



Public Notice

Housing Connect's Public Housing Agency (PHA) Annual Plan and Moving To Work (MTW) Supplement for January 1, 2024, to December 31, 2024

Review and Public Hearing

Housing Connect (HC) is requesting public review and comment on HC's 2024 PHA Annual Plan and Moving to Work (MTW) Supplement to the Annual PHA Plan. The public comment period will extend from July 21, 2023 – September 5, 2023.

During the public comment period, HC residents, HC program participants, and members of the general public are invited to provide written comments and feedback.

Following the public comment period, HC residents, HC program participants, and members of the general public are invited to participate in a **public hearing** to review the PHA Annual Plan & MTW Supplement, answer questions, and receive comments.

PUBLIC HEARING:

Wednesday, September 6, 2023 /10:00 AM (Mountain Time)

Join Zoom Meeting

<https://us02web.zoom.us/j/84002352271?pwd=dnMrK1o5VzBiYURPREFRRXlSWHd2UT09>

Meeting ID: 840 0235 2271

Passcode: 157894

+1 719 359 4580

HC will consider all comments received during the public comment period and at the public hearing and may modify the PHA Annual Plan and the MTW Supplement and related materials in response to public comments. The HC Board of Commissioners will meet on Wednesday September 20, 2023 at 11:30 AM Mountain Time at the Bud Bailey Apartments, Building C Classroom, located at 3970 S. Main Street, Salt Lake City, Utah 84107, to take action on the PHA Annual Plan and the MTW Supplement. The meeting is open to the public.

The 2024 PHA Annual Plan and the Moving to Work Supplement to the Annual PHA Plan and related documents are attached as well as available for review at HC's Main Office during normal business hours and are also available for review and download online at: www.housingconnect.org All written comments and/or questions should be sent to Housing Connect, Attention: Marni Timmerman, 3595 S. Main Street, Salt Lake City, UT 84115 or e-mailed to mtimmerman@housingconnect.org. Written comments must be received by the close of the public comment period.



3595 South Main Street,
Salt Lake City, UT 84115

www.housingconnect.org

O: 801-284-4400
TDD: 801-284-4407
F: 801-284-4406
Reasonable Accommodations:
801-284-4439

Annual Plan with Moving To Work (MTW) Supplement to Annual PHA Plan Calendar Year 2024 (January 1, 2024 – December 31, 2024)

The following documents comprise Housing Connect's Calendar Year 2024 PHA Annual Plan and MTW Supplement and are included herein:

1. Executive Summary
2. PHA Annual Plan (HUD Form 50075-HP) & Attachments
 - B.1. Revision of PHA Plan Elements
 - B.2. New Activities
 - B.3. Progress Report
 - D.1. Capital Improvements
3. MTW Supplement (HUD Form 50075-MTW)
4. Other Documents
 - a) Public Comment & Action
 - b) RAB Comments/Minutes/Approval
 - c) Board Resolution
 - d) Certification by State or Local Official 50077-SL
 - e) Certifications of Compliance 50075 MTW
 - f) Certifications of Compliance 50077 -ST-HCV-HP
 - g) Certification of Compliance 50077 CR

1. Executive Summary

Housing Connect’s Calendar Year 2024 Annual 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 plans established by the U.S. Department of Housing and Urban Development (HUD) and local leadership and is in alignment with the Salt Lake County Consolidated Plan.

Agency Overview

The Salt Lake County Commissioners formed the Housing Authority of the County of Salt Lake (doing business as Housing Connect) 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 Council. Board members serve a four-year term with an option for a reappointment. Our funding comes primarily from rents we collect and subsidies from the federal government.

Housing Connect Board of Commissioners

Spencer Moffat, Chair	The Boyer Company
Phil Bernal, Vice Chair	(ret.) Higher Education Administrator
Kat Johnson	United Way of Salt Lake
Wendy Leonelli	J. Fisher Companies
Erin Litvack	Salt Lake County Government
Christine Nguyen	State of Utah
Gwen White	Resident Advisory Board

Housing Connect’s annual revenue exceeds \$50 million. Housing Connect staff includes 131 employees, with an average job longevity of 5.2 years.

Our mission is to connect people and communities to quality affordable housing opportunities 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:

Excellence– We strive to be the best in all areas of our work and a leader in our industry. We seek to continually develop our skills and abilities to provide timely, professional, and quality service. We encourage technical mastery and excellence in the performance of job tasks and in

fulfillment of our goals and objectives. We learn from both our successes and failures and continuously strive for improvement.

Integrity – We are honest, fair, and forthright. We are transparent and exhibit strong moral character in our day-to-day operations and decision making. We are respectful and celebrate all people. We aspire to build trust, respond to individual needs, and benefit the community.

Innovation – We are creative problem solvers. We turn ideas into solutions that add value to residents' lives and our community. We embrace change. We are resourceful, collaborative, and act courageously. We build on prior successes. Our innovation will support a brighter future.

Humility – We are open and focused on where we can help. We see dignity in others and seek to build greater community and belonging. We acknowledge our mistakes and limitations. We listen to everyone associated with our efforts. We believe in the power of choice. We work hard to appreciate and support our residents throughout the evolution of their life circumstances.

Accountability – We are responsible for our words and actions. We take individual ownership and pride in our work and the services we provide. We earn the public's support and confidence for the resources they entrust to our agency. We know that these resources are finite and that our programs and services must be efficient, sustainable, and economically viable.

Inclusion – We are an anti-racist and inclusive organization. We are committed to creating opportunities for traditionally excluded groups to be included, represented, and for their voice to be heard and valued. Housing Connect has a responsibility to address structural oppression in our community through our work in housing. We stand for diversity and empathy without exception. We oppose discrimination in any form.

Housing Connect is an award-winning agency with numerous recognitions from the National Association of Housing and Redevelopment Officials (NAHRO), the U.S. Department of Housing and Urban Development (HUD), and others. Since the inception in 1990 of the performance measurements by HUD's Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP), Housing Connect has received High Performer status for over 26 years.

Housing Connect is a service-oriented housing authority that assists low-income individuals, families, elderly, and individuals with physical or mental disabilities. Housing Connect currently owns and operates 208 public housing units serving individuals and families, 413 RAD units, and 599 Tax Credit units serving special needs populations that face many barriers to housing, such as being formerly homeless, older adults with disabilities, and individuals with refugee status. Housing Connect additionally owns and operates 201 other affordable unsubsidized units serving low-income households in Salt Lake County.

In addition to owned units, Housing Connect provides housing assistance to 3,145 households through the Section 8 Housing Choice Voucher program and 726 additional households through

other rental assistance programs for a total of 3,871 households. These programs serve low-income and special needs populations including veterans, persons living with HIV/AIDS, youth aging out of foster care, non-elderly disabled, formerly homeless, and individuals with refugee status.

Housing Connect has adopted the Social Determinants of Health as a core framework to focus current and future activities, initiatives, and housing development efforts. The agency's six priority determinants are: Housing Stability, Financial Health, Food Quality & Stability, Education Connection, Health Access & Connection, and Community Connection. Collectively, the priority determinants identify the holistic impact Housing Connect seeks to make for those served.

2020-2025 Agency Goals:

- Maintain high performer status with HUD-subsidized housing programs
- Increase Affordable Housing physical units by 350
- Increase Affordable Rental Subsidies by 300 units
- Diversify funding
- Reposition and secure long-term viability of Public Housing properties
- Enhance and grow supportive services that maintain housing assistance and promote well-being

Housing Connect was designated as a Moving To Work (MTW) agency in May 2021 as part of MTW "Cohort #2" which involves a six-year evaluation of alternative rent policies designed to increase resident self-sufficiency and reduce administrative burdens. Housing Connect will also implement other allowable MTW activities above and beyond the alternative rent policies evaluation program.

Housing Connect is committed to MTW's 3 statutory objectives of achieving greater cost effectiveness in federal expenditures, increasing self-sufficiency, and increasing housing choice for low-income families. MTW flexibility will support Housing Connect's mission to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization.

Housing Connect is pleased to be an industry leader and in the elite group of housing authorities in the nation. We are excited to implement policies that will address local needs and increase cost effectiveness, self-sufficiency, and housing choice.

2. PHA Annual Plan (HUD Form 50075-HP)

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: _Housing Authority of the County of Salt Lake dba Housing Connect _____ PHA Code: __UT003 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: January 1, 2024 – December 31, 2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units __208_____ Number of Housing Choice Vouchers (HCVs) __3170_____ Total Combined __3,378_____ PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																											

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><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:</p> <p>See attachment B.1.</p>
B.2	<p>z.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See attachment B.2.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See attachment B.3.</p>
B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>NO YES</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
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 <u>Form 50077-ST-HCV-HP</u> , <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.2	Civil Rights Certification. <u>Form 50077-ST-HCV-HP</u> , <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input checked="checked" type="checkbox"/> <input type="checkbox"/> 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.
C.4	Certification by State or Local Officials. <u>Form HUD 50077-SL</u> , <i>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.
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).
D.1	Capital Improvements. Housing Connect plans to follow the capital improvement plan in the 5-Year Action Plan for 2022-2026 Rev.1 HUD-50075.2 that was approved by HUD on 12/13/2022.

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.

B.1. Revision of PHA Plan Elements

Attachment B.1. Housing Connect Revision of PHA Plan Elements

Needs Assessment

INTRODUCTION

The State of Utah, and Salt Lake County in particular, face an affordable housing crisis. From 2010 - 2020, Utah has led the country in population growth as a result of high birth rates and employment opportunities. This growth generated an increased demand for housing. Housing development has always been limited on the Wasatch Front due to the geographic constraints of the Oquirrh Mountains and Great Salt Lake to the west and the Wasatch Mountains to the east. The growing demand for additional housing coupled with the geographic limitations is causing building costs and home values to increase beyond most households' means.¹

There are over 123,000 renters in Salt Lake County and 64% of those renters are classified as low-income, with income below 80% of Area Median Income.² This population is disproportionately impacted by the housing shortage. This report will explore the compounding factors contributing to the housing crisis in more detail and demonstrate how the Housing Authority of the County of Salt Lake dba Housing Connect plans to address the need for low-income residents of Salt Lake County.

AFFORDABLE HOUSING GAP

The affordable housing gap in Salt Lake County is significant and disproportionately impacts the households with the lowest incomes. This gap is the difference between the number of households in need of housing and the number of units that are affordable and available for rent.³ For households earning 50% or more of the Area Median Income (AMI) in Utah, there is sufficient affordable housing. For households below 50% of AMI, however, there is a 43,253-unit deficit. This means that for every 100 households with income below 50% of AMI, there are only 61 affordable units available. For households below 30% of AMI, the situation is even worse, with only 33 of every 100 units qualifying as affordable.⁴ As home prices rise, prospective homebuyers have been priced out of the market and as a result, demand for rental housing has increased substantially. This increase in demand caused rents to increase 10.5% annually between 2020 – 2022, with the highest percentage increases in some of Salt Lake's most affordable housing areas⁵.

The demand for housing has resulted in rapidly increasing housing costs. According to the SLCo Consolidated Plan, 2020, housing prices have risen by 119% since 2000 and gross median rent has increased by 97%. While the cost of housing continues to increase, income has not kept pace.

In addition to the current housing gap, Salt Lake County was growing more rapidly than housing units were being built for a period of 7 years. The community received a positive sign in 2018, when the number of new units began to exceed the number of new households, indicating that we will begin to see the housing gap closing.⁶ This trend has continued through 2021. In the recent Garner Business Review article, "What Rapidly Rising Prices Mean for Housing Affordability", James Wood et. al provide a comprehensive summary of the compounding factors that have resulted in fewer units being developed.

¹ James Wood, Dejan Eskic, D.j. Benway, "What Rapidly Rising Prices Mean for Housing Affordability"(Gardner Business Review,2018) 17-18

² Comprehensive Housing Affordability Strategy (CHAS) data based on 2015-2019 ACS 5-year estimates

³ The US Department of Housing and Urban Development (HUD) considers housing affordable when no more than 30% of the household income is allocated towards rent/mortgage.

⁴ National Low Income Housing Coalition - The Gap: A shortage of Affordable Homes

⁵ Dejan Eskic, "The Changing Dynamics of the Wasatch Front Apartment Market" (Gardner Policy Institute, 2022),

1

⁶ Ivory Boyer 2019 Year End Construction report

Because demand for commercial and residential development is high, the cost for labor and supplies has also increased. In addition, the need for skilled laborers has increased as more developments are underway. Although this is a benefit for the workers, it also results in higher per unit costs for developments, restricting the number of units that can be set aside for low-income households. Additionally, land is expensive. Land in high opportunity areas⁷, where poverty rates are low and school performance is high, is even more expensive. Many communities have zoning laws that restrict the use of land to prevent multi-family developments. Developers interested in providing affordable housing are outbid by high end apartment developers or are prevented from building due to NIMBYism (Not in my backyard).

While these compounding factors remain the case, the housing gap will continue to exist. Salt Lake County will continue to face low vacancy rates and an extremely competitive housing market. In fall 2021, rental vacancy rates in Salt Lake County fell below 2%, while 5% is generally considered a balanced market.⁸

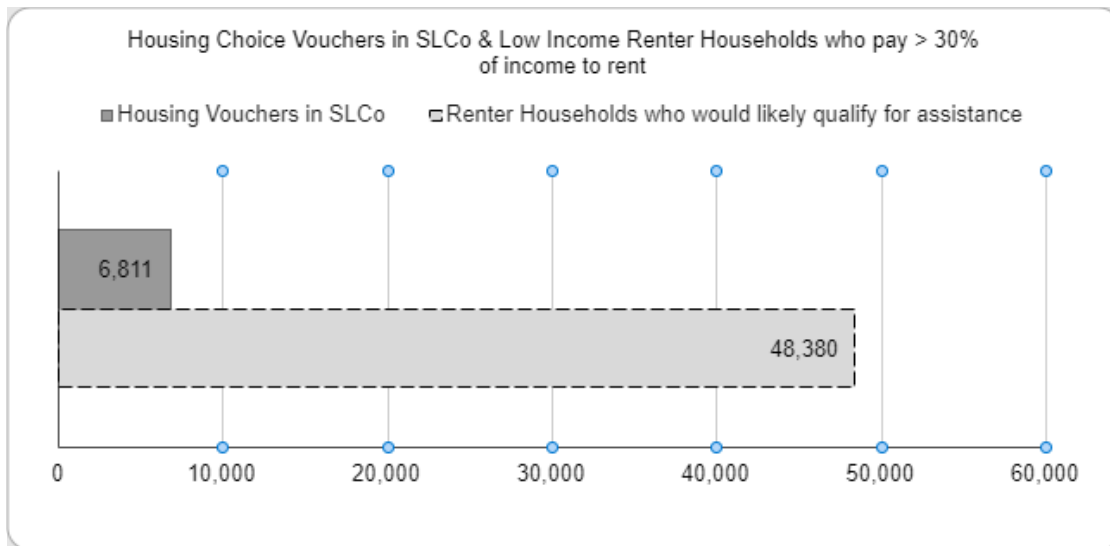
NEED FOR AFFORDABLE HOUSING OPTIONS

For the select few low-income households who are fortunate enough to secure a Housing Choice voucher in Salt Lake County, housing is affordable. However, the demand for housing vouchers greatly outpaces the supply. Across the three housing authorities serving Salt Lake County, there are 6,811 Housing Choice vouchers.⁹ Meanwhile, there are over 48,000 renters who would likely qualify for assistance. The Salt Lake Centralized Waiting List for Housing Choice Vouchers used by Housing Connect and the Housing Authority of Salt Lake City was recently open for 14 months, from January 2020 - March 2021. As of November 2022, there are currently 6,127 households waiting for rental assistance. Housing Connect operates 3,232 Housing Choice Vouchers, including Special Purpose Vouchers, and an additional 689 vouchers through federal, state and local partnerships. There is a need for additional rental subsidies to support low-income households, and Housing Connect seeks all opportunities to offer additional Housing Choice and other rental assistance vouchers.

⁷ US Department of Housing and Urban Development (HUD) has issued several definitions for high opportunity areas. This statement references the FHFA's Duty to Serve definition which identifies a high opportunity area as either an area designated by HUD as "Difficult Development Area" where development costs are high compared to AMI, or an area designated by the state or local Qualified Allocation Plan as a high opportunity area. To qualify under either definition, poverty rates must fall below 10%.

⁸ James Wood, Dejan Eskic, D.j. Benway, "The State of the State's Housing Market" (Gardner Policy Institute, 2021), 10

⁹ Including specialty vouchers, HUD Housing Choice Voucher (HCV) Data Dashboard (https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard, data current as of November 2022)



Need for Units Designated for Low-Income Households

Even among those who receive a rental subsidy, access to quality, affordable housing is limited by low vacancy rates. Low vacancy rates indicate that when a household is looking for an apartment, there are few to choose from. The landlord has a pool of applicants from which to select their next tenant. When vacancy rates are low, landlords often charge additional fees during the application phase such as application fees, holding fees, and larger deposits. For low-income households, these fees can be significant obstacles that prevent them from applying. Any additional barriers to housing that a household may have such as poor credit, history of eviction, debt owed to landlords, or criminal history, most of which disproportionately impact low-income renters, make securing a home even harder. After being issued a voucher, 21% of households are never able to secure a unit and lease up.

Project Based Vouchers and other structures that allow units to be set aside for low-income households help to secure units for households with the highest barriers to housing. Housing Connect operates 427 Project Based Voucher units set aside through new developments, RAD conversions and community partnerships. Additional sustainable units need to be set aside for households with the highest barriers to housing in order to put affordable housing in reach for all households in our community.

Public Housing

The traditional HUD model of Public Housing is used in communities to address the challenge of finding and securing units. Public Housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Housing Connect operates 208 Public Housing units. Presently, 24 of those units are going through a conversion under Section 18, leaving 184 Public Housing units available once that conversion is complete. Like Housing Choice Vouchers, these units are also in high demand. The waitlist for Public Housing closed on April 4, 2023 and there are 9,467 households on the list.

Public Housing has become increasingly difficult to sustain over the past 20 years. The capital needs to sustain the aging units continue to increase while the resources to maintain them decrease. Using the RAD demonstration program and Section 18, Housing Connect is addressing some of the required present and future capital needs. There is a long-term pattern of underfunding Public Housing, which continues to leave significant capital needs unmet.

The Department of Housing and Urban Development (HUD) recognizes the challenges with sustainability of Public Housing. To address this, HUD has introduced voluntary programs to provide housing authorities with the tools to transition public housing units out of public housing while maintaining the incredibly valuable affordable units within the community. Rental Assistance Demonstration (RAD) is one of those tools. RAD provides housing authorities with access to funding to make needed improvements to

the properties. The RAD program is also a way for housing authorities to convert their public housing units to Housing Choice Voucher contracts so that the rent will continue to be affordable for residents. Housing Connect originally had 626 Public Housing units. 263 units have been converted to RAD units. 155 units were disposed of under Section 18. There are currently 208 units of Public Housing.

VULNERABLE POPULATIONS

Defining the vulnerable populations as they relate to affordable housing can be difficult because the reasons and characteristics of vulnerability are so varied. It is also critical, however, to identify the populations who need to be considered when affordable housing decisions are made. This section will outline those groups that Housing Connect considers when making decisions related to affordable housing.

Low-Income Households

The affordable housing gap disproportionately impacts low-income households. The Housing Gap becomes apparent when households earn less than 50% of Area Median Income (AMI). Therefore, Housing Connect identifies very-low (50% of AMI) and extremely-low (30% of AMI) income households as a vulnerable population.

Area Median Income for a Family of 4		
Area Median Income	50% of AMI	30% of AMI
\$102,400	\$51,200	\$30,700

HUD defines Cost Burden as a household paying more than 30% of gross income to rent/mortgage. If a household is paying over 50% of gross income to rent/mortgage, HUD considers this to be a Severe Cost Burden. Renters earning less than 50% of AMI experience severe cost burden at an alarming rate. In Salt Lake County, a renter earning less than 50% of AMI has a 44% chance of being severely cost burdened. At 30% of AMI, 63% of households pay more than 50% of their income toward rent. The chart below demonstrates the impact of cost burden on a household earning 30% of AMI in Salt Lake County.

A Family of	With monthly earnings of ¹⁰	Can afford a monthly rent of ¹¹	In Salt Lake County, their apartment will cost ¹²	Cost Burden
1	\$1,792	\$538	Studio - \$1,051	\$513
2	\$2,050	\$615	One Bedroom - \$1,258	\$643
3	\$2,304	\$691	Two Bedroom - \$1,504	\$813
4	\$2,558	\$768	Three Bedroom - \$2,061	\$1,293

Housing Connect targets affordable housing resources toward those most in need in the community. The average annual income of Housing Choice Voucher holders is \$13,983 and the average annual income of Public Housing residents is \$13,669. Of the residents served by Housing Connect 76% have Extremely Low Income, earning less than 30% of AMI. An additional 16% are Very Low Income, with income falling below 50% of AMI.¹³ In addition, Housing Connect considers the Vulnerable Populations outlined in the Salt Lake County Analysis of Impediments when considering changes to affordable housing options.

Homeless Households

¹⁰ 2021 HUD Income Extremely Low Income Limits Salt Lake County Annual Income divided by 12

¹¹ Monthly Affordable Housing Guideline (30% of Monthly Income)

¹² FY 2023 Salt Lake County Fair Market Rate (FMR)

¹³ HACSL database, November 2022 Data

Housing Connect supports the U.S. Department of Housing and Urban Development's (HUD) efforts to end homelessness and identifies homeless households as a vulnerable population. In support of HUD's goal to end homelessness, Housing Connect seeks opportunities to end homelessness among specific populations of homeless households including chronically homeless individuals and families, homeless families, youth and children, and homeless veterans.

Protected Classes

Housing Connect also identifies three protected classes who have been identified as Vulnerable Populations in the Salt Lake County Analysis of Impediments (2014)¹⁴.

Minority Households

Housing Connect strongly condemns racism and bigotry in every form. As an agency we believe in fairness, equity, and inclusion for every person. It pains us to know that these basic decencies are denied to people because of the color of their skin. We are committed to fighting against racial inequity and injustice in the important housing work that we do.

Salt Lake County is undergoing rapid population expansion and 52% of the population growth between 2010-2020 is driven by minority populations¹⁵. Minority growth in Salt Lake County has been trending upwards since 2000. The growing minority population is disproportionately distributed in lower opportunity areas such as Kearns, Magna, Midvale, Salt Lake City River District, South Salt Lake, Taylorsville, and West Valley Central. These areas hold 35% of the total population, but 58% of the minority population.

The increasingly competitive housing market is more likely to benefit white households and hinder minority households. Only 29.6% of white households in Salt Lake County rent. The high rates of homeownership among white households means this population will benefit from increased home equity as the housing market rises. However, minorities rent at higher rates than whites with 52.4% of minority households renting housing units. Among renters, minorities are more likely to experience severe cost burden than whites. Only 19.8% of white renters are severely cost burdened, as compared to 32.4% of minority renters. Therefore, minorities will bear the brunt of rising rental prices as demand outpaces supply and an increasingly competitive rental market squeezes low-income minorities out of high opportunity areas.

Disabled and Elderly

Like many metropolitan areas, Salt Lake County faces an oncoming demographic shift as the baby boomer generation enters retirement. Although Salt Lake City is comprised of a smaller percent of seniors than the national average, 10% seniors compared to 15.6% nationwide,¹⁶ demographic projections show a state-wide increase in the elderly population, incurring a new demand for housing suitable for aging residents.¹⁷ The historically low elderly population means that Salt Lake City has a shortage of housing conducive to the latter stages of life, which will be required if elderly population increases as the projections show. The principles of Life Cycle Housing acknowledge that people have different housing needs at different stages of their lives. The lack of housing for an aging population means that many elderly residents will face the difficult decision of either contending with housing that doesn't fit their needs or uprooting themselves from their community to seek out more suitable housing.

One of the most common housing needs among the elderly is a unit conducive to mobility limitations. The required mobility accommodation can range from a unit without stairs to a Type A unit, suitable for a wheelchair. The 2010 census shows that 8% of the Salt Lake County population is disabled; however, seniors experience disabilities at a much higher rate, comprising 37% of all people with a disability. There are an estimated 5600 renters with ambulatory disabilities in Salt Lake County, contributing to a demand

¹⁴ Statistics included below regarding the vulnerable populations are from the "Salt Lake County: Analysis of Impediments," (2014) unless otherwise cited.

¹⁵ "Fact Sheet: First Insights - 2020 Census Race and Hispanic or Latino Origin in Utah" Kem C Gardner Policy Institute, August 2021

¹⁶ US Census 2010

¹⁷ "Growing SLC: A Five Year Housing Plan 2018-2022," (2017), 36

for units specially outfitted to meet Type A accessibility standards for wheelchair access. While the Fair Housing Act standard is sufficient for many renters, there is an additional need for Type A standard units, and the demand far outstrips the supply. It is projected that 1800 residents of Salt Lake County require a wheelchair, while the supply of units that can accommodate a wheelchair has largely remained stagnant since 2003. Currently there are estimated 285 Type A units in Salt Lake County and their geographic distribution is severely limited. Half of all Type A units are in Salt Lake City, and the remaining units are concentrated around South Salt Lake, Murray, Midvale, West Valley Central, Taylorsville, and Kerns. The inadequate distribution of Type A units restricts the ability of the elderly to age in place and limits their options for fair housing. Currently, 2,800 disabled residents are severely cost burdened, very low-income, and receiving no rental assistance.

Families with Children and Large Family Sizes

Although familial status is a protected class, discrimination against families looking for rental units is still a major concern. Familial status is the second highest reported class of discrimination in Utah. Harvard economist Raj Chetty found moving to opportunity areas as a young child (under 13) raised lifetime expected income by 30.8%.¹⁸ Children who moved also experienced higher rates of college attendance and lower rates of single parenthood.¹⁹ Affordable housing options and the potential for housing mobility is a critical policy initiative with an unrealized potential to reduce intergenerational poverty nationwide.

In Salt Lake County, large households with five or more family members represent 14% of all rental households. This population is disproportionately renters, and they face unique challenges in securing a rental unit. Additionally, large families with children seek out rental units that are in safe areas with good school districts, meaning that this population has area-specific housing preferences that result in increased competition and higher prices on the open market.

The scarcity and competition large households face in securing a housing unit often means that unit availability dictates where the family will live instead of other factors such as quality of life, proximity to work and schools, or neighborhood safety. This is especially true of families with Housing Choice vouchers. The restrictions placed on families requiring 5+ bedroom units are illustrated by the uneven population distribution of large families. Less than 10% of large renter families live in South Jordan, Riverton, Herriman, Bluffdale, and Draper, despite over 15% of the Salt Lake County population residing in these areas. Large renter families are underrepresented in these areas as a product of rental unit scarcity and landlords reluctant to rent to families with lots of children. On the contrary, nearly half of all large family renters live in Salt Lake City, West Valley Central, South Salt Lake, and Taylorsville, while only 38.67% of the county's population resides in these areas. The overrepresentation of large renter families in these areas is a product of how the distribution of rental units restricts the options of large families. Additionally, large families have an increased risk of severe cost burden at 37%, as opposed to 25% of all households. This population faces disproportionate barriers to housing and is more vulnerable to increased market competition.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Public Housing

Housing Connect's Public Housing Admissions and Continued Occupancy Policy can be found at www.housingconnect.org The Deconcentration Policy is outlined in Chapter 4. Regarding eligibility, selection, admission, and unit assignment please see chapters 3, 4 & 5.

¹⁸ Raj Chetty, Nathaniel Hendren, and Lawrence F. Katz. "The effects of exposure to better neighborhoods on children: New evidence from the Moving to Opportunity experiment." *American Economic Review* 106, no. 4 (2016): 895.

¹⁹ *Ibid.*, 857, 880

Tenant selection for Public Housing is based on income, and date and time of the application. The waiting list for Public Housing closed on April 4, 2023. Housing Connect maintains a site-based waiting list for Valley Fair Village, a public housing community designated for elderly and non-elderly disabled. The waiting list for Valley Fair Village opened effective July 20, 2015 and remains open at this time.

Preferences:

Public Housing will offer a preference to families who are seeking to transfer from Housing Connect's Housing Choice Voucher Program, Project Based Voucher Program or other covered housing program operated by the PHA for displacement by:

- Domestic violence, dating violence, sexual assault, stalking or human trafficking under VAWA – to verify qualification for this preference Housing Connect will follow documentation requirements as outlined in the ACOP section 16-VII.D.
- Hate crimes - to verify qualification for this preference Housing Connect will require certification by a law enforcement agency or other reliable information.
- Inaccessibility of a unit and/or to accommodate a disability under a request for reasonable accommodation - to verify qualification for this preference Housing Connect will require certification by a healthcare professional.
- Relocation - a relocation preference will be extended to individuals who reside in units owned by Housing Connect who are subject to relocation for demolition, disposition, or extensive rehab.
- Housing Connect's Board of Commissioners may invoke a preference for families displaced by a Gubernatorial or Presidentially declared disaster under terms and for a duration chosen by the Board when such preference is invoked.

Housing Choice Voucher

Housing Connect's Housing Choice Voucher Administrative Plan can be found at <https://housingconnect.org/wp-content/uploads/2023/03/Admin-Plan-3.2023.pdf> Regarding eligibility, selection and admissions, see Chapters 3, 4 and 5.

Tenant selection for the Section 8 Tenant-Based Rental Assistance is based on income and the date and time of application. The waiting list for Section 8 was opened on June 1, 2023.

A separate waiting list is maintained for each property receiving Project-Based Vouchers. The Project Based Voucher waiting lists each have specific preferences that include limiting preference to individuals referred by partnering organizations. These are outlined in the Section 8 Administrative plan, Chapter 17.

Preferences

- A waitlist preference will be extended to individuals who reside in units owned by Housing Connect and are subject to relocation for demolition, disposition, or extensive rehab.
- Housing Connect's Housing Choice Voucher program has established an annual move-on preference for up to 30 households that are on a permanent supportive housing program. These vouchers are intended for households that need ongoing rental assistance, but no longer need intensive supportive services to maintain their housing stability.
- Regarding the RAD PBV conversion of the Highrise, a preference will be given for elderly families with the exception of ADA/504 units which will have an elderly/non-elderly disabled selection preference.

- A local preference will be implemented for households on the RAD waiting list and an occupancy standard change will be implemented for RAD units to allow a variety of households to be housed who would normally be excluded; specifically, to allow a 2-person (parent/child) household to be housed and to allow flexibility regarding the occupancy requirement for a 4 bedroom unit to ensure full utilization of the unit. (Approved FY 23-24, implementation July 1, 2023)
- FUP Youth Preference-Persons whose FUP youth assistance is expiring and will have a lack of adequate housing as a result of their termination from the program, or other similar category. Youth must be on the HCV waiting list to qualify for this preference. (Approved FY 23-24, implementation July 1, 2023)
- Housing Connect's Board of Commissioners may invoke a preference for families displaced by a Gubernatorial or Presidentially declared disaster under terms and for a duration chosen by the Board when such preference is invoked.

Financial Resources

Source	Amount	Planned Use
Public Housing Operating Fund	1,390,545	General Operations PH
Public Housing Capital Fund	1,094,202	See CDF plan
Housing Choice Voucher Assistance	29,720,605	Rental Assistance
Mainstream Voucher Assistance	2,270,590	Rental Assistance
Emergency Housing Voucher Assistance	914,675	Rental Assistance
Resident Opportunity & Self Sufficiency	261,796	Family Self-Sufficiency/ROSS Public Housing
HOME/State/County Funding	4,141,084	Rental Assistance
HOPWA	566,741	Rental Assistance
Continuum of Care	4,432,339	Rental Assistance
Temporary Assistance for Needy Families	320,278	Parent Education
Public Housing Dwelling Rent	1,070,113	General Operations PH
Management Income	442,383	General Administrative Operations
Other Dwelling Rent	3,763,296	Operations and Non-Subsidized Units
HCV Fraud Recovery	46,868	HCV Administrative Operations
Interest Income	64,943	General Administrative Operations
Other Revenue	2,321,315	General Administrative Operations
TOTAL:	50,332,801	

Rent Determination

Housing Connect was awarded a Moving to Work (MTW) PHA under Expansion Cohort 2 in May 2021 and is participating in a rent reform study with HUD that started in Spring of 2023. All details of the rent study including rent determination are outlined in our approved FY 22-23 Annual Plan with Moving to Work Supplement.

All policies specific to the Stepped Rent Policy and Rent Determination are reflected in updated versions of our Admissions and Continued Occupancy Policies (ACOP) and Section 8 Admin Plans located at www.housingconnect.org. Aside from Stepped Rent there are no changes in how rents are determined.

Homeownership Programs

Housing Connect'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, home-ownership counseling and opportunities to become self-sufficient.

Housing Connect does have policies in place to operate the 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 but have not implemented it at this time.

Housing Connect aims to implement this program and has a placeholder for up to \$500,000 to support homeownership efforts for low-income families who are first time home buyers and have completed financial counseling and home ownership education.

Safety and Crime Prevention (VAWA)

Housing Connect ensures that all Public Housing residents, Section 8 Housing Choice Voucher program residents and Landlords, and other housing program residents 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. As needed Housing Connect works in collaboration with all local police jurisdictions to support residents with protections under VAWA.

Pet Policy

See Public Housing Admissions and Continued Occupancy Policies at www.housingconnect.org.

Substantial Deviation

As required pursuant to HUD regulations at 24 CFR 903.7 (r) and 24 CFR 905.3, Housing Connect has established the following definitions:

Substantial Deviation – A substantial deviation is defined as a modification that substantially alters the mission, goals and outcomes described in Housing Connect's approved 5-Year PHA Plan. Housing Connect will include a discussion of substantial deviations from the 5-Year PHA Plan in its Annual PHA Plan narrative. The substantial deviation definition excludes the following:

1. Changes to the Capital Fund Budget produced as a result of each approved Rental Assistance Demonstration (RAD) or Disposition Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;

2. Changes to the construction and rehabilitation plan for each approved RAD conversion;
3. Changes to the financing structure for each approved RAD or Disposition conversion;
4. Changes to the Relocation Plan and processes for each approved RAD or Disposition conversion.
5. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance

Significant Amendment/Modification

A significant amendment or modification to the 5-Year PHA Plan or Annual PHA Plan excludes items described in the definition of “substantial deviation” and is defined to include: substantive changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing or Housing Choice Voucher Program; and, newly proposed demolition, disposition, designated housing, homeownership, or public housing conversion activities. A significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan excludes items described in the definition of “substantial deviation” and is defined to include: new demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance proposals; and, additions of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceed \$1 million. New activities or changes to activities that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency are excluded from the definition of significant amendment or modification. A significant amendment or modification to the 5-Year PHA Plan, Annual PHA Plan and/or CFP 5-Year Action Plan requires Housing Connect to undertake public comment and review, Board approval and HUD review/approval processes in accordance with HUD regulations.

B.2. New Activities

Attachment B.2. Housing Connect New Activities

Hope VI

N/A

Mixed Finance Modernization or Development

Housing Connect may submit Mixed-Finance applications under the “Faircloth to RAD” program in order to create new affordable housing units. No projects have yet been identified. However, Housing Connect is examining the creation of new permanent supportive housing using State funds. Housing Connect is vetting the utilization of Project-Based Vouchers under the “Faircloth to RAD” program to support development.

To ensure RAD conversions are viable and have sufficient cash flow, Housing Connect will augment or supplement the RAD contract rents in order to make a RAD conversion viable. This could pertain to a RAD conversion or in the circumstances of a Faircloth to RAD conversion. HC will comply with all applicable MTW provisions outlined in the MTW Operations Notice and/or RAD provisions outlined in the RAD Notice, Notice PIH 2012-32, REV-4 or its successor notice.

Demolition and/or Disposition

Housing Connect is in the process of applying for Section 18 Obsolescence Disposition Approval for Granger Apartments (UT003000048-48), a 24-unit family public housing development located in northern West Valley City. The property was constructed in 1974 and consists of 14 two-bedroom units (700 NSF) and 10 four-bedroom units (1,119 NSF) on a 2.64-acre site. The unit #s are as follows: 738, 742, 744, 748, 750, 751, 752, 753, 754, 755, 757, 760, 762, 764, 765, 766, 767, 768, 769, 770, 786, 788, 790, 793. Housing Connect will apply for Tenant Protection Vouchers for all 24 units, which will be project-based in order to finance the redevelopment.

The project received an award of 9% housing tax credits in July 2022. The proposed substantial rehabilitation of the property will address all capital deficiencies identified in the Obsolescence PNA. At financial closing, the land and improvements will be transferred via a long-term ground lease to a new LLC controlled by the Authority. The property currently contains 2 fully accessible units. Housing Connect will create 5 additional accessible units as part of the rehabilitation.

Housing Connect submitted the Section 18 Disposition Application for Granger Apartments in January 2023. Financial closing is anticipated by September 2023.

Housing Connect intends to use funds from the disposition of Public Housing to support RAD and new acquisition activities to provide affordable housing opportunities.

Conversion of Public Housing to Tenant Based Assistance

Housing Connect is in the evaluation process to assess the need and feasibility for conversion to Tenant Based Assistance either by way of Section 18 or Section 22 for the following project:

1 Valley Fair Village	UT003000002A	100	HC plans to maintain the property as Public Housing but will continue to evaluate the feasibility of redeveloping the property at a higher density.
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Conversion of Public Housing to Project-Based Assistance under RAD

Housing Connect plans to combine the following into one 4% Low Income Housing Tax Credit deal and doing it as a 60% RAD / 40% Section 18 blend:

1	Harmony Park	UT003000003	20
2	Union	UT003000003	30
3	Erin Meadows	UT003000003	34

Housing Connect is very familiar with these funding sources and strategies, having recently carried out the conversion of Hunter Hollow (20 units, RAD Conversion using 9% credits), County High-Rise/City Plaza (299 units, RAD / Section 18 Blend using tax-exempt bonds / 4% credits) and Sunset Gardens* (24 units, Section 18 Disposition using 9% credits). *Sunset Gardens, currently named 'East 72' was approved to utilize MTW Financial Fungibility for Gap Financing in the FY 22-23 MTW Supplement.

Housing Connect will convert to Project Based Vouchers and/or Project Based Rental Assistance under the guidelines of PIH Notice 2019-23 REV-4 and any successor Notices. Upon conversion to Project Based Vouchers and/or Project Based Rental Assistance, Housing Connect will adopt the resident rights, participation, waiting list and grievance procedures under the guidelines listed in PIH Notice 2019-23 REV-4, the respective sections and PIH Notices available at time of conversion. Housing Connect will also adopt site based waiting lists; with respect to New City Plaza, Housing Connect will adopt a selection preference for elderly households. Housing Connect will ensure that the RAD conversions comply with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed. Housing Connect certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements, namely the 2003 voluntary compliance agreement (504 audit).

Additionally, Housing Connect certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements, namely the 2003 voluntary compliance agreement (504 audit).

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing housing authorities including Housing Connect with access to private sources of capital to repair and preserve its affordable housing assets.

Please note that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Housing Connect may also borrow funds to address their capital needs.

The remaining units within our project sites (UT003000002A-Valley Fair Village, UT003000003-Harmony Park, Union Plaza and Erin Meadows are expected to be modernized as needed. Some of the modernization is anticipated to address ADA accessibility.

Project-Based Vouchers

Housing Connect utilizes project-based vouchers to spur development of affordable housing and to increase housing choice in underserved parts of Salt Lake County and/or opportunity areas.

To date, the following PBV's have been allocated:

Table 1

Community	# of PBV's
Bud Bailey	45
Central City	25
Grace Mary Manor	48
Kelly Benson	33
Medina Place	40
Family Support Center	9
Palmer Court	56
The Road Home Scattered	5
Total:	261

Additionally, Housing Connect has the following PBV's from various conversions or other HUD approved mechanisms:

Table 2

Community	# of PBV's
Westlake	10
Academy Park, Cyprus Park and Kearns	84
Hunter	20
Scattered Properties	28
New City Plaza (formerly Senior High Rise)	299
East 72 (formerly Sunset Gardens)	36
VASH	24
Total:	501

With an approved MTW waiver for implementation July 1, 2022 and Housing Connect's Board of Commissioners approval, policies are in place to allow Housing Connect to project-base up to 35% of vouchers utilizing MTW flexibilities. New project-based vouchers will be reflected in the respective tables from year to year. Table 2 PBV's are excluded from the 35%.

Units with Approved Vacancies for Modernization

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

Other Capital Grant Programs

Under the MTW Operations Notice, HC is authorized to utilize Public Housing Operating Fund, Capital Fund Program and certain Housing Assistance Payments funds flexibly and interchangeably for any purpose authorized under Sections 8 and 9 of the US Housing Act of 1937 and for local, non-traditional activities. Housing Connect may utilize this flexibility over the fiscal year to support activities described in the Annual Plan in accordance with the requirements of the Operations Notice and consistent with HC's Board-approved budgets.

B.3. Progress Report

Attachment B.3. Progress Report

Progress Report

2021-2025 Agency Goals

- Maintain high performer status with HUD subsidized Housing Programs
 - Most recently received High Performer status in the Housing Choice Voucher program with 100% SEMAP score and High Performer status in Public Housing program at 90%.
 - As an MTW agency, in accordance with the MTW Operations Notice we have opted to waive scoring on PHAS but to be scored on SEMAP through FY 23 ending June 30, 2023.
- Increase affordable housing physical units by 350
 - Increased 157 at the HUB in fiscal year 2020-2021
 - Increased 65 at East 72 in fiscal year 2023

*Preserved 30 units at Parkhill Mobile Home Community FY 2021-2022

*Preserved 150 units acquired from the Salt Lake City Housing Authority at New City Plaza in fiscal year FY 2021-2022

- Increase affordable rental subsidies by 300 units
 - Increased 609 total subsidies outlined below:
 - 72 FUP - FY21
 - 111 Mainstream - FY21
 - 10 VASH - FY21
 - 10 HOPWA - FY21
 - 9 HARP - FY21
 - 25 Behavioral Health PBV - FY21
 - 131 Emergency Housing Vouchers - FY22
 - 21 Behavioral Health PBV – FY22
 - 5 VASH - FY22
 - 30 Mainstream - FY23
 - 20 Traditional HCV – FY23
 - 5 VASH – FY23
 - 24 Sunset Gardens Protection Vouchers - FY23
 - 16 HOPWA – FY23
 - 70 Emergency Afghan Rental Housing (Short-term) – FY23
 - 50 Afghan Rental Assistance - FY23
- Diversify funding
 - Over the last 18 years, we have increased our non-HUD funding from 11% of total funding in 2005 to 36% funding in 2022. Our goal is to continue to diversify our funding further in the next several years. We will do this by increasing funding in the State of Utah, Salt Lake County, and other local government funding, as well as increasing the number of properties serving low-income households and thus increasing tenant rent income.

As a MTW agency, we also have the flexibility to apply fungibility among public housing Operating Fund, public housing Capital Fund, and HCV HAP and Administrative Fee assistance. These flexibilities expand the eligible uses of each covered funding stream,

but do not negate the need for accountability from its original source as well as compliance with federal grant and financial management requirements. This fungibility allows our agency to utilize funds most effectively and efficiently to further enhance the diversification of our funding.

- Reposition and secure long-term viability of Public Housing properties
 - Housing Connect originally had 626 Public Housing units. 287 units have been converted to RAD units. 155 units were disposed of under Section 18. There are currently 184 units of Public Housing to reposition and secure long-term viability.
 - In 2021, Granger was awarded 9% LIHTCs, Housing Connect has submitted a Section 18 disposition application and will submit for tenant-protection vouchers.
- Enhance and grow supportive services that maintain housing assistance and promote well-being
 - Housing Connect has continued its focus on 6 Social Determinants of Health (SDoH), which include Housing Stability, Food Security, Education, Financial Stability, Health Access and Community Connection. The Resident Opportunities and Self-Sufficiency Program was renewed and shifted to an existing Housing Connect property, Valley Fair Village. An additional, new case manager (1 FTE) was added at New City Plaza to support residents with housing stability and additional SDoH needs. Events focused on resource connection and health services have been held at Housing Connect properties.

D.1. Capital Improvements

**Attachment D.1.
Capital Improvements**

Capital Improvements

Housing Connect's Five Year Plan for the Fiscal years beginning July 1, 2022, through June 30, 2027 Rev.1, was approved on 12/13/2022.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 12/13/2022

Approved By: SMITH-DREIER, CHRISTINE

Part I: Summary						
PHA Name : Housing Authority of the County of Salt Lake		Locality (City/County & State)				
PHA Number: UT003		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	VALLEY FAIR VILLAGE (UT003000002)	\$413,948.00	\$278,987.00	\$278,987.00	\$278,987.00	\$278,987.00
	ERIN MEADOWS (UT003000003)	\$557,476.00	\$684,145.00	\$684,145.00	\$684,145.00	\$684,145.00
	AUTHORITY-WIDE	\$430,610.00	\$413,902.00	\$413,902.00	\$413,902.00	\$413,902.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	VALLEY FAIR VILLAGE (UT003000002)			\$413,948.00
ID0065	Physical Improvements including Force Account(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),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)	Physical Improvements to Dwellings		\$413,948.00
	ERIN MEADOWS (UT003000003)			\$557,476.00
ID0069	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)-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-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-	Physical improvements to dwellings		\$347,716.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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 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)			
ID0073	Demolition and Relocation(MTW (1492))	Demolition and Relocation		\$209,760.00
	AUTHORITY-WIDE (NAWASD)			\$430,610.00
ID0081	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	Improvements to Central Office IT systems & Training activities		\$10,000.00
ID0085	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund		\$140,203.00
ID0089	Operations(Operations (1406))	Operations Costs		\$280,407.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,402,034.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	VALLEY FAIR VILLAGE (UT003000002)			\$278,987.00
ID0066	Physical Improvements including Force Account(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)-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)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Physical Improvements to Dwellings		\$278,987.00
	ERIN MEADOWS (UT003000003)			\$684,145.00
ID0070	Physical Improvements including Force Account(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 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)-Stairwells - Fire Escapes,Dwelling Unit-	Physical improvements to dwellings		\$684,145.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)			
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$25,000.00
ID0074	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 (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	Physical Improvements to Dwellings		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$413,902.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ERIN MEADOWS (UT003000003)			\$684,145.00
ID0071	Physical Improvements including Force Account(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)-Plumbing,Dwelling Unit-Interior (1480)-Other,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)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Lighting Dwelling Unit-AUTHORITY-WIDE (NAWASD)	Physical improvements to dwellings		\$684,145.00
				\$413,902.00
ID0083	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Improvements to Central Office IT systems & Training activities		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0087	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund		\$134,634.00
ID0091	Operations(Operations (1406))	Operations Costs		\$269,268.00
	VALLEY FAIR VILLAGE (UT003000002)			\$278,987.00
ID0103	Copy of Physical Improvements including Force Account(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,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-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Exterior (1480)-Other,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)-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))	Physical Improvements to Dwellings		\$278,987.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	VALLEY FAIR VILLAGE (UT003000002)			\$278,987.00
ID0067	Physical Improvements including Force Account(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,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)-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)-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)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Physical Improvements to Dwellings		\$278,987.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$25,000.00
ID0075	Physical Improvements including Force Account(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Interior Painting (non routine),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)-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-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-	Physical Improvements to Dwellings		\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)			
	AUTHORITY-WIDE (NAWASD)			\$413,902.00
ID0100	Operations(Operations (1406))	Operations		\$269,268.00
ID0101	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0102	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$134,634.00
	ERIN MEADOWS (UT003000003)			\$684,145.00
ID0110	Copy of Copy of Physical Improvements including Force Account(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	Physical improvements to dwellings		\$684,145.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ERIN MEADOWS (UT003000003)			\$684,145.00
ID0105	Copy of Physical Improvements including Force Account(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 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)-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)	Physical improvements to dwellings		\$684,145.00
	VALLEY FAIR VILLAGE (UT003000002)			\$278,987.00
ID0106	Copy of Physical Improvements including Force Account(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	Physical Improvements to Dwellings		\$278,987.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(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)-Other, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Water Lines/Mains)			
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$25,000.00
ID0107	Copy of 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 (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	Physical Improvements to Dwellings		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$413,902.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2022	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$10,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$140,203.00
Operations(Operations (1406))	\$280,407.00
Subtotal of Estimated Cost	\$430,610.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
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)	\$10,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$134,634.00
Operations(Operations (1406))	\$269,268.00
Subtotal of Estimated Cost	\$413,902.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
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)	\$10,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$134,634.00
Operations(Operations (1406))	\$269,268.00
Subtotal of Estimated Cost	\$413,902.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

3. MTW Supplement

Landlord Leasing Incentives
MTW Activity 4.a. Vacancy Loss (HCV – Tenant Based Assistance)

A. Description Of Activity

This activity will waive provisions of section 8(o)(9) of the 1937 Act, and 24 CFR 982.311 and 982.352(c) to incentivize landlords' continued participation in the HCV program by authorizing HC to make vacancy loss payments if a HCV landlord subsequently leases the vacated unit to another HC-assisted participant.

HC's policies related to vacancy loss payments and other landlord incentives will be updated and described in the Administrative Plan. Once notified of a vacancy by an HC-assisted tenant, HC will provide the landlord with information regarding the vacancy claim request process and eligibility requirements. If the landlord subsequently leases the unit to another HC-assisted participant then, upon execution of the new lease and Housing Assistance Payment (HAP) contract between the landlord and HC, HC will provide a vacancy loss payment to the landlord. Vacancy loss payments will not exceed one month of the contract rent that was in effect at the time that the prior tenant vacated the unit.

The goal of this activity is to incentivize landlords to continue their participation in the HCV program and to maintain the availability of units. The vacancy loss payments will offer compensation when landlords keep units available during the RFTA and inspection process and also encourage landlords to seek out additional voucher tenants rather than relying on the open market. The vacancy loss payments are part a larger landlord incentives initiative to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options.

B. Relationship to MTW Statutory Objectives

This activity supports the MTW objective of improving housing choice for eligible low-income families by incentivizing landlords to participate in the HCV program and make their units available to HC program participants.

C. Population Groups and Household Types Impacted by Activity

The landlord incentives policies described in this activity will apply to all HCV program families including new admissions and currently assisted households. HC will apply this policy to applicable families in the treatment, control and excluded groups. All Tenant-Based HCV units will be eligible for the incentives listed under this activity.

D. Cost Implications

This activity is expected to result in an increase in expenditures. HC has budgeted funds to support this activity.

E. Implementation Timetable

Upon approval, HC anticipates implementation of this activity in early 2024.

F. Impact Analysis

This activity does not require an impact analysis.

G. Hardship Policy

This activity does not require a hardship policy and is not anticipated to result in hardship for any HCV family.

H. Public Comments

Landlord Leasing Incentives
MTW Activity 4.c. Other Landlord Incentives (HCV – Tenant Based Assistance)

A. Description Of Activity

This activity will waive provisions of section 8(o)(9) of the 1937 Act, and 24 CFR 982.311 and 982.352(c) to encourage landlords to participate in the HCV program by providing leasing incentives to make unit(s) available for lease by HCV participants. The following leasing incentives will be made available to participating and qualifying landlords, as applicable.

1. Signing Bonus Payment

Landlords who participate in the HCV program by renting their unit to a HC-assisted tenant for the first time will be eligible for a “new landlord bonus payment.”

The amount of bonus payment shall not exceed one month of the approved contract rent for the unit. The payment will be made to the landlord when the HAP contract is executed between the landlord and HC and along with the first month’s rent payment to the landlord.

2. Unit Hold Incentive Payment

Unit hold incentive payments will be made available to landlords who lease a unit that was previously occupied by a non-subsidized tenant to a HC HCV participant.

Upon successful execution of the lease and HAP contract between the landlord and HC, the landlord will be eligible for the unit hold incentive payment to account for the time the unit was vacant while the leasing paperwork and inspection were in process.

The amount of bonus payment shall not exceed one month of the approved contract rent for the unit. The payment will be made to the landlord when the HAP contract is executed between the landlord and HC and along with the first month’s rent payment to the landlord.

Landlords may be eligible to receive one or more leasing incentives for which they qualify under MTW Activities 4.a. and/or 4.c. The landlord may receive the maximum of one month’s contract rent per each leasing incentive for which they qualify, as approved by HC.

B. Relationship to MTW Statutory Objectives

This activity supports the MTW objective of improving housing choice for eligible low-income families by incentivizing landlords to participate in the HCV program and make their units available to HC program participants.

C. Population Groups and Household Types Impacted by Activity

The landlord incentives policies described in this activity will apply to all HCV program families including new admissions and currently assisted households. HC will apply this policy to applicable families in the treatment, control and excluded groups. All Tenant-Based HCV units will be eligible for the incentives listed under this activity.

D. Cost Implications

This activity is expected to result in an increase in expenditures. HC has budgeted funds to support this activity.

E. Implementation Timetable

Upon approval, HC anticipates implementation of this activity in early 2024.

F. Impact Analysis

This activity does not require an impact analysis.

G. Hardship Policy

This activity does not require a hardship policy and is not anticipated to result in hardship for any HCV family.

H. Public Comments

4. Other Documents

- a) Public Comment & Action
- b) RAB Comments/Minutes/Approval
- c) Board Resolution
- d) Certification by State or Local Official 50077-SL
- e) Certifications of Compliance 50075 MTW
- f) Certifications of Compliance 50077 -ST-HCV-HP
- g) Certification of Compliance 50077 CR