Housing Authority of Salt Lake City
Annual PHA Plan
Fiscal Year 2020

Date: 1/29/2020
Salt Lake City Housing Authority
Revised Annual PHA Plan Fiscal Year 2020

Board Resolution
RESOLUTION 727-2020

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF SALT LAKE CITY
APPROVING THE FISCAL YEAR 2020 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 2020, and

NOW THEREFORE be it resolved that the Board of Commissioners of the Housing Authority of Salt Lake City approves the 2020 Agency Annual Plan including required certifications.

Passed and approved on this 27th day of January, 2020.

Dave Mansell, Chair, HASLC

Daniel Nackerman, Executive Director

Gilmore Bell, LLP

APPROVED AS TO FORM:
Salt Lake City Housing Authority
Revised Annual Plan Fiscal Year 2020

Revised Annual PHA Plan
HUD-50075-ST
**Annual PHA Plan**

(Standard PHAs and Troubled PHAs)

**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.

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### A. PHA Information.

<table>
<thead>
<tr>
<th>PHA Name</th>
<th>Housing Authority of Salt Lake City</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHA Code</td>
<td>UT004</td>
</tr>
<tr>
<td>PHA Type</td>
<td>□ Standard PHA □ Troubled PHA</td>
</tr>
<tr>
<td>PHA Plan for Fiscal Year Beginning</td>
<td>01/2020</td>
</tr>
<tr>
<td>PHA Inventory</td>
<td>(Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</td>
</tr>
<tr>
<td>Number of Public Housing (PH) Units</td>
<td>389</td>
</tr>
<tr>
<td>Number of Housing Choice Vouchers (HCVs)</td>
<td>2808</td>
</tr>
<tr>
<td>Total Combined</td>
<td>Units/Vouchers: 519/</td>
</tr>
</tbody>
</table>

**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.

**☐ PHA 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>
</thead>
<tbody>
<tr>
<td>Lead PHA:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

- [ ] Yes
- [x] No

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

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

Reference attachment B.1: Revision of PHA Plan Elements

(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?

- [ ] Yes
- [x] No

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

Reference B.2: New Activities

(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?

- [ ] Yes
- [ ] No

(b) If yes, please describe:

HASLC conducted its annual audit as required and there were no findings as a result for FY 2018.
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: Progress Report in Mission and Goals

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 Minutes-Five Year Plan

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.

(“”) 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:

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 06/04/2019
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 §903.23(4)(e))

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

B. Annual Plan. 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) 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)(ii))

☐ 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(h)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

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

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

☐ 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(k))

☐ 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(l)) 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(l))

☐ 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 §903.7(m)(3))

☐ Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(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 §903.7(q))

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

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

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.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

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

☐ Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses], and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition, and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/dfa/index.cfm. (24 CFR §903.7(h))

☐ 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 §903.7(h)(1))

☐ Conversion of Public Housing. Describe any public housing buildings(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance, 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm. (24 CFR §903.7(i))

☐ 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 PIH 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 to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PIH 2011-7. (24 CFR §903.5(b)) (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 those governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PIH 2011-7. (24 CFR §903.5(b)) (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 PH 2009-21 (24 CFR §903.7(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 §903.7(h)).

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 §900.145(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 §903.7(n)).

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

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 §903.3(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 §903.13(c), 24 CFR §903.19).

B.7 Certification by State or Local Officials. Form HUD-50077-SI, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). 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 §903.7(q)).

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

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/XXXXXX.”

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 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.
Salt Lake City Housing Authority
Revised Annual PHA Plan Fiscal Year 2020

Revised Annual PHA Plan
B. Annual Plan Elements
Attachment B.1. Revision of PHA Plan Elements
May 2, 2019

VIA ELECTRONIC MAIL

Mr. Daniel Nackerman, Executive Director
Housing Authority of Salt Lake City
1776 SW Temple
Salt Lake City, UT  84115
dnackerman@haslcutoff.org

SUBJECT: RAD PHA Plan/Significant Amendment Submission

Dear Mr. Nackerman:

This correspondence is to inform the Housing Authority of Salt Lake City that the PHA Plan or Significant Amendment, submitted to HUD on April 25, 2019 is approved.

As the PHA has been issued a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) under the Rental Assistance Demonstration (RAD), we reviewed the submission for compliance with PIH Notice 2012-32 (HA), “Rental Assistance Demonstration – Final Implementation,” as revised and currently in effect. We have found compliance with the required elements and determined that the RAD PHA Plan milestone if fulfilled. The Housing Authority’s approved PHA Plan Significant Amendment Submission must be made available for review and inspection at the principal office of the Housing Authority during normal business hours.

