Housing Authority of Salt Lake City
Annual PHA Plan
Fiscal Year 2018

Date: Approved 3/26/18
RESOLUTION 610-2018

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SALT LAKE CITY
APPROVING THE FISCAL YEAR 2018 PHA ANNUAL PLAN

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires all Housing Authorities to submit Agency Plans as required by the 1998 ‘Quality Housing and Work Responsibility Act’, and

WHEREAS, the Housing Authority of Salt Lake City has completed related planning and preparation for the ‘Annual Plan’ portion of the Agency Plan for 2018, and

NOW THEREFORE be it resolved that the Board of Commissioners of the Housing Authority of Salt Lake City approves the 2018 Agency Annual Plan.

Passed and approved on this 26th day of March 2018.

Palmer De Paulis, Chair, HASLC

Daniel Nackerman, Executive Director

Gilmore Bell, PC

APPROVED AS TO FORM:
Annual PHA Plan
HUD-50075-ST
Annual PHA Plan
(Standard PHAs and Troubled PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAs if only administering public housing.

2) Small PHA – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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 PHA Name: Housing Authority of Salt Lake City
PHA Code: UT004

PHA Type: [ ] Standard PHA [x] Troubled PHA

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2018

Number of Public Housing (PH) Units 389
Number of Housing Choice Vouchers (HCV) 2740
Total Combined Units/Vouchers 3129

PHA Plan Submission Type: [ ] Annual Submission [ ] Revised Annual Submission

Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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.

SPA Consortia: (Check box if submitting a joint PHA Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
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<tbody>
<tr>
<td>Lead PHA:</td>
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Page 1 of 6  form HUD-50075-ST (12/2014)
## B. Annual Plan Elements

### B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
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<tbody>
<tr>
<td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td>
<td></td>
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<tr>
<td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td>
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<tr>
<td>Financial Resources.</td>
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<tr>
<td>Rent Determination.</td>
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<td>Operation and Management.</td>
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<td>Grievance Procedures.</td>
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<td>Homeownership Programs.</td>
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<td>Community Service and Self-Sufficiency Programs.</td>
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<tr>
<td>Safety and Crime Prevention.</td>
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<td>Pet Policy.</td>
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<td>Asset Management.</td>
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<tr>
<td>Substantial Deviation.</td>
<td></td>
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<tr>
<td>Significant Amendment/Modification</td>
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</tbody>
</table>

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Reference Attachment B.1: Significant Amendment

(c) The PHA must submit its Deconcentration Policy for Field Office review.

### B.2 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
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<tbody>
<tr>
<td>Hope VI or Choice Neighborhoods.</td>
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<tr>
<td>Mixed Finance Modernization or Development.</td>
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<tr>
<td>Demolition and/or Disposition.</td>
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<tr>
<td>Designated Housing for Elderly and/or Disabled Families.</td>
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<tr>
<td>Conversion of Public Housing to Tenant-Based Assistance.</td>
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<td>Conversion of Public Housing to Project-Based Assistance under RAD.</td>
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<tr>
<td>Occupancy by Over-Income Families.</td>
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<td>Occupancy by Police Officers.</td>
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<td>Non-Smoking Policies.</td>
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<tr>
<td>Project-Based Vouchers.</td>
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<tr>
<td>Units with Approved Vacancies for Modernization.</td>
<td></td>
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<tr>
<td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td>
<td></td>
</tr>
</tbody>
</table>

Reference Attachment B.2: New Activities-Project Based Vouchers and Unit Designations

(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.

### B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

### B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
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</table>

(b) If yes, please describe:

HASLC conducted its annual audit as required and there were no findings as a result for FY 2016
### B.5 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Reference Attachment B.5: Goals and Objectives

### B.6 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y □ N □

(c) 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.

Reference Attachment B.6: Resident Advisory Board (RAB) Comments

### B.7 Certification by State or Local Officials.

Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

### B.8 Troubled PHA.

(1) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y □ N □ N/A □

(b) If yes, please describe:

Not applicable.

