County of Salt Lake during an event in
November 2017

ANNUAL PHA PLAN

JULY 1, 2018—JUNE 30, 2019

EXECUTIVE SUMMARY

Housing Authority of the County of Salt Lake

July 1, 2018—June 30, 2019

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 System Performance Measures.
- Salt Lake County's Collective Impact on Homelessness Initiative and plan to end chronic homelessness.
- State of Utah's Systematic Approach for Solutions to 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

Jennifer Johnston, Chair
Mark Johnston, Vice Chair
Phil Bernal
Janell Fluckiger
Roderic Land
Spencer Moffat
Gwen White

Zions Bancorporation
Consultant
(ret.) Higher Education Administrator
Salt Lake Government
Special Assistant to the President of SLCC
Boyer Corp
Resident Advisory Board

The Housing Authority's annual revenue exceeds \$35 million. The Housing Authority staff includes 110 employees, with average job longevity of 6.9 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 for 26 years and every year in SEMAP.

HACSL is a full service housing authority that assists low income individuals, families, elderly, and individuals with physical or mental disabilities. HACSL has constructed or acquired 612 public housing units serving over 1,300 individuals and families in Salt Lake County. HACSL additionally owns and operates 372 Tax Credit Properties serving special needs populations that face many barriers to housing such as being formerly homeless, older adults with disabilities and individuals with refugee status.

HACSL also provides housing assistance to 2,493 households through the Section 8 Housing Choice Voucher program and 455 additional households through other rental assistance programs for a total of 2,948 households. These programs serve low income and special needs populations including Veterans, HIV/AIDS, youth aging out of foster care, formerly homeless 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.

2018 Agency Goals:

- Examine opportunities to apply for the Moving to Work (MTW) program as the opportunity becomes available.
- Complete construction of 80 multi-family units, and commence construction on an additional 156 units.
- Examine opportunities to reposition public housing assets including rehabilitation, redevelopment and disposition.
- Implement new processes and staff training to support Preventative Maintenance and Property Management performance.
- Complete program evaluation of programming offered to youth and families. Identify opportunities to enhance the spectrum of services available across all housing programs.

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HUD 50075 HP

Housing Authority of the County of Salt Lake

July 1, 2018—June 30, 2019

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, 2018</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>612</u> Number of Housing Choice Vouchers (HCVs) <u>2493</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"> <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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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 checked="" type="checkbox"/> <input 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 checked="" 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: Please see Attachment 1, B.1 Revision of Plan Elements for all updates. Additionally, HACSL has included its smoke free policy in accordance with PIH-2017-03.</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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input 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. Please see Attachment 2, B.2 New Activities for updates.</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. Please see Attachment 3, B.3 Progress Report for updates.</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><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, 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 checked="" 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> <p>See Other Documents, RAB Minutes for analysis of the RAB recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</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>See attached HUD Form 50075.2</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(j))

☐ **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

B.1 Revision of Plan Elements

July 1, 2018—June 30, 2019

B.1 Revision of Plan Elements:

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).

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 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. For households with serious and persistent mental illness and those who are high users of mental health services, affordable housing provides critical stability. Additional affordable housing is necessary to meet this need. Low-income individuals, including those who are homeless and those with mental illness often have poor credit and a history of criminal activity and/or evictions, making it difficult to qualify for a unit.

The following points will be addressed in this section:

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	2017 HUD Income Extremely Low Income Limits Salt Lake County Annual Income	Monthly Affordable Housing Guideline (30% of Monthly Income)	FY 2018 Salt Lake County Fair Market Rate (FMR)	Monthly Difference
1	\$15,850	\$396	Studio Apartment - \$667	\$271
2	\$18,100	\$453	One Bedroom Apartment - \$834	\$381
3	\$20,420	\$511	Two Bedroom Apartment - \$1035	\$524
4	\$24,600	\$615	Three Bedroom Apartment - \$1475	\$860

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 2,493 Section 8 Vouchers. The average household receiving assistance through HACSL's Section 8 program has an average annual income of \$13,178.

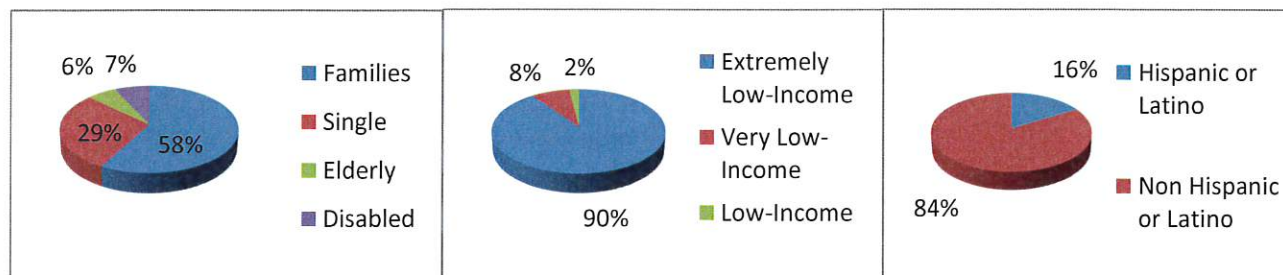
The Housing Authority of the County of Salt Lake owns 612 units of Public Housing. The average household living in HACSL Public Housing has an annual income of \$13,325. Of these 612 units of Public Housing, 249 are designated for Mixed Populations, which include senior citizens and non-elderly individuals with disabilities. The average household annual income for this population living in HACSL Public Housing is \$11,488.ⁱⁱⁱ

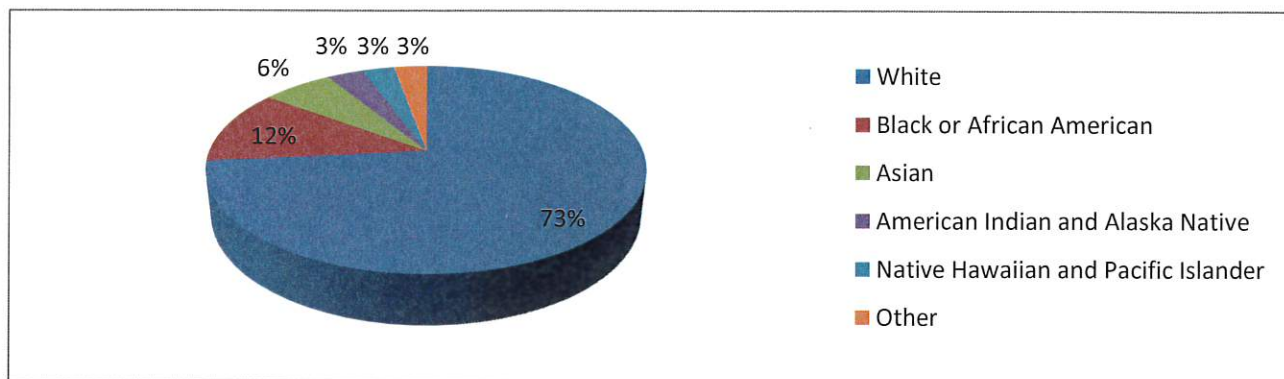
3. Need for Additional Affordable Housing Options

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 2.6%, while 5% is generally considered a balanced market. These factors result in a competitive market, where affordable housing is difficult to find. HACSL's Public Housing and Section 8 waitlists were closed on February 5, 2014. As of December 2017 there are still 1,373 households on the Section 8 waitlist, and this waitlist remains closed. The Public Housing waitlist reopened for 2, 3, and 4 bedroom units on April 10, 2017 and now includes 7,761 households.

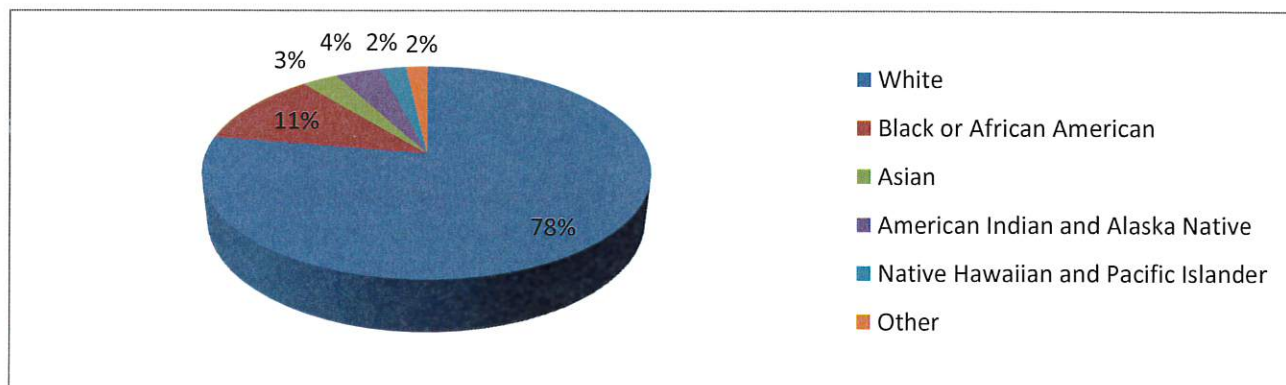
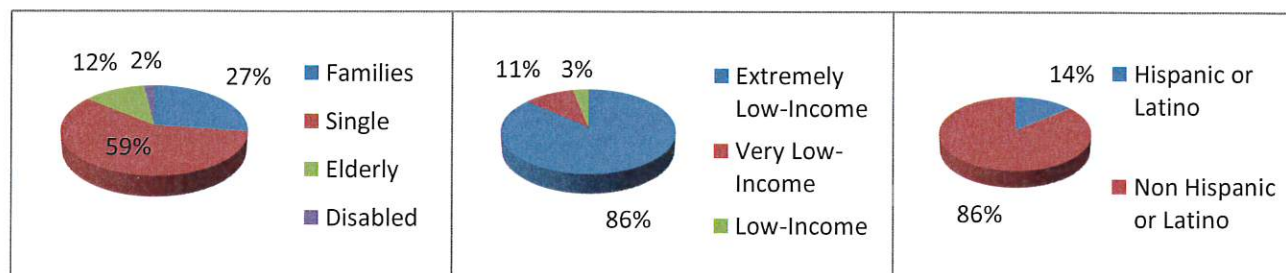
SECTION 8 WAITLIST





The average amount of time that these households have spent on the waiting list is 2,271 days or 6.2 years. The next available units in the Section 8 Program will be provided to households that have been on the waiting list since June 2012.

PUBLIC HOUSING WAITLIST

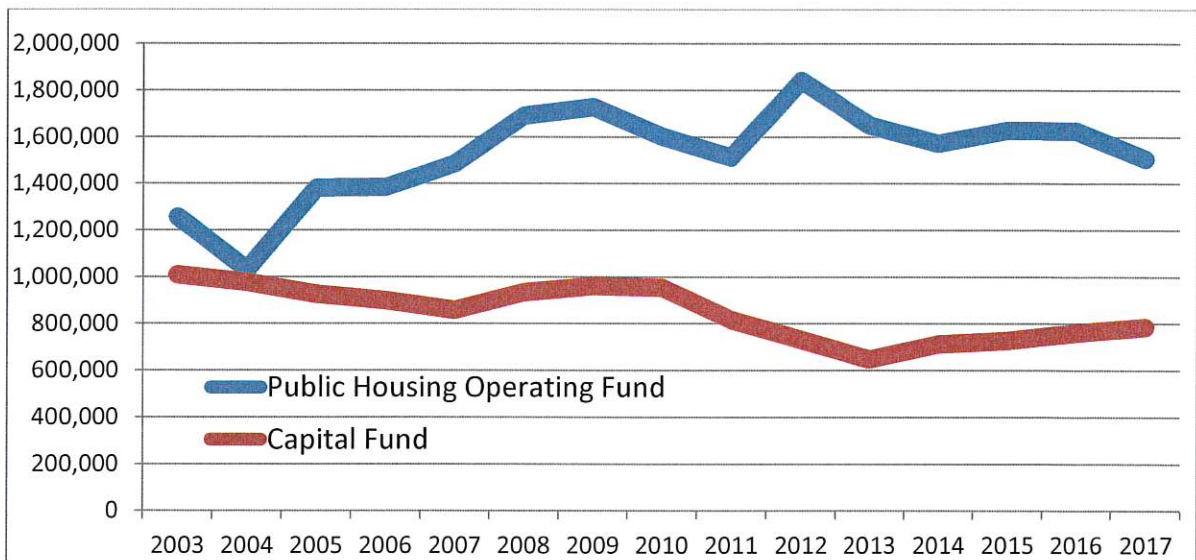


The average amount of time that these households have spent on the waiting list is 629 days or 1.72 years. The next available 2 Bedroom units in the Public Housing Program will be provided to households that have been on the waiting list since May 2012.

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 2012 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 2013 the Housing Authority received \$647,334. \$82,820 less than 2013.
- In 2014 the Housing Authority received \$711,802. This is a \$64,468 increase from 2013.
- In 2015, the Housing Authority received \$727,058. This is an increase of \$15,256 from 2014.
- In 2016, the Housing Authority received \$758,926.
- In 2017, the Housing Authority received \$784,703 to manage and plan for capital improvements. Although there is has been an increase in Capital Funds over the past 4 years, the long term pattern of underfunding continues to leave significant capital needs unmet. As demonstrated in the graph below, current funding has decreased by over \$200,000 over the past 15 years while Public Housing units continue to age and capital needs grow.



The majority of Capital Fund activities planned for 2018 will include replacing roofs, paving parking lots, and repairing rain gutters. Based on current cost estimates, HACSL anticipates replacing two roofs at Sunset Gardens, and all roofs at Hunter Hollow, Academy Park, and Valley Fair Village. Parking lots at Harmony Park, Union Plaza, Sunset Gardens, Hunter Hollow, and Granger are scheduled to be resurfaced. Rain gutters for Valley Fair Village and Harmony Park will be replaced. In addition, Valley Fair Village will receive concrete work to repair sidewalks and the County High Rise is scheduled to receive a new boiler, have new carpet installed, security cameras installed, and five units will receive new kitchen cabinets.

While we continue to work on preserving critically needed housing stock, our capital needs dramatically exceed available funding. In 2017, the Housing Authority contracted Green Physical

Needs Assessment (GPNA) which provided a comprehensive evaluation of the current and future needs of the agency's Public Housing over 20 years. This information is presented in the table below.

PUBLIC HOUSING CAPITAL NEEDS					
Property	Number of Units	Immediate Needs	1 Year	2-5 Years	6-20 Years
High Rise	149	\$7,104.00	\$446,971.65	\$958,765.86	\$3,784,598.35
Valley Fair Village	100	\$0.00	\$647,224.20	\$1,898,852.95	\$2,490,894.71
East	108	\$56,521.20	\$513,942.80	\$1,801,105.08	\$6,711,108.28
West	128	\$49,471.20	\$1,459,563.00	\$2,709,574.45	\$6,354,763.11
Scattered Site	127	\$680,216.17	\$1,023,625.44	\$2,109,238.31	\$7,114,810.94
TOTAL:	612	\$793,312.57	\$4,091,327.09	\$9,477,536.65	\$26,456,175.39

5. Special Populations

Homeless:

According to the 2017 Utah Point In Time Count:

- The Point in Time Count in Salt Lake County identified 2,047 individuals from 1,539 households who were experiencing homelessness during the last week in January, 2017.
- 121 individuals and 22 families were identified as chronically homeless.
- 25% homeless Salt Lake County residents reported a substance abuse disorder.
- 33% homeless Salt Lake County residents reported suffering with a mental illness.
- 29% homeless Salt Lake County residents were survivors of domestic violence.
- 10% homeless Salt Lake County residents were veterans.

During FY2017, The Road Home (Utah's largest shelter)^{iv}:

- Served 8,003 individuals with emergency shelter.
- Served 700 families with 1,106 adults and 1,460 children, served 4,078 single men, 1,490 single women.

Homeless Veterans:

According to Housing and Urban Development^v:

- 9% of the nation's adult homeless population is veterans.
- The nation's homeless veterans are predominately male, at 91% of the total population.
- 98% of homeless veterans are single.
- The 2017 Salt Lake County Point in Time Count identified 197 homeless veterans. 7 of those Veterans are Chronically Homeless.
- Homeless Veterans in Salt Lake County decreased 28% between 2016-2017.

Refugees:

According to the Utah Refugee Services Office, in 2017^{vi}:

- An estimated 65,000 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. In 2017, this number was lower, 799 as a result in federal executive orders.

Elderly:

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

- 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.

Disabled:

According to the US Census' American Community Survey^{viii}:

- Approximately 10% of the Salt Lake County community is disabled.
- Approximately 4% (39,620 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 Centers for Disease Control and Prevention^{xvii}

- 2,702 people were reported with having HIV/AIDS in Utah in 2015.
- 67% of people with HIV/AIDS in Utah live in Salt Lake County.
- 85% of the people with HIV/AIDS in Utah are male.
- Persons experiencing homelessness are diagnosed with new HIV infections at as high as 16 times the rate as the general population.^{ix}
- 50 households receive a subsidy through the HOPWA permanent housing program which is managed by the Housing Authority of the County of Salt Lake. This is currently the largest HOPWA program in Utah.ⁱⁱ

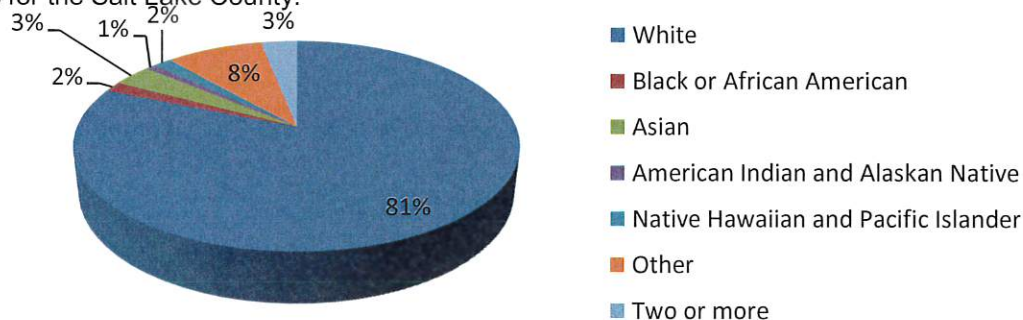
Formerly Incarcerated:

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

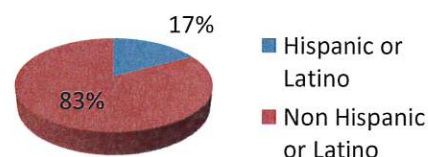
Minority Populations:

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.^{xii}

- The Hispanic population in Utah has increased by 5% since 2000.
- 17.1% of the Salt Lake County population is Hispanic^{xiii}.
- 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^{xiv}.



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\(b\)](#)

See Public Housing Admissions and Continued Occupancy at www.hacsl.org for the Deconcentration Policy.

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

Tenant selection for the Section 8 Tenant-Based Rental Assistance is based on income and the date and time of application. A separate waiting list is maintained for each property receiving Project-Based Vouchers. A preference was established for 5 households annually that are on permanent supportive housing programs that no longer need supportive services to transition to Section 8 program. Preference has been given for tenant relocation associated with RAD and PBV-VASH units. See Section 8 Administrative Policies for details. Regarding eligibility, selection and admissions, see Chapters 3, 4 and 5.

The waiting list for Section 8 has been closed since February 5, 2014. The waiting lists for both the County High Rise and Valley Fair Village opened effective July 20, 2015 and remains open at this time. The waiting list for Public Housing opened April 10, 2017 and remains open at this time.

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\(c\)](#))

Source	Amount	Planned Use
Public Housing Operating Fund	1,498,654	General Operations PH
Public Housing Capital Fund	1,025,426	See CDF plan
Section 8 Tenant-Based Assistance	20,549,390	Rental Assistance
Resident Opportunity & Self-Sufficiency	282,600	Family Self-Sufficiency / ROSS Public Housing
HOME/ State/ County Funding	2,669,602	Rental Assistance
HOPWA	289,115	Rental Assistance
Shelter Plus Care/Continuum of Care	3,026,654	Rental Assistance
Temporary Assistance for Needy Families	36,000	Parent Education
Public Housing Dwelling Rental	1,655,000	General Operations PH
Management Income	1,915,150	General Administrative Operations
Other Dwelling Rent	1,280,792	Operations of Non-Subsidized Units
Section 8 Fraud Recovery	85,000	Section 8 Administrative Operations
Interest Income	86,916	General Administrative Operations
Other	553,862	General Administrative Operations
TOTAL:	34,954,161	

Based on guidance from The Housing Opportunity Through Modernization Act of 2016 (HOTMA), HACSL would like to reserve the right to transfer up to 20 percent of our Operating Funds to our Capital Funds.

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\(d\)](#))

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

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\(b\)](#)).

HACSL's Resident Services Department offers programs to housing authority residents that encourage and promote self-sufficiency and upward mobility. The programs, Family Self-Sufficiency Program (FSS), and ROSS Service Coordinator Program provide opportunities for employment counseling, homeownership counseling and opportunities to become self-sufficient.

Currently HACSL does not operate its homeownership option to assist a family residing in a home purchased and owned by one or more members of the family in conjunction with the HCV program as we do not have the capacity to operate a successful program as defined by HUD regulations.

HACSL does have plans to vet opportunities to offer this program with Public Housing single family homes and will proceed with initial steps of possible implementation.

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\(m\)\(5\)](#))

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.

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

See Public Housing Admissions and Continued Occupancy Policies at www.hacsl.org. No changes are proposed this year

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

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 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\(r\)\(2\)\(ii\)](#))

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.

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- ⁱ State of Utah Affordable Housing Assessment and Plan 2016
- ⁱⁱ According to the U.S. Department of Housing and Urban Development
- ⁱⁱⁱ HACSL Database December 2017
- ^{iv} The Road Home 2017 annual numbers
- ^v Housing and Urban Development – 2017 Annual Homeless Assessment Report to Congress
- ^{vi} Utah Department of Workforce Services – Refugee Services Office Report to the Governor 2017
- ^{vii} Utah Aging Initiative Report – University of Utah & Utah Department of Human Services
- ^{viii} American Community Survey 2015 Data
- ^{ix} HIV Care Continuum – The Connection Between Housing and Improved Outcomes Along the HIV Care Continuum
- ^x Pew Charitable Trust “Public Safety in Utah” 2016
- ^{xi} 2011 Comprehensive Report on Homelessness
- ^{xii} Salt Lake County Fair Housing Equity Assessment June 2013
- ^{xiii} www.city-data.com
- ^{xiv} factfinder.census.gov
- ^{xvii} Centers for Disease Control and Prevention Atlas Plus Data



PUBLIC HOUSING SMOKE-FREE POLICY

I. Background

The Housing Authority of the County of Salt Lake (HACSL) owns and manages 612 units of federally-funded public housing serving low-income individuals and families. Physical housing types vary from single family dwellings to high-rise buildings.

Effective March 31, 2018, smoking or tobacco use will be prohibited in all public housing property owned and operated by the Housing Authority of the County of Salt Lake (HACSL). Implementation of a Smoke-Free Policy is required by the U.S. Department of Housing and Urban Development, and it is consistent with their program goals and objectives. There are no exceptions to this policy.

II. Proposed Policy

The purpose of the non-smoking policy is to improve indoor air quality, benefit the health of public housing residents and PHA staff, reduce the risk of fires, and lower overall maintenance costs.

1. Definition of Smoking: 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. Smoking also includes the use of an electronic cigarette.

2. Smoke-Free Building: No person may use, smoke, hold, or carry lighted tobacco in any form including cigarettes, pipes, or cigars in all public housing properties to include all interior common areas, community rooms, community bathrooms, lobbies, offices, reception areas, hallways, laundry rooms, stairways, and elevators. Smoke and/or tobacco use is also prohibited within all dwelling units.

3. Designated Smoking Areas: Smoking outside on HACSL owned property shall be permitted only in designated smoking areas which shall be at least 25 feet from entry ways, windows, porches, balconies, patios, or ventilation systems. Smoking areas shall be located sufficient distances from the buildings and sidewalks so that secondhand tobacco smokes does not enter the buildings and to ensure residents and guests can avoid walking through secondhand tobacco smoke to enter or leave HACSL-owned properties.

4. Lease Enforcement of Smoke-Free Policy: A violation of the smoke-free policy shall be considered a breach of the lease agreement and will constitute enforcement actions up to and including eviction.

5. HACSL to Promote Smoke-Free Policy: HACSL shall post "no smoking" signs and promote the smoke-free policy as appropriate in meetings and in discussion with residents.

6. Residents to Promote Smoke-Free Policy: Residents, members of a resident's household, resident's guest, or other person under the resident's control must not engage in any smoking of specified prohibited tobacco products in restricted areas or in other outdoor areas that HACSL has designated as smoke-free.

III. Process and Timeline

1. HACSL will continue to consult with the Resident Advisory Board and conduct surveys, outreach, and community meetings to ensure that residents are aware of the proposed policy and are able to make suggestions about its implementation.
2. Partner agencies including the Utah Department of Health and the Salt Lake County Health Department will also work with the resident community to offer education and cessation services. While this smoke-free policy does not require smokers to quit or move, smoking cessation and education resources will be available to all HACSL residents during the implementation period.
3. Current residents will receive a copy of the smoke-free policy and are required to sign lease addendums reflective of the smoke-free policy on or before March 31, 2018. New and existing residents who sign lease agreements effective on or after March 31, 2018, will be given copies of the smoke-free policy and their lease will reflect this policy.

IV. Enforcement

HACSL staff are responsible for fully implementing and enforcing this smoke-free policy, which includes taking steps to ensure 100% of residents and guests are aware of and abide by the smoke-free policy. If a resident is found to be in violation of the smoke-free policy, the following steps will be taken:

- First Offense – Written Lease Violation
- Second Offense – Written Lease Violation
- Third Offense – Written Lease Violation
- Fourth Offense – 30 day Lease Termination

V. Landlord is not a Guarantor of Smoke-Free Environment

HACSL's adoption of a smoke-free living environment does not make HACSL or any of its managing agents the guarantor of residents' health or of the non-smoking condition of the residents' unit and common areas. HACSL shall take reasonable steps to enforce the smoke-free terms of its lease agreement and to make the non-smoking area as smoke-free as is reasonably possible. HACSL is not required to take steps in response to smoking unless HACSL knows of said smoking and does not assume any higher duty of care to enforce this addendum than any other landlord obligation under the lease.

ATTACHMENT 2

B.2 New Activities

July 1, 2018—June 30, 2019

B.2 New Activities:

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)

N/A

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)

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 2018. Other units across our project sites (UT003000001, UT003000002, UT003000003, UT003000004, and UT003000005) will be modernized as needed including ADA accessibility.

HACSL will use financing sources when available to supplement our modernization activities, as HACSL explores funding opportunities for its existing RAD project, or leveraging future portfolio opportunities under the Rental Assistance Demonstration, the Special Application Center, or other HUD programs that are currently unknown at the time of submission of HACSL's PHA Plan.

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))

HACSL will evaluate the feasibility for possible demolition and/or disposition for the following projects:

High Rise UT003000001 - 149 units
Scattered Sites UT003000005 - 127 units
Granger UT003000004 - 24 units
Sunset UT003000003 - 24 units
Hunter Hollow UT003000004 - 20 units

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))

HACSL is evaluating the need and feasibility to convert a portion of AMP 5 - UT003000005 to tenant-based assistance.

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](#)

HACSL will evaluate the feasibility for possible conversion to Project-Based Assistance under RAD for the following projects:

High Rise UT003000001 - 149 units
Scattered Sites UT003000005 - 127 units

Granger UT003000004 - 24 units
Sunset UT003000003 - 24 units
Hunter Hollow UT003000004 - 20 units

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.

HACSL's Board of Commissioners has approved policies allowing the authority to project-base up to 20% of the program or up to 452 vouchers. To date 230 vouchers have been project-based. This does not include 25 VASH project-based vouchers and 10 RAD-Project-Based Vouchers. HACSL would also like to exercise it's 10% option under HOTMA to provide an additional 226 project-based vouchers. (HACSL's 25 VASH project-based vouchers and 10 RAD-Project-Based Vouchers are excluded from the 10% or 20% cap.)

HACSL plans to release two PBV RFPs. One RFP will provide up to 50 vouchers to serve individuals who have a disability and who have a high usage of community services. A second RFP will provide up to 25 vouchers to promote new affordable housing development serving extremely low-income Section 8 households.

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.

Westlake, a 10 unit property, was converted through the RAD program in the past and will be remodeled in the coming fiscal year.

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

Based on guidance from The Housing Opportunity Through Modernization Act of 2016 (HOTMA), HACSL would like to reserve the right to transfer up to 20 percent of our Operating Funds to our Capitol Funds. (See B.1 Financial Resources)

ATTACHMENT 3

B.3 Progress Report

July 1, 2018—June 30, 2019

B.3 Progress Report:

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\(r\)\(1\)](#))

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 as consistent with HUD guidance as outlined in the Uniform Physical Conditions Standards (UPCS).

Increase Affordable Housing units by 300.

- Received a 2016 LIHTC Award for Bodhi (80 units of affordable LIHTC Housing). Bodhi units come online in March 2018.
- Received in 2017 a 4% Private Activity Bond allocation for The Hub of Opportunity (89 units of affordable and market housing Units).
- Received in 2017 a 9% Low Income Housing Tax Credit allocation for The Hub of Opportunity (51 units of affordable LIHTC Housing units).
- Received in 2017 a New Market Tax Credit in-take request for 16 live/work units along with 10,000 square feet of commercial space.
- Staff received or will receive the following training:
 - Tax Credit Compliance
 - Utah Apartment Association Education Conference
 - Fair Housing
 - Rent Calculation
 - Customer Service in Public Housing and Housing Choice Voucher
 - Housing Quality Standards
 - Housing Choice Voucher Executive Management
 - UPCS (REAC Inspection)
 - Boiler/Chiller
 - UPCS-V Demonstration Training

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 Draper, Midvale, Sandy, South Jordan and South Salt Lake 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 25 new PBV VASH Vouchers 7/1/2017.
 - 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.
 - Supportive Housing was awarded \$1.3 million in housing support for Operation Rio Grande. Program projected to serve at least 67 households that are homeless and within the Rio Grande neighborhood. Assistance will provide barrier removal, security deposit, and up to 18 months of tenant-based rental assistance.

Continue to diversify funding.

- 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 2016 to 2017, Non-HUD funding increased from \$11.4 million to \$11.9 million but decreased from 32% to 31% of total agency revenue due to an increase of \$1.6 million in Housing Choice Voucher funding

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. Funding for this initiative ended June 30, 2017.
- 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
- In partnership with PC's for People, and HUD, HACSL was able to provide 84 households with computers and 30 WIFI hotspots to residents in the Public Housing and Housing Choice Voucher Programs.

2017 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.).**

- HACSL entered under contract to complete the agency rebrand in May 2017. May-November 2017: the organization completed a community assessment, interviewing internal and external stakeholders to learn more about the organization. December - January: HACSL is exploring renaming options, and is developing an agency vision.

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 have implemented a new payroll and benefits system, a new telephone system, and completed an office space configuration to accommodate growth in staffing and programs. We have also set up Wi-Fi in the main office to accommodate the needs of all that use the office space. We are working on specific software modules to meet strategic goals such as the inspection module and reasonable accommodation module.

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

- Attended HUD feedback session in Denver

OTHER DOCUMENTS

Housing Authority of the County of Salt Lake

July 1, 2018—June 30, 2019

**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, 2018, 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

UT0013
PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2018-19

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

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

Name of Authorized Official <u>Jennifer R. Johnston</u>	Title <u>Chair, Board of Commissioners</u>
Signature <u>Jennifer R. Johnston</u>	Date <u>3/21/2018</u>



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 7, 2018**

Board Members Present:

Maria Jacobs – Chair
Mary Ann Ericksen – Vice Chair
Laura Allred – Treasurer
Karen Shelton
Royal Miller
Gwen White
Carl Schettler
Kathy Larsen

HACSL Staff Present:

Braidee Kolendrianos
Lori Pacheco
Krysta Niemczyk

Welcome

Maria welcomed RAB Members to the meeting.

RAB Input on VISTA Application

Krysta informed RAB members that HACSL is applying for a 3 year AmeriCorps VISTA project. The project goal is to improve how HACSL serves residents during their experience obtaining housing including the waitlist, orientations, & while being housed. She gave an overview of what AmeriCorps VISTA is & that the project would employ 3 VISTAs to focus on the three main areas of the project: Customer Service, Quality Assurance/Data, & Fundraising/Public Relations. Krysta asked members if they had questions & if they'd be willing to provide regular input such as feedback, changes to makes, etc. in hopes of helping the project be representative of the population. Karin mentioned she liked the simplicity of the flow chart for accessing services. Kathy mentioned she felt like the process was very long & difficult, but it should also be celebrated as it will benefit the clients enormously. Krysta requested that the RAB provide specific feedback & write up a few sentences of the RAB's support of the VISTA project to show that the community also thinks the project is needed & wanted. Mary Ann asked when the application was due. Krysta said it was a process, but that HACSL would like to submit by Feb 16th as HACSL hopes to have the first round of 3 VISTAs



start July 2018. Mary Ann expressed interest in sending a message of RAB support. Laura said she'd be willing to write up a short letter of support. Krysta thanked & asked members if they had any questions before she excused herself. No questions were presented.

Reading of the RAB Mission

Maria read the mission of the RAB.

Inspirational Message

Maria shared the inspirational message: "Let's remember that it takes both the white & black keys of the piano to play "The Star-Spangled Banner."" – Charles L. Wallis

Minutes Review

Maria referenced the minutes from the January meeting & asked the RAB members for any questions/changes or if anyone wanted to update the status of a January issue. No one commented. Maria mentioned that it seems Property Management is still not around consistently at Valley Fair Village. Mary Ann motioned to approve the minutes, Royal seconded the motion. Board approval was unanimous.

Property Reports

Kathy & Gwen at Kelly Benson reported there have been issues with a violent/drunk resident on the property. They felt he has been given many warnings, but nothing had been done & reported KB residents have expressed they are worried & afraid due to the Housing First policy. Kathy also mentioned another resident is requesting scent-free hallways & common spaces. Maria suggested to review the lease agreement & follow it, but worries about residents with violent tendencies. Kathy paraphrased that KB leases state that residents are able to do as they wish in their rooms, but must comply to common space rules. Lori mentioned Sunney & Natalie are likely aware and working on a plan, while sometimes it may seem like nothing is happening often things are in the works behind the scenes. She expressed that she understands it can be frustrating, but HACSL also must keep all confidentiality of their residents. Kathy expressed that KB residents are asking if they don't have to follow the rules, why do we? Lori understood that no one wants to live in chaos & the concerns have been heard. Maria reported VFV is quiet at the time. New contractors have also began working on the roofs again.

BOC to RAB Report

Gwen & Lori reported that the Board spoke more of the agency rebrand including mission, values, name options, etc. The board also adopted the smoke-free policy & the S8 plan. The board also approved the bad debt write offs from July-Dec 2017.

HACSL Staff Member Report

Lori provided members with the most updated version of the Annual Plan. She went over the updates in the plan with the RAB members including...



- The 2018 Agency goals.
Laura asked for a definition of disposition. Lori said it meant to sale or dispose of the properties however families living in them would be offered another subsidized housing option. Maria asked about the disposition of VFV. Lori says nothing will happen for now as the original RAD application has expired. HACSL will examine opportunities for VFV for this year.
- HACSL's plan to vet opportunities of the possibly to offer a homeownership option to assist families.
- The Public Housing Smoke-Free policy has been adopted.
- HACSL will evaluate the feasibility for possible demolition and/or disposition, and possible conversion to Project-Based Assistance under RAD at High Rise, Scattered Sites, Granger, & Sunset.
Carl asked what there was to fix? Lori explained Public Housing funds are constantly getting cut, so HACSL is looking for other funding options to ensure longevity.
- Under Capital Improvements, added the estimated costs for physical improvements for dwellings.
Kathy asked how it is determined what is fixed at the properties? Lori informed members it is based on urgency & if it's a health & safety issue. HACSL will plan for certain Capital Improvements. Gwen asked where the money comes from. Lori said HACSL had been building a reserve for each property for emergencies, urgent matter, or unforeseen problems. Some HACSL properties are not tied to HUD & HACSL is able to use reserve for improvements after all operating costs are accounted for. She mentioned the reserve budgets change annually.

Lori mentioned no additional content will be added to the plan, but minor changes may be made. Maria mentioned she was on the S8 waiting list, but at the time her spot was up she declined the assistance because she enjoyed living in senior housing at VFV. Since then, HACSL has changed VFV to senior & disabled housing. Maria feels she is stuck at VFV since the S8 waitlist is closed. She asked if the lease should have been changed to say senior & disabled housing. Lori said no as the lease is tied to Public Housing, not senior housing.

Apt. Association Trade Show & NAHRO

Lori informed members the Apartment Association Conference & Trade Show will be held April 25th & will be \$45 per person at the South Towne Expo Center in Sandy. The Conference will include education workshops & vendors in housing services. Mary Ann, Maria, & Kathy signed up to attend the Apt. Association Trade Show. If other members are interested in attending, email Braidee or Lori by Feb 20th.

Lori informed members the National Association of Housing & Redevelopment Officials Conference will be held April 19-20th in St. George, Utah. The Conference will include workshops, breakout sessions, HUD updates, homelessness updates, & more. Kathy, Carl, & Maria signed up to attend the NAHRO Conference.

Use of Tenant Participation Funds



Maria provided members with the HUD Guidelines on the use of Tenant Participation Funds. She asked for everyone to review it & highlight where they think the leftover funds at the end of this fiscal year should be donated to.

RAB to BOC Report

Gwen will share that the RAB is reviewing the Annual Plan, Krysta informed members of the AmeriCorps VISTA application & the RAB has expressed their support, and many members will be attending the Apartment Association Trade Show & NAHRO.

Budget Report

Laura reviewed the budget with the members. Braidee noted \$310.24 was spent in TRAVEL last year, but it did not hit the correct Fiscal Year budget, so it was corrected & added to this year's budget. After the meal & stipend deductions, the remaining amount for RAB discretion is \$4,669.21.

Other Business

Kathy reviewed the RAB email responses with the members. Only one response was reported back in August 2017 where a resident was getting evicted and was asking for help.

Next Meeting

Next meeting will be held on Wednesday, March 14, 2018 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, 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 14, 2018**

Board Members Present:

Maria Jacobs – Chair
Mary Ann Ericksen – Vice Chair
Laura Allred – Treasurer
Karen Shelton
Royal Miller
Gwen White
Carl Schettler
Kathy Larsen

HACSL Staff Present:

Braidee Kolendrianos
Lori Pacheco

Welcome

Maria welcomed RAB Members to the meeting.

Reading of the RAB Mission

Kathy read the mission of the RAB.

Inspirational Message

Maria shared the quote, “If you have built castles in the air, your work need not be lost; that is where they should be. Now put the foundation under them.” –Henry David Thoreau

Minutes Review

Maria referenced the minutes from the February meeting & asked the RAB members for any questions/changes or if anyone wanted to update the status of a February issue. No one commented. Mary Ann motioned to approve the minutes, Royal seconded the motion. Board approval was unanimous.



Property Reports

Carl reported that some residents at the High Rise have expressed complaints about the HUD smoke-free policy. Carl said he's reminded them it is a national mandate & not targeted to specific populations or areas. Gwen & Kathy reported it is mostly quiet at Kelly Benson & the man who was causing majority of the issues has been evicted. Kathy also mentioned that Kelly Benson has purchased their own set of soda pop & candy machines & residents are excited about the change.

Email Report

Kathy reported no new emails on the RAB account, but would like to discuss ways of increasing awareness of the RAB among HACSL residents. Kathy feels that the RAB letter in the re-certification packet isn't highlighted enough. Maria mentioned she would like for HACSL staff to review the letter with residents & encourage them to use the RAB email. Mary Ann asked if HACSL caseworkers could inform residents of the RAB. Lori mentioned some residents have in person appointments, but some solely use the mail for re-certification. Lori suggested inserting a blurb about the RAB in the property newsletters that managers send out a few times each year. Braidee reminded RAB members they have \$300 in their supplies budget to use if they'd like to mail out information about the RAB.

BOC to RAB Report

Gwen reported the February meeting was canceled, but the BOC will meet for a retreat the next week.

HACSL Staff Member Report

Lori informed members there were no additional changes to the Annual Plan. HACSL held a public meeting regarding the Plan the week before, but no one attended. Maria submitted a comment to Dan Pincock stating it seems as if disabled applicants are being selected from the waiting list before elderly applicants. Lori informed her & all members that HACSL does not select applicants based on population, but rather based on date and time of application. If an applicant applies for public housing & now meets the criteria for a specific public housing property, they're application will be selected based on the date & time they applied on the waitlist. Gwen gave her own example, she applied for regular affordable housing & housing for disabled individuals, and her spot on the waitlist came up first for the housing for disabled individuals. Maria feels there is a great need for affordable housing for elderly people. She suggested writing a letter to the legislature. Carl suggested the State needs more housing options, so he suggested writing to the legislature for additional funding. Maria asked Carl to draft a letter to the legislature on behalf of the RAB. Carl agreed & said he will focus on the need for funding & more affordable housing options. He also suggested exposure on TV could be a good option to increase awareness. Gwen mentioned there are around 3,000 homeless people in SLC & while Housing First is a great method, there are not enough units. Carl asked what the waitlist numbers were. Lori will bring the waitlist numbers to the May meeting.



Maria asked members for any final comments or feedback on the Annual Plan. No one commented. Carl motioned to approve the Annual Plan & Royal seconded the motion. Board approval was unanimous.

Apt. Association Trade Show & NAHRO

Finalized travel plans during dinner. Maria asked members to bring any notes from the Apt. Association Trade Show & NAHRO to the May meeting.

RAB to BOC Report

Gwen will share that the RAB approved the Annual Plan, is working on writing a letter to the Utah legislature, and many members will be attending the Apartment Association Trade Show & NAHRO.

Lori will see if the NAHRO lobbyist or another Housing Advocate can provide RAB members a short review of the housing related bills presented in the 2018 legislature at the May meeting.

Budget Report

Due to Laura's absence, Braidee reviewed the budget. After the meal & stipend deductions, the remaining amount for RAB discretion is \$4,239.28.

Other Business

Royal asked for HACSL staff to check the RAB by-laws regarding elections for the Board. RAB members decided to hold the May meeting at the High Rise. HACSL staff will set it up.

Next Meeting

Next meeting will be held on Wednesday, May 9, 2018 at the High Rise –1966 South 200 East, Salt Lake City. Dinner will be served at 5:00 pm and the meeting will begin at 5:30.

Mary Ann motioned to adjourn, Royal seconded the motion.

**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 Dir., Housing and Community Dev., 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 the

Salt Lake County

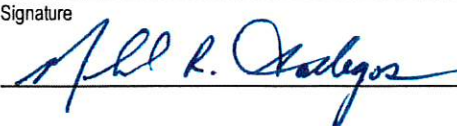
Local Jurisdiction Name

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.

HA has met the development goals for the special needs populations in support of the CP and has more units planned for the next year. The collaboration goals have been instrumental to expand needed supportive services for the special populations benefitting from housing. Expanding affordable housing opportunities to areas of the county where access to jobs and transportation is in demand will demonstrate a measurement of success for those families seeking increased economic opportunities.

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

Name of Authorized Official	Title
Michael R. Galligos	Div. Director
Signature	Date
	02/15/2018

CAPITAL IMPROVEMENTS

Housing Authority of the County of Salt Lake

July 1, 2018—June 30, 2019

Capital Fund Program - Five-Year Action Plan

Part I: Summary							
PHA Name: Housing Authority of the County of Salt Lake		Locality (City/County & State)					
PHA Number: UT003		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)					
A.	Development Number and Name	Work Statement for Year 1 2015	Work Statement for Year 2 2016	Work Statement for Year 3 2017	Work Statement for Year 4 2018	Work Statement for Year 5 2019	
	COUNTY HIGHRISE (UT003000001)	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	
	VALLEY FAIR VILLAGE (UT003000002)	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	
	ERIN MEADOWS (UT003000003)	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)	\$90,000.00	\$90,000.00	\$181,293.00	\$90,000.00	\$90,000.00	
	FEDERAL DISPERSED (UT003000005)	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	\$90,000.00	
	AUTHORITY-WIDE	\$265,000.00	\$265,000.00	\$243,410.00	\$265,000.00	\$265,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2015	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	COUNTY HIGHRISE (UT003000001)			\$90,000.00
ID0043	Physical Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	General Improvements to Dwellings		\$90,000.00
	VALLEY FAIR VILLAGE (UT003000002)			\$90,000.00
ID0044	Physical Improvements(Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Physical Improvements to Dwellings		\$90,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2015		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0045	ERIN MEADOWS (UT0030000003)	Physical improvements to dwellings		\$90,000.00
ID0046	Physical Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete -Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Scaffolding,Dwelling Unit-Site Work (1480)-Site Preparation,MAGNA, ACADEMY PARK AND HUNTER (UT0030000004)	Physical Improvements to Dwellings		\$90,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2015	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Water Lines/Mains			
	FEDERAL DISPERSED (UT003000005)			\$90,000.00
ID0047	Physical Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Carports -Surface Garage, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Physical Improvements to Dwellings		\$90,000.00
	AUTHORITY-WIDE (NAWASD)			\$265,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2015	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0048	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Improvements to Central Office IT systems & Training activities		\$2,500.00
ID0049	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund		\$71,500.00
ID0050	Operations(Operations (1406))	Operations Costs		\$143,000.00
ID0051	Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$15,000.00
ID0052	PHA-Wide Non-Dwelling Structures and Equipment(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape) Subtotal of Estimated Cost	PHA-Wide Non-Dwelling Structures and Equipment		\$33,000.00
				\$715,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2016	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	COUNTY HIGHRISE (UT0030000001)			\$90,000.00
ID0033	Physical Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) VALLEY FAIR VILLAGE (UT0030000002)	General Improvements to Dwellings		\$90,000.00
				\$90,000.00
ID0034	Physical Improvements(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Interior (1480)-Curb and Gutter,Dwelling Unit-Interior (1480)-Fencing,Dwelling Unit-Interior (1480)-Landscaping,Dwelling Unit-Interior (1480)-Lighting,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Seal Coat,Dwelling Unit-Interior (1480)-Stripping,Dwelling Unit-Interior (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Decks and Patios,Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Interior (1480)-Gutters - Downspouts,Dwelling Unit-Interior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Roofs,Dwelling Unit-Interior (1480)-Siding,Dwelling Unit-Interior (1480)-Soffits,Dwelling Unit-Interior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Physical Improvements to Dwellings		\$90,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2016	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	ERIN MEADOWS (UT003000003)			\$90,000.00
ID0035	Physical Improvements(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes	Physical improvements to dwellings		\$90,000.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$90,000.00
ID0036	Physical Improvements including "Force Account"(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-	Physical Improvements to Dwellings		\$90,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2016	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	<p>Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape)</p> <p>FEDERAL DISPERSED (UT003000005)</p>			\$90,000.00
ID0037	<p>Physical Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports-Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)</p> <p>AUTHORITY-WIDE (NAWASD)</p>	Physical Improvements to Dwellings		\$90,000.00
				\$265,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2016	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0038	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Improvements to Central Office IT systems & Training activities		\$2,500.00
ID0039	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund		\$71,500.00
ID0040	Operations(Operations (1406))	Operations Costs		\$143,000.00
ID0041	Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$15,000.00
ID0042	PHA-Wide Non-Dwelling Structures and Equipment(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape) Subtotal of Estimated Cost	PHA-Wide Non-Dwelling Structures and Equipment		\$33,000.00
				\$715,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2017	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	COUNTY HIGHRISE (UT003000001)			\$90,000.00
ID0023	Physical Improvements including "Force Account"(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	General Improvements to Dwellings		\$90,000.00
	VALLEY FAIR VILLAGE (UT003000002)			\$90,000.00
ID0024	Physical Improvements including "Force Account"(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Interior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Decks and Patios,Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Interior (1480)-Gutters - Downspouts,Dwelling Unit-Interior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Roofs,Dwelling Unit-Interior (1480)-Siding,Dwelling Unit-Interior (1480)-Soffits,Dwelling Unit-Interior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Physical Improvements to Dwellings		\$90,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2017	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	ERIN MEADOWS (UT003000003)			\$90,000.00
ID0025	Physical Improvements including "Force Account"(Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mans,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Physical improvements to dwellings		\$90,000.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$181,293.00
ID0026	Physical Improvements including "Force Account"(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non	Physical Improvements to Dwellings		\$181,293.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2017	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	<p>Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)</p> <p>FEDERAL DISPERSED (UT003000005)</p>			\$90,000.00
ID0027	<p>Physical Improvements including "Force Account"(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Tubs and Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)</p> <p>AUTHORITY-WIDE (NAWASD)</p>	Physical Improvements to Dwellings		\$90,000.00
				\$243,410.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2017	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0028	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Improvements to Central Office IT systems & Training activities		\$3,000.00
ID0029	Administration/Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration of Capital Fund		\$78,470.00
ID0030	Operations(Operations (1406))	Operations Costs		\$156,940.00
ID0031	Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$5,000.00
	Subtotal of Estimated Cost			\$784,703.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2018	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	COUNTY HIGHRISE (UT003000001)			\$90,000.00
ID0003	Physical Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	General Improvements to Dwellings		\$90,000.00
	VALLEY FAIR VILLAGE (UT003000002)			\$90,000.00
ID0004	Physical Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Main	Physical Improvements to Dwellings		\$90,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2018	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	ERIN MEADOWS (UT003000003)			\$90,000.00
ID0005	Physical Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling MAGNA, ACADEMY PARK AND HUNTER (UT003000004)	Physical improvements to dwellings		\$90,000.00
ID0006	Physical Improvements including "Force Account"(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting	Physical Improvements to Dwellings		\$90,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2018	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Stripping, Dwelling Unit-Site Work (1480)-Water Lines/Mains)			
	FEDERAL DISPERSED (UT003000005)			\$90,000.00
ID0007	Physical Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclcat),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Physical Improvements to Dwellings		\$90,000.00
	AUTHORITY-WIDE (NAWASD)			\$265,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2018	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0008	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Improvements to Central Office IT systems & Training activities		\$2,500.00
ID0009	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration of Capital Fund		\$71,500.00
ID0010	Operations(Operations (1406))	Operations Costs		\$143,000.00
ID0019	Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$15,000.00
ID0021	PHA-Wide Non-Dwelling Structures and Equipment(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape) Subtotal of Estimated Cost	PHA-Wide Non-Dwelling Structures and Equipment		\$33,000.00
				\$715,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2019	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	ERIN MEADOWS (UT003000003)			\$90,000.00
ID0013	Physical Improvements(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling MAGNA, ACADEMY PARK AND HUNTER (UT003000004)	Physical improvements to dwellings		\$90,000.00
ID0014	Physical Improvements including "Force Account"(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting	Physical Improvements to Dwellings		\$90,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2019	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)			
	FEDERAL DISPERSED (UT003000005)			\$90,000.00
ID0015	Physical Improvements(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Connodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sawer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Physical Improvements to Dwellings		\$90,000.00
	AUTHORITY-WIDE (NAWASD)			\$265,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2019	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0016	Copy of Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Improvements to Central Office IT systems & Training activities		\$2,500.00
ID0017	Copy of Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration of Capital Fund		\$71,500.00
ID0018	Copy of Operations(Operations (1406))	Operations Costs		\$143,000.00
ID0020	Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$15,000.00
ID0022	PHA-Wide Non-Dwelling Structures and Equipment(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape) Subtotal of Estimated Cost	PHA-Wide Non-Dwelling Structures and Equipment		\$33,000.00
				\$715,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2015
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$2,500.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$71,500.00
Operations(Operations (1406))		\$143,000.00
Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$15,000.00
PHA-Wide Non-Dwelling Structures and Equipment(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable(1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site		\$33,000.00
Subtotal of Estimated Cost		\$265,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2016
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$2,500.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$71,500.00
Operations(Operations (1406))		\$143,000.00
Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$15,000.00
PHA-Wide Non-Dwelling Structures and Equipment(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable(1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site		\$33,000.00
Subtotal of Estimated Cost		\$265,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2017
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$3,000.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)		\$78,470.00
Operations(Operations (1406))		\$156,940.00
Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$5,000.00
Subtotal of Estimated Cost		\$243,410.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2018
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$2,500.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)		\$71,500.00
Operations(Operations (1406))		\$143,000.00
Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$15,000.00
PHA-Wide Non-Dwelling Structures and Equipment(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site		\$33,000.00
Subtotal of Estimated Cost		\$265,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2019
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Copy of Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$2,500.00
Copy of Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)		\$71,500.00
Copy of Operations(Operations (1406))		\$143,000.00
Other - Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$15,000.00
PHA-Wide Non-Dwelling Structures and Equipment(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site		\$33,000.00
Subtotal of Estimated Cost		\$265,000.00

PUBLIC HEARING MINUTES

Housing Authority of the County of Salt Lake

July 1, 2018—June 30, 2019



MINUTES OF THE HACSL PHA PLAN – PUBLIC HEARING

March 9, 2018

HACSL:

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

PUBLIC:

A public hearing on HACSL's 2018-19 PHA Plan was held on Friday, March 9, 2018, but no members of the public attended the hearing.

Attached, please find input we received earlier.

According to the Plan there are more seniors on the waiting list than non-senior disabled applicants. The Housing Authority advertised for disabled individuals to apply for both the High Rise and Valley Fair Village. Now elderly applicants are falling behind in the selection and approval for units they always qualified for. HACSL should include in the Plan how individuals for those one bedroom units are now selected from the two different groups.

{Feedback from tenant – Maria Jacobs – submitted on March 2}



Janice Kimball <jjkimball@hacsl.org>

RE: Draft annual plan available for review and comment

1 message

Zvonkovic, Pauline <Pauline.Zvonkovic@hud.gov>

Tue, Feb 20, 2018 at 11:20 AM

To: Janice Kimball <jjkimball@hacsl.org>

Cc: "dpincock@hacsl.org" <dpincock@hacsl.org>

Hi, thanks for this. It is interesting. I did not see anything on FUP vouchers or any specific information on youth. Maybe I missed it? Just being curious.

Sincerely,

Pauline Z.

From: Janice Kimball [mailto:jjkimball@hacsl.org]

Sent: Friday, February 16, 2018 1:52 PM

Subject: Draft annual plan available for review and comment

As part of our annual planning process, the Housing Authority of the County of Salt Lake is seeking community input into the Annual Plan for fiscal year 2018-2019. A public hearing will be held at [3595 South Main Street, Salt Lake City, Utah](#) on March 9, 2018 at 10:00 a.m. All comments must be submitted by March 2, 2018 at 3:00 p.m to Dan Pincock to dpincock@hacsl.org. A copy of the plan is attached as well as available on our website. Please consider before printing that the plan is quite lengthy and has several attachments and forms.

Draft 2.16.2018.pdf

Janice Kimball

Executive Director

Housing Authority of the County of Salt Lake

[3595 South Main Street](#)

[Salt Lake City, UT 84115](#)

www.hacsl.org

Email: jjkimball@hacsl.org

3/16/2018

State of Utah Mail - RE: Draft annual plan available for review and comment

Office: 801-284-4423

Cell: 801-381-7385

TTD: 801-284-4407

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

ADOPTION OF PLAN

Housing Authority of the County of Salt Lake

July 1, 2018—June 30, 2019



RESOLUTION #941

2018-2019 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, 2018 to June 30, 2019.

Dated this 21st day of March, 2018



Jennifer Johnston, Chair



Janice Kimball, Executive Director