Upon receipt of this letter, you should upload it to the appropriate section of the RAD Resource Desk. If you have any questions, please contact Anita Short, Portfolio Manager at Anita.J.Short@hud.gov or (801) 524-6096.

Sincerely,

5/2/2019

[Signature]

Lori Strange for
Janice Rodríguez, Director
Signed by: LORI STRANGE
HASLC’s Board of Commissioners approved application to HUD to convert its public housing and portfolio under the RAD program August 27th, 2018. HASLC is amending its Public Housing Authority (PHA) Annual and 5-Year Plan because HASLC’s application to convert 390 public housing units – the balance of its Public Housing portfolio -- was accepted and HUD issued Commitments to Enter into Housing Assistance Payment Contracts (CHAP’s) in November 2018. As a result, HASLC will be converting its Public Housing to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.

This proposed amendment provides additional information as required by HUD concerning HASLC’s RAD portfolio conversion plans. It is HASLC’s intention to incorporate this proposed amendment in its entirety into the 2020 PHA Plan.

HASLC is adopting the resident rights, participation, waiting list, and grievance procedures listed in Section 1.6C and 1.6 D of PIH Notice 2012-32, REV-3 as it pertains to PBV with the RAD conversion.

The RAD conversion complies with all applicable site selection and neighborhood reviews standards and all appropriate procedures have been followed. HASLC is compliant with all fair housing and civil rights requirements. HASLC is currently subject to, and in compliance with, a Voluntary Compliance Agreement, Case Numbers: 08-11-R005-4 (Section 504), 08-11-R005-6 (Title VI), and 08-11-R004-3 (Section 3)

The conversion to RAD Project Based Vouchers will not negatively impact or cause non-compliance with the VCA agreements. HASLC is not subject to any consent order, consent decree, final judicial ruling or administrative ruling that has any relation to or impact on the planned RAD conversion.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HASLC with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, HASLC’s Capital Fund budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and HASLC may also borrow funds to address capital needs. HASLC will also be contributing Operating Reserves and all remaining Capital Funds balances towards the conversion.

A recent Physical Needs Assessment for each development has been completed and any needs will be addressed at each location.

HASLC does not have debt under an Energy Performance Contract (EPC) or Capital Fund Financings for these property conversions.
### Development #1

<table>
<thead>
<tr>
<th>Name of PH Development: City Plaza</th>
<th>PIC Development ID: UT004000402</th>
<th>Conversion Type: PBV</th>
<th>Transfer of Assistance (if yes, put the location if known and # units transferring): NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Units: 70</td>
<td>Pre-RAD Unit Type (Family, Senior, etc.): 143 Senior, 7 Mixed Designation</td>
<td>Post-RAD Unit Type if different (i.e. Family, Senior, etc.): 136 Senior, 7 Mixed Designation</td>
<td>Capital Fund allocation of Development Utilization of remaining balance at time of transition</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Number of Units Pre-Conversion</th>
<th>Number of Units Post-Conversion</th>
<th>Change in Number of Units and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.): 5% De Minimis</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>150</td>
<td>143</td>
<td>n/a</td>
</tr>
</tbody>
</table>

If performing a Transfer of Assistance, explain how transferring waiting list

Identification and obligation status of public housing funds

Evidence of consultation with residents

Description of PHA’s proposed future use of the development

Relocation Plan

No residents will need to be relocated with this conversion.

RAD CHAP received November 8, 2018. Public housing capital funds will be used to finance the project to specifications identified in the needs assessment.

Two meetings held in August 2018.

Existing PH units are being converted to Project Based Vouchers. No changes to residential configurations or structure.
## Significant Amendment: Rental Assistance Demonstration Project Based Voucher Conversions