### C. Statement of Capital Improvements.

Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

### C.1 Capital Improvements.

Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

Please see HUD form 50075.2 approved by HUD 6/30/2017.
Instructions for Preparation of Form HUD-50075-ST
Annual PHA Plan for Standard and Troubled PHAs

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

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.324(a)(1))

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

B. Annual Plan. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

☑ Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1))

Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2))

☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b))

All HASLC Public Housing units are officially designated elderly/disabled.

☑ Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

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

☑ Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☑ Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(g))

☑ Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(h)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(i))

☑ Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction-wide basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs
provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR 9003.7(m)(5))

☑ Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR 9003.7(n))

☑ Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR 9003.7(q)(1))

☐ Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR 9003.7(r)(2)(XIII))

☑ Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define “significant amendment/modification”, HUD will consider the following to be “significant amendments or modifications”: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: Notice PHA 1999-51. (24 CFR 9003.7(r)(2)(XIII))

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

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

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

☐ Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: http://www.cfp.hud.gov/programs/ph/hopen/index.cfm. (Notice PHA 2010-30)

☐ Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition, and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.cfp.hud.gov/programs/ph/hopen/index.cfm. (24 CFR 9003.7(b))

☑ Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type, 3) application status, 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR 9003.7(c)(1))

☐ Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance, 2) An analysis of the projects or buildings required to be converted, and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: http://www.cfp.hud.gov/programs/ph/hopen/index.cfm. (24 CFR 9003.7(i))

☐ Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD’s website at: Notice PHA 2012-32.

☐ Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental of an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PHA 2011-7. (24 CFR 900.503) (24 CFR 903.7(b))

☑ Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PHA 2011-7. (24 CFR 900.503) (24 CFR 903.7(b))
☑ Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: Notice PIH 2009-21. (24 CFR 9903.7(e))

☑ Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR 9903.7(b))

☐ Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 9900.145(a)(1).

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available, works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR 9903.7(o))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR 9903.7(p))

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR 9903.7(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR 9903.13(c), 24 CFR 9903.19)

B.7 Certification by State of Local Officials. Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 9903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR 9903.9)

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

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

B. Annual Plan Elements

Attachment B.1. *Significant Amendment*
Attachment B.1 Significant Amendment

Significant Amendment: Administrative Plan Changes:

The HASLC significantly amended criminal background screening in relation to elements of eviction and termination of assistance. After careful review of HUD issued guidance on the use of a preponderance of evidence and convictions of crime versus arrest with recent legal actions under Affirmatively Furthering Fair Housing the criminal screening policies have been revised in the Administrative Plan as follows:

- Time periods for denial of housing assistance previously began after the release from prison. This was changed to begin at the date of the criminal activity.
- Removed, “A conviction for murder is a mandatory lifetime denial for housing assistance in the case of taking a life,” and added, “Any household member with the most egregious prior conviction of murder will carry a lifetime denial for housing assistance. Other crimes in the homicide category will be reviewed on a case by case basis for level of severity, nature of the crime and the amount of time that has passed since the crime.”
- Reworded all use of “involved in” criminal conduct to “convicted of” criminal conduct. For example, “Any household member that has been convicted of illegal manufacturing, distribution or use of methamphetamines will be denied assistance for a period of 10 years.”
- HUD Mandatory denial of assistance includes the requirement, “The PHA determines that any household member is currently engaged in the use of illegal drugs.” At the PHA discretion, “currently engaged in” is defined as 12 months in all cases. Previous policies contained inconsistent use of six and 12 months.
- Added, “The PHA will use the concept of the preponderance of the evidence as the standard for making all termination decisions. Preponderance of the evidence is defined as evidence which is of greater weight or more convincing than the evidence which is not offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of the witnesses, but by the greater weight of all evidence.”

Significant Amendment: Admissions and Continued Occupancy Policies:

The HASLC had not significantly updated its Admissions and Continued Occupancy Policies, the primary policy affecting the Public Housing Program (ACOP), for many years and has therefore doing so in 2017.

The changes, some of them mandated and some designed for better local effectiveness are significant compared to the status at the time of the 5 year plan adoption. Therefore this significant amendment in the Annual Plan process allows for communication of these changes which are summarized here.

Changes to the following discretionary local policies are included in this update:
- 180 maximum days permitted to be absent only for medical reasons. Previously this was allowed for any reason.
- Edited all criminal background reasons for denial and removal from the program to match the Housing Choice Voucher Administrative Plan explained in detail above.
• The PHA will refund the Security Deposit less any amounts owed, within 30 calendar days after move out and tenant’s notification of new address. This policy was added to be compliant with state law.

• Increased late fee from $20 to $25 and return check fee from $20 to $30 and pet waste cleanup fee from $10 to $15. These increases are the first since 2009 and are consistent with other housing authority property fee schedules.

• Transfer request will now only be considered for reasonable accommodations and not for unit preference.

• Pet deposits changed from partial non-refundable to refundable less any charges for pet related damages.

• Criminal Background criteria for screening and termination have been updated to reflect changes approved by the Board February 27, 2017.

• The HASLC will include a waiting list preference for the Public Housing Program for Victims of Domestic Violence.

Changes to the following HUD mandatory policies are included in this update:

• Verification of Social Security Numbers is extended an additional 90 days.

• Definition of extremely low-income families

• Exclusion of mandatory education fees from income such as class fees and books.

• Earned income disallowance tracking changed from a lifetime disallowance of 48 months to 24 consecutive months. Residents with previous zero income and now have earned income, may have 100% of the new income not affect their rent portion for 12 months. After the 12 months they will receive a 50% reduction for another 12 months.

• Utility payment schedules are based on the unit size approved and not the size of unit chosen.

• Assets less than $5,000 are verified every three years instead of annually and may be self-declared. Assets over $5,000 must be documented annually.

• PHA compares reported information from tenant to HUD’s Enterprise of Income Verification (EIV) report. If EIV shows an income source not reported by tenant or has a $200.00 month difference in reported income from the tenant the PHA will research why the substantial difference and document the verification with a resolution.

• Victims of domestic violence, dating violence, sexual assault, or stalking have been required to provide documentation through police records and criminal reports. New regulation provides the removal of obstacles by providing the option to self-declare in writing using relevant HUD forms. This prevents delays in transfers of unit and other protections. (Attached Board Resolution#518-2017)

The HASLC will implement smoke free policies in UT00400001 (Romney Plaza and Philips Plaza) and UT00400002 (City Plaza) and update policies in UT00400005 (Rendon Terrace). For purposes of this policy, the term smoking means inhaling, exhaling or carrying any lighted or heated cigar, cigarette or any other tobacco, plant or synthetic product in any manner or form.

The HASLC intends to implement triennial recertification for fixed income participants in PH and HCV programs following the effective date of March 12, 2018.
RESOLUTION 518-2017

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SALT LAKE CITY (HASLC) APPROVING A NEW WAIT LIST PREFERENCE FOR THE PUBLIC HOUSING PROGRAM, SUBJECT TO ALL OTHER HUD REQUIREMENTS.

WHEREAS; the Housing Authority of Salt Lake City had adopted A Admissions and Continued Occupancy Policy; and

WHEREAS; those policies governing the Public Housing program include no wait list preferences presently; and

WHEREAS; the Authority wishes to add a preference for victims of domestic violence and elder abuse if related;

NOW THEREFORE, be it resolved that the above-mentioned Board approves a wait list preference for Public Housing subject to all HUD requirements and approvals being met.

Passed and approved this 26th day of June 2017.

Palmer De Paulis, Chair HASLC

Daniel Nackerman, Executive Director

Gilmore Bell, P.C.

APPROVED AS TO FORM:
Salt Lake City Housing Authority
Annual PHA Plan Fiscal Year 2018

Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.2 New Activities
Attachment B.2

New Activities

In April 2017 the HASLC received the Certificate of Occupancy for a 68 unit Low Income Housing Tax Credit (LIHTC) Transit Oriented Project, 9th East Lofts, with set aside units of 9 ADA, 4 Victims of Domestic Violence, 4 Veteran, and 5 transitional from homelessness.

The HASLC partnered with the local Volunteers of America to re-design/re-develop a 12 unit apartment complex, Denver Street Apartments, to become a 22 unit development to house those with severe and persistent mental illness. Construction is anticipated to begin July, 2018.

In October, the HASLC partnered with the Salt Lake City Urban Indian Center (UIC) and applied for LIHTCs to develop a 52 unit mixed affordable housing development intended to serve all populations with set aside units for Native American Tribe members with disabilities, victims of domestic violence, and members transitioning from homelessness. The “Book Cliffs Lodge” missed receiving credits by 10 points. The partnership intends to reapply for credits in 2018.

The HASLC applied for and received LIHTCs for a 100 unit permanent supportive housing development in downtown SLC. “Pamela’s Place” is scheduled to begin construction in July, 2018.

Public Housing Unit Designations:

Designated Housing for Elderly and Disabled Families (All HUD approved Oct. 3, 2017)

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<td>Romney Plaza</td>
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Occupancy By Police Officers

In order to provide an increased sense of security for Public Housing residents, the PHA will allow complex units to be occupied by police officers. Police officers will not be required to be income eligible to qualify for admission to the PHA’s public housing program. The PHA prefers to have the police officer drive a marked police vehicle to demonstrate a police presence in the complex. The officer can park the police vehicle on the premises. However, if the officer does not have a marked vehicle they will not be allowed to live in public housing. Police occupied units include the following:
Project Based Vouchers

The HASLC has entered into an MOU agreement in 2016 with Cowboy Properties, the Road Home, and Shelter The Homeless Inc. to provide up to 80 PBVs for the Magnolia Apartments, a key Permanent Supportive Housing building located near downtown Salt Lake. The Magnolia meets our PHA goals by increasing availability of Permanent Supportive Housing in the community.

The HASLC/HAME development “Pamela’s Place” is a 100 unit Permanent Supportive Housing development that will be located in downtown SLC. Construction is slated to start in July of 2018. Pamela’s Place LLC, will apply for 100 project based vouchers with the HASLC. If awarded the vouchers, they will be used as rent subsidy for the low income formerly homeless residents. The use of PBVs at Pamela’s Place will meet the PHA Plan by adding housing opportunities for low income and formerly homeless persons in the downtown area. The availability of housing opportunities is scarce for this population with rising rents and reduced stock.

HASLC may also commit Project Based Vouchers to a new local project known as First Step House.
Salt Lake City Housing Authority
Annual PHA Plan Fiscal Year 2018

Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.3 Civil Rights Certificate

HUD — 50077-ST-HCV-HP
Certifications of Compliance with PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and High Performer PHAs)

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _5-Year and/or _X_ Annual PHA Plan for the PHA fiscal year beginning 1/1/18, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PHH Notice 2010-25);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
20. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Salt Lake City
PHA Name

__X__ Annual PHA Plan for Fiscal Year 2018

_____ 5-Year PHA Plan for Fiscal Years 20__ - 20___

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

Name of Authorized Official
Daniel Nackerman
Title
Executive Director
Signature

Date 5/11/18
Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.4  Audit Findings (None)
Housing Authority of Salt Lake City

Schedule of Findings and Questioned Costs
For the Year Ended December 31, 2016

SECTION I - Summary of Auditors' Results

Financial Statements

1. Type of Auditor Report on the financial statements: Unmodified.

2. Internal control over financial reporting:
   a. Material weakness identified
   b. Significant deficiency identified that are not considered to be material weaknesses
   ___ yes ___ no
   ___ yes ___ none reported

3. Noncompliance material to financial statements
   ___ yes ___ no

Federal Awards

4. Internal control over major programs:
   a. Material weakness identified
   b. Significant deficiency identified that are not considered to be material weaknesses
   ___ yes ___ no
   ___ yes ___ none reported

5. Type of auditors' report on compliance for major programs: Unmodified.

6. Audit findings noted which are required to be reported under paragraph 200.516(a) of the Uniform Guidance
   ___ yes ___ no

7. Identification of Major Programs:

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</tr>
<tr>
<td>14.872</td>
<td>U.S. Department of HUD – Public Housing Capital Fund Program</td>
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8. The Dollar Threshold Used To Distinguish Between Type A and Type B Programs: $755,788

9. Auditee qualified as a low-risk auditee?
   ___ yes ___ no

SECTION II – Financial Statement Findings

1. There are no auditor findings required to be reported in accordance with GAGAS.

SECTION III – Federal Award Findings and Questioned Costs

1. There are no auditor findings required to be reported in accordance with Uniform Guidance.
Salt Lake City Housing Authority
Annual PHA Plan Fiscal Year 2018

Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.5 *Goals and Objectives*
Attachment B.5

Progress Report: Meeting the Mission and Goals/Objectives

The Housing Authority provided detailed goals and objectives in its 5-Year Plan which can be summarized as follows, noting overall progress to date in italics:

Develop New Properties: Consistently and well underway

Utilize Project-Based Vouchers to a greater Extent: Well underway

Utilize RHF Funds to Fund Rendon Terrace: Completed

Apply for Additional Vouchers Aggressively: Well underway

Strengthen FSS Programs in Areas of Personal Finance and Homeownership Preparation: Well underway—Partnerships with Community Development Corporation of Utah and Triple A Fair Credit Foundation as well as People Helping People

Update the ‘Administrative Plan’ Comprehensively: Completed

Analyze and Consider Utilizing HUD’s RAD Program: Letter of Intent submitted for placement on waiting list

Study HCV Homeownership Option: Incomplete

Analyze and Consider HUD’s MTW Program: Completed. Intend to apply

Gain Funding/Capacity for Aging-In-Place at Senior Sites: Incomplete

Protect Section 8 Residents If Possible from Program Elements Such as Rising Rents: Underway

Educate Local, State and National Leaders Regarding Programs and Related Success: Consistent and well underway

Increase Funding and Capacity to Assist in Local Homeless Responses: Major progress evident and well underway

As noted, the Housing Authority continues to make significant progress in meeting its goals and objectives. The PHA’s Mission is to serve the needs of low, very low and extremely low income families in the PHA jurisdiction. Recent highlights include:

- The HASLC has pulled 5,122 households from the wait list and house close to 9,000 people under various programs in 2017, of which 38 were victims of domestic violence.
- The HASLC Family Self Sufficiency program, with 120 participants over that past year, has brought 6 graduates.
The HASLC received and leased 49 additional VASH Vouchers in 2017 for the Freedom Landing property.

The HASLC received three Shelter Plus Care grant renewals and manages a large HOPWA grant.

The HASLC was renewed for a COC grant for PSH case management.

The HASLC was awarded funds for two full-time FSS case managers.

The HASLC maintains High Performer Status in SEMAP, Capital Funds and Section 8 Management.*

The HSALC received grant awards and donations from Salt Lake County Government, Morgan Stanley, Exelis, LDS Humanitarian Center and others for programs and items such as eviction prevention, community gardens, community areas, food pantries, holiday donations and much more.

The PHA has made improvements to existing Public Housing using Capital Fund dollars, such as the upgrade and modernization of both elevators at Philips Plaza Public Housing community of 99 units designated “Elderly Only” and a new generator and deadbolt/card reader system at Rendon Terrace, an all elderly complex of 70 units.

Updates in Section 504/ADA are continuing at all Public Housing properties.

A new mixed income development was completed through HASLC non-profit affiliates housing 68 family residents.

Homeless housing solutions have ostensibly doubled over the past 3-4 years thanks to new VASH funding and aggressive resource attainment by the HASLC.

Emerging goals and objectives at HASLC, guided primarily through a strategic planning process held with Commissioners, staff and a resident leader, can be described as follows:

A) Increase partnerships and participate in more regional strategies in order to gain resources and be more comprehensively effective as an agency.

B) Develop and attain more capacity for additional living units through real estate activities and sophisticated management of HUD programs.

C) Assist local leaders and agencies with responses to homelessness.

D) Improve Commission/Staff communications through added transparency, additional training, and successful communication techniques.

E) Increase public information activities significantly.

The HASLC is proud of its recent growth and accomplishments and looks forward to better assisting its residents and landlords over the coming year.
Salt Lake City Housing Authority
Annual PHA Plan Fiscal Year 2018

Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.6 Resident Advisory Board Comments
Resident Advisory Board and Resident Comments

Discussion regarding the Annual PHA Plan included capital projects, opportunities to enhance the appearance and safety of properties, implementation of a smoke free policy at all PH properties, and ways to support resident recreation opportunities.

Board members expressed a desire to continue with proposed and planned property upgrades and modifications, which are included in the Capital Fund obligations. Major property improvement items discussed are as follows:

**Phillips Plaza – Dennis Swenson**- Complete needed elevator upgrades, chiller pump replacement, ADA compliance work and upgrades to common kitchen and bathrooms, replacement of common dining area chairs, replacement of main floor common area flooring and paint, and installation of a smoking shelter in a compliant location.

**Rendon Terrace –Steve Underwood**- Generator purchase and installation, door lock modifications, lighting improvements in garden area, and changes to landscape to provide better access and visibility. Replacement of damaged heat pumps was noted, and replacement of common TV/theater equipment that was stolen was requested.

**City Plaza – Vacant Position**- Discussed with Board Members- Install toilet grab bars as needed. Investigate ability to provide better TV reception options – antenna, group cable agreement, etc. Install smoking shelter in compliant location in plaza behind building.

**Romney Plaza-Marla Hansen**– Exterior building finish repairs, some windows are fogging and should be replaced, and a compliant smoking station is needed. Elevator work is needed in the future.

HASLC has completed several of these items, and others are included in the Capital Fund programming and operations budget as appropriate. All items discussed will be addressed.

Attachment: RAB Board Minutes
Minutes

Resident Advisory Board (RAB) Meeting
Wednesday, July 26, 2017 at City Plaza

Present:

RAB Members: Alfonsa Price – Section 8/HASLC Board Member
Dennis Swenson – Phillips Plaza
Marla Hansen – Romney Plaza
Steve Underwood - Rendon Terrace

HASLC Staff:
Montenna Porter – City Plaza
Kristine Black – Phillips Plaza
David Mendenhall – Romney Plaza and Rendon Terrace
John McDaniel – HASLC
Kristine Black – Phillips Plaza
Laryn Hill – HASLC
Liz Muniz – Romney Plaza
Vangie Ruiz – City Plaza

Welcome new RAB member Steve Underwood representing Rendon Terrace. It was noted that the meeting notice was posted at all properties, but no resident visitors were in attendance. Meeting rotation schedule was discussed and approved to have RAB meetings every 2 months

Review of minutes, no changes were made. Marla motioned to approve and Steve seconded the motion.

Laryn stated that we are reviewing ongoing and future improvements and 5 year capital fund plans, and input for 2018 plan and budget. After discussion today, we will come back to the next RAB meeting with the final plan, which will be presented to the Board for final approval.

John explained that we have ordered the chiller pumps for Phillips Plaza, approved $18,000 for new flooring/interior work there. The common kitchen ADA modifications are being worked out to try and keep oven – this can only be a warming kitchen. Security cameras have been budgeted this year for City and Phillips Plaza, we will evaluate the need to add more in future year budgets.

Some funds are being allocated to Rendon Terrace for a generator – currently coordinating with the architect and we hope to install it next year. Heat pumps both burned out at Rendon Terrace possibly due to a power surge, and those were just repaired.
At Romney Plaza we are working on adding LED lights for the back. Three have already been completed in the front. The exterior at Romney needs a variety of stucco repair. We plan to complete some minor repairs this year, and budget for major repairs in coming years.

Will be getting bids for Phillips Plaza to finish the upgrade for the elevators. The following year we will be upgrading the elevators at Romney Plaza.

Montenna noted that the RAB member at City Plaza, Rita Hathaway, stepped down due to medical problems. Montenna put out flyers for anyone wanting to join the RAB board. So far no one is interested but hopefully some new residents will be willing.

Input was requested from each RAB member and Property Manager of needs they see or which have been relayed by residents in each of the buildings.

David mentioned at Rendon Terrace the generator as was discussed already but it is a big concern and has been an ongoing issue. Door lock modifications on units are a big need. Also, David noticed that when there are power outages parts of the building are down and it varies in each apartment and there is no rhyme or reason. Steve the RAB member from Rendon Terrace stated that the landscaping is taking over especially the west side of the building you can’t see the path. It was reported that the outside lights in the garden do not work, a problem since most residents like to do their gardening at night due to the heat. The theatre on the 3rd floor still needs the TV and sound system replaced since it was stolen 2 years ago.

Kris stated that at Phillips Plaza new common carpet is needed. Also, chairs in the common area are in need of replacement, additional cameras are needed, and a smoke shack. Dennis agreed with the list and didn’t have anything else.

Regarding Romney, David explained the exterior of the building has stucco cracks that have developed and need to be repaired. John agreed and stated that windows also need to be replaced but they may have to wait for another year to replace windows due the urgent need to take care of the exterior of the building. A smoke shack is also going to need to be built.

At City Plaza, in addition to the list John had already mentioned residents are asking for help with the TV antenna. It does not get good reception can’t get the channels that they used to get. Also, grab bars by the toilets are a need.

RAB members were asked to continue communicating regarding needs and suggestions with residents and managers so we can address any requests and concerns.

Laryn stated that the smoke shacks have to be implemented by next year and those will be included in the 2018 budget. We will have an informational rollout meeting with county health officials and residents before the smoking changes are implemented.

Steve motioned to close the meeting and Dennis seconded the motion.
Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.7 Certificate of State & Local Officials

HUD 50077-SL
Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan

I, Melissa Jensen, the Director of Housing and Neighborhood Dev't

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

____Housing Authority of Salt Lake City____

PHA Name

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

Impediments (AI) to Fair Housing Choice of the

____City of Salt Lake____

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

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

This plan aligns with the consolidated plan through its commitment to enhanced voucher capacity and alignment with high opportunity neighborhoods.


Thereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3772, 3802)

Name of Authorized Official

Melissa Jensen

Signature

Title

Director

Date

5/18/18
Annual PHA Plan

C. Statement of Capital Improvements

Attachment C.1 Capital Improvements

HUD 50075.2
### Part I: Summary

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## Part II: Supporting Pages - Physical Needs Work Statements (s)

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<td>Site (Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)</td>
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

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<th>Estimated Cost</th>
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<tr>
<td>Common Area and units(Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Site Work (1480)-Lighting, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Doors)</td>
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<tr>
<td>RENDON TERRACE (UT004000405)</td>
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<td>Site(Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Security, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting)</td>
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<td>Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator)</td>
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Subtotal of Estimated Cost | | | $238,032.00 |
## Part II: Supporting Pages - Physical Needs Work Statements (s)

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<td>Site (Non-Dwelling Exterior (1480)-Landings and Railings, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Interior (1480)-Security, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Demolition and Enclosures, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting)</td>
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<td>HVAC, Mechanical, Electrical, Plumbing</td>
<td>Dwelling Unit-Site Work (1480)-Electric Distribution, Non-Dwelling Construction - Mechanical (1480)-Electric Distribution, Non-Dwelling Construction - Mechanical (1480)-Generator, Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System, Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters, Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Interior</td>
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<td>Site / Mechanical, HVAC, Electrical, Plumbing</td>
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

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<td>Site, Mechanical, HVAC, Electrical, dwelling units(Dwelling Unit-Interior (1480)-Call for Aid Systems, Non-Dwelling Interior (1480)-Common Area Flooring, Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Interior (1480)-Plumbing,</td>
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<td>Site, HVAC, Electrical, Building, Dwelling Unit(Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Construction - Mechanical (1480)-Elevator, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting)</td>
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<td>Site, Mechanical, HVAC, Electrical, dwelling units, Building(Non-Dwelling Interior (1480)-Lighting, Non-Dwelling Construction - Mechanical (1480)-Generator, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting)</td>
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Subtotal of Estimated Cost | $238,032.00
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<td>CITY PLAZA (UT004000402)</td>
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<td>Site, Building, HVAC, Electrical, Dwelling Unit-Interior (1480), Flooring (non-routine), Dwelling Unit-Interior (1480), Call-for-Aid Systems, Dwelling Unit-Interior (1480), Mechanical, Dwelling Unit-Interior (1480), Plumbing, Dwelling Unit-Site Work (1480), Lighting, Non-Dwelling Exterior (1480), Doors, Non-Dwelling Exterior (1480), Lighting, Non-Dwelling Interior (1480), Common Area Flooring, Non-Dwelling Interior (1480), Common Area Painting, Non-Dwelling Interior (1480), Electrical, Non-Dwelling Interior (1480), Mechanical, Non-Dwelling Interior</td>
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<td><strong>Subtotal of Estimated Cost</strong></td>
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### Part II: Supporting Pages - Physical Needs Work Statements (s)

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<td>CITY PLAZA (UT0040000402)</td>
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<td>Site, Building, HVAC, Mechanical, Electrical, Dwelling units</td>
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<td>RENDON TERRACE (UT004000405)</td>
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</tr>
<tr>
<td>Site, Building, Dwelling units</td>
<td>Dwelling Unit-Interior (1480)-Cell-for-Aid Systems, Dwelling Unit-Exterior (1480)-Roof, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, 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</td>
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<tr>
<td>Housing Authority Wide</td>
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<tr>
<td>HA Wide Physical Activities (Administration (1410)-Salaries, Management Improvement (1408)-Staff Training, Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems, Non-Dwelling Construction - Mechanical (1480)-Electric Distribution, Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System, Non-Dwelling Construction - Mechanical (1480)-Other)</td>
<td>$117,596.00</td>
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<tr>
<td>Administration(Administration (1410)-Salaries)</td>
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<tr>
<td>CF Financing Debt Service(Debt Service Bond Payment-Paid by PHA (1501))</td>
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<td>Subtotal of Estimated Cost</td>
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# Capital Fund Program - Five-Year Action Plan

## Part III: Supporting Pages - Management Needs Work Statements(s)

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<td>Management improvements</td>
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<td>Housing Authority Wide</td>
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<td>HA Wide Physical Activities(Administration (1410)-Salaries,Management Improvement (1408)-Staff Training,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)</td>
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### Part III: Supporting Pages - Management Needs Work Statements (s)

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<td>HA Wide Physical Activities (Administration (1410)-Salaries, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements, Non-Dwelling Construction - Mechanical (1480)-Electric Distribution, Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System, Non-Dwelling Construction - Mechanical (1480)-Other)</td>
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<td>$494,588.00</td>
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PROOF OF PUBLICATION  
CUSTOMER’S COPY

CUSTOMER NAME AND ADDRESS
HOUSING AUTHORITY OF SLC.
1776 S. WEST TEMPLE
SALT LAKE CITY, UT 84115

ACCOUNT NUMBER
9001394693

DATE
2/19/2018

ACCOUNT NAME
HOUSING AUTHORITY OF SLC.

TELEPHONE
8014872161

ORDER # / INVOICE NUMBER
0001196116 /

PUBLICATION SCHEDULE
START 02/17/2018  END 02/18/2018

CUSTOMER REFERENCE NUMBER

PN

CAPTION
PUBLIC NOTICE  NOTICE IS HEREBY GIVEN that on the 26th Day of March 2018, at the

SIZE
22 LINES 1 COLUMN(S)

TIMES	TOTAL COST
6	78.92

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF PUBLIC NOTICE  NOTICE IS HEREBY GIVEN that on the 26th Day of March 2018, at the hour of 11:00 a.m. of said day at the Housing Authority of Salt Lake City, 1776 FOR HOUSING AUTHORITY OF SLC, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH AND PUBLISHED IN SALT LAKE CITY. SALT LAKE COUNTY IN THE STATE OF UTAH NOTICE IS ALSO POSTED ON UTAHLEGAL.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGAL.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101, 46-3-104.

PUBLISHED ON Start 02/17/2018  End 02/18/2018

DATE  2/19/2018  

SIGNATURE

STATE OF UTAH

COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 19TH DAY OF FEBRUARY IN THE YEAR 2018

BY: LORI GUDMUNDSON

VIRGINIA CRAFT  
NOTARY PUBLIC STATE OF UTAH
COMMISSION #698395  
COMM. EXP. 01-12-2022