<table>
<thead>
<tr>
<th>Development # 2</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name of PH Development:</strong> Philips Plaza/Romney Plaza</td>
<td></td>
</tr>
<tr>
<td><strong>PIC Development ID:</strong> UT004000401</td>
<td></td>
</tr>
<tr>
<td><strong>Conversion Type:</strong> PBV</td>
<td></td>
</tr>
<tr>
<td><strong>Transfer of Assistance (if yes, put the location if known and # units transferring):</strong> NO</td>
<td></td>
</tr>
<tr>
<td><strong>Total Units:</strong></td>
<td></td>
</tr>
<tr>
<td>169</td>
<td></td>
</tr>
<tr>
<td>Pre-RAD Unit Type (Family, Senior, etc.):</td>
<td></td>
</tr>
<tr>
<td>89 Senior, 80 mixed accessible</td>
<td></td>
</tr>
<tr>
<td>Post-RAD Unit Type if different (i.e. Family, Senior, etc.)</td>
<td></td>
</tr>
<tr>
<td>85 Senior, 76 mixed accessible</td>
<td></td>
</tr>
<tr>
<td><strong>Capital Fund allocation of Development</strong></td>
<td></td>
</tr>
<tr>
<td>Utilization of remaining balance at time of transition</td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom Type</strong></td>
<td><strong>Number of Units Pre-Conversion</strong></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>169</td>
</tr>
<tr>
<td>If performing a Transfer of Assistance, explain how transferring waiting list</td>
<td>n/a</td>
</tr>
<tr>
<td>Identification and obligation status of public housing funds</td>
<td>RAD CHAP received November 8, 2018. Public housing capital funds and 4% tax credits will be used to finance the project to specifications identified in the needs assessment.</td>
</tr>
<tr>
<td>Evidence of consultation with residents</td>
<td>Two meetings held in August 2018</td>
</tr>
<tr>
<td>Description of PHA’s proposed future use of the development</td>
<td>Existing PH units are being converted to Project Based Vouchers. The third party needs assessment identified a rehab scope that will be included in the scope of work with 4% tax credits.</td>
</tr>
<tr>
<td>Relocation Plan</td>
<td>No residents will need to be relocated with this conversion.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development # 3</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name of PH Development:</strong> Rendon Terrace Apts.</td>
<td></td>
</tr>
<tr>
<td><strong>PIC Development ID:</strong> UT004000405</td>
<td></td>
</tr>
<tr>
<td><strong>Conversion Type:</strong> PBV</td>
<td></td>
</tr>
<tr>
<td><strong>Transfer of Assistance (if yes, put the location if known and # units transferring):</strong> NO</td>
<td></td>
</tr>
<tr>
<td><strong>Total Units:</strong></td>
<td></td>
</tr>
<tr>
<td>70</td>
<td></td>
</tr>
<tr>
<td>Pre-RAD Unit Type (Family, Senior, etc.):</td>
<td></td>
</tr>
<tr>
<td>70 Senior</td>
<td></td>
</tr>
<tr>
<td>Post-RAD Unit Type if different (i.e. Family, Senior, etc.)</td>
<td></td>
</tr>
<tr>
<td>70 Senior</td>
<td></td>
</tr>
<tr>
<td><strong>Capital Fund allocation of Development</strong></td>
<td></td>
</tr>
<tr>
<td>292,392</td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom Type</strong></td>
<td><strong>Number of Units Pre-Conversion</strong></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>62</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>8</td>
</tr>
<tr>
<td>If performing a Transfer of Assistance, explain how transferring waiting list</td>
<td>n/a</td>
</tr>
<tr>
<td>Identification and obligation status of public housing funds</td>
<td>RAD CHAP received November 8, 2018. Public housing capital funds will be used to finance the project to specifications identified in the needs assessment.</td>
</tr>
<tr>
<td>Evidence of consultation with residents</td>
<td>Two meetings held in August 2018, and again on April 2019</td>
</tr>
<tr>
<td>Description of PHA's proposed future use of the development</td>
<td>Existing PH units are being converted to Project Based Vouchers. No changes to residential configurations or structure.</td>
</tr>
<tr>
<td>------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Relocation Plan</td>
<td>No residents will need to be relocated with this conversion.</td>
</tr>
</tbody>
</table>
PBV Resident Rights and Participation.

1. No Re-screening of Tenants upon Conversion. Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement.

2. Right to Return. There will be no relocation of residents required.

3. Renewal of Lease. Since publication of the PIH Notice 2012-32 Rev 3, the regulations under 24 CFR § 983.257(b)(3) have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.

4. Phase-in of Tenant Rent Increases. If a tenant’s monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3(definition of “total tenant payment” (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in the owner must follow according to the phase-in period established. For purposes of this section “standard TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:
Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the standard TTP
Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

Five Year Phase-in:
Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the standard TTP
Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
SIGNIFICANT AMENDMENT: RENTAL ASSISTANCE DEMONSTRATION PROJECT BASED VOUCHER
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Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and
the standard TTP

Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and
the standard TTP

Year 5 AR and all subsequent re-certifications – Full standard TTP

Please Note: In either the three year phase-in or the five-year phase-in, once the standard TTP is equal to
or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.
MTW agencies may not alter this requirement.

HASLC has elected to follow the Three-Year Phase-in Plan.

Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator
(ROSS-SC) programs. Public Housing residents that are current FSS participants will continue to be
eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any
remaining PH FSS funds, to serve those FSS participants who live in units converted by RAD. Due to the
program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act
and was continued in the FY15 Appropriations Act, no special provisions are required to continue
serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g. escrow calculation and escrow
forfeitures) that apply differently depending on whether the FSS participant is a participant under the
HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All
PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part
984, the participants’ contracts of participation, and the alternative requirements established in the
“Waivers and Alternative Requirements for the FSS Program” Federal Register notice, published on
December 29, 2014, at 79 FR 78100. Further, upon conversion to PBV, already escrowed funds for FSS
participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus
reverting to the HAP account if forfeited by the FSS participant.

HASLC currently has no ROSS or FSS participants in the current Public Housing program and all units are
Senior/Disabled. Eligible participants may enroll following entry into the PBV program.

Resident Participation and Funding. In accordance with Attachment 1B, residents of Covered Projects
with converted PBV assistance will have the right to establish and operate a resident organization for
the purpose of addressing issues related to their living environment and be eligible for resident
participation funding.

Resident Procedural Rights. The following items must be incorporated into both the Section 8
Administrative Plan and the Project Owner’s lease, which includes the required tenancy addendum, as
appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the
program.

Termination Notification. HUD is incorporating additional termination notification requirements to
comply with section 6 of the Act for public housing projects that convert assistance under RAD. In
addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and
eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will
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require that PHAs provide adequate written notice of termination of the lease which shall not be less than:
a. A reasonable period of time, but not to exceed 30 days:
   i. If the health or safety of other tenants, PHA employees, or persons residing in the immediate
      vicinity of the premises is threatened; or
   ii. In the event of any drug-related or violent criminal activity or any felony conviction;
b. 14 days in the case of nonpayment of rent; and
c. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such
   shorter period shall apply.

Grievance Process. Pursuant to requirements in the RAD Statute, HUD is establishing additional
procedural rights to comply with section 5 of the Act. For issues related to tenancy and termination of
assistance, PBV program rules require the Project Owner to provide an opportunity for an informal
hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR §
982.555(b) in part, which outlines when informal hearings are not required, to require that:
a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR §
   982.555(a)(1)(i)-(vi),26 an opportunity for an informal hearing must be given to residents for any
   dispute that a resident may have with respect to a Project Owner action in accordance with the
   individual’s lease or the contract administrator in accordance with RAD PBV requirements that
   adversely affect the resident’s rights, obligations, welfare, or status.
   i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will
      perform the hearing, as is the current standard in the program. The hearing officer must be
      selected in accordance with 24 CFR § 982.555(e)(4)(i).
   ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
   b. There is no right to an informal hearing for class grievances or to disputes between residents
      not involving the Project Owner or contract administrator.
   c. The Project Owner gives residents notice of their ability to request an informal hearing as
      outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall
      outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
   d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA’s HCV
Administrative Plan.
The above procedures can be found in the HASLC HCV Administrative Plan in Chapter 17.

Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion
at the time of conversion will continue to receive the EID after conversion, in accordance with
regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall
not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to
the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities
(24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and
currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV
project, the provision in section 5.617(b) limiting EID to disabled persons is waived. The waiver, and
resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No
other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at
the time of conversion e.g., due to loss of employment; tenants that move into the property following
conversion, etc..) is covered by this waiver.
SIGNIFICANT AMENDMENT: RENTAL ASSISTANCE DEMONSTRATION PROJECT BASED VOUCHER CONVERSIONS

Jobs Plus. Not applicable to HASLC.

When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may only select an occupied unit to be included under the PBV HAP contract if the unit’s occupants are eligible for housing assistance payments (24 CFR §983.53(d)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family’s TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent) (24 CFR §983.258). Since the rent limitation under this Section of the Notice may often result in a family’s TTP equaling or exceeding the gross rent for the unit, for current residents (i.e. residents living in the public housing property prior to conversion), HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that the rent to owner for the unit equal the family’s TTP until such time that the family is eligible for a housing assistance payment. HUD is waiving as necessary to implement this alternative provision, the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR 983.301 as modified by Section 1.6.B.5 of this Notice. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP contract. Assistance may subsequently be reinstated if the tenant becomes eligible for assistance. The PHA is required to process these individuals through the Form-50058 submodule in PIC.

Following conversion, 24 CFR §983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission’s TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property; and, if the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where “floating” units have been permitted, Section 1.6.B.10 of this Notice.

Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under occupied unit must move to the appropriate sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR 983.259 is waived. MTW agencies may not modify this requirement.

PBV: Other Miscellaneous Provisions

1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration. PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. Additional Monitoring Requirement. The PHA’s Board must approve the operating budget for the Covered Project annually in accordance with HUD requirements.

3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of
SIGNIFICANT AMENDMENT: RENTAL ASSISTANCE DEMONSTRATION PROJECT BASED VOUCHER CONVERSIONS

1968 (Section 3). This section has been moved to 1.4.A.13 and 1.4.A.14.

4. Establishment of Waiting List. 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies.

   i. Transferring an existing site-based waiting list to a new site-based waiting list. If the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project’s waiting list.

   ii. Informing applicants on the site-based waiting list on how to apply for a PBV program-wide or HCV program-wide waiting list.

Informing applicants on a public housing community-wide waiting list on how to apply for a voucher-wide, PBV program-wide, or site-based waiting list. If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA’s public housing community-wide waiting list have been offered placement on the converted project’s initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency’s public housing community-wide waiting list who wish to be placed onto the newly-established site-based waiting list must be done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies.

To implement this provision, HUD is specifying alternative requirements for 24 CFR §983.251(c)(2).

However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR §983.251(c).

HASLC currently maintains site based Public Housing wait lists and will convert from Public Housing Site Based to PBV Site Based waiting list. There will be no change to placement, a straight conversion. All those currently on the wait list will be notified of the transition within the requirements for effective communication.

Mandatory Insurance Coverage. The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
SIGNIFICANT AMENDMENT: RENTAL ASSISTANCE DEMONSTRATION PROJECT BASED VOUCHER CONVERSIONS

6. Agreement Waiver. This section has been moved to 1.6.(B)(7).

7. Future Refinancing. Project Owners must receive HUD approval for any refinancing or restructuring of permanent debt during the HAP contract term, to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

Administrative Fees for Public Housing Conversions during Transition Period. For the remainder of the Calendar Year in which the HAP Contract is effective (i.e., “transition period”), RAD PBV projects will be funded with public housing funds. For example, if the project’s assistance converts effective July 1, 2015, the public housing Annual Contributions Contract (ACC) between the PHA and HUD will be amended to reflect the number of units under HAP contract, but will be for zero dollars, and the RAD PBV contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

For fiscal years 2014 and 2015, PHAs operating HCV program received administrative fees for units under a HAP contract, consistent with recent appropriation act references to “section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998” and 24 CFR § 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA’s HCV program becomes PBV assistance, it is possible for most or all of a PHA’s turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP contract administered by the PHA exceeds 20 percent of the PHA’s authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA’s administrative plan. To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) and 24 CFR part 983.261(c). Please
SIGNIFICANT AMENDMENT: RENTAL ASSISTANCE DEMONSTRATION PROJECT BASED VOUCHER CONVERSIONS
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note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

Reserve for Replacement. The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account covered under a General Depository Agreement (HUD-51999) or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines and as directed by HUD.
Salt Lake City Housing Authority
Revised Annual PHA Plan Fiscal Year 2020

Revised Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.2 New Activities
Attachment B.2 New Activities

RAD Application

The HASLC has submitted its application for conversion of all Public Housing properties in the portfolio to RAD with intent to provide Project Based Rental Assistance, in accordance with the guidelines of PIH Notice 2012-32, Revision 3 and any successor notices. Under the submitted preliminary plan the HASLC would maintain the current occupancy of elderly and disabled persons with minimal to moderate rehabilitation to the properties.

**Annual Plan Amendment:** The HASLC has received its Initial Commitment to Enter into a HAP Contract (CHAPs) in November 2018 for Phillips Plaza and Romney Plaza (AMP 1, 169 units in PIC Development UTO040000401), City Plaza (AMP 2, 150 units in PIC Development UTO040000402), and Rendon Terrace (AMP 3, 70 units in PIC Development UTO040000405). Current rehabilitation financing options to be considered include utilization of existing reserve funds and Capital Funds, 4% (Low Income Housing Tax Credits) LIHTC for City Plaza Partners in conjunction with Housing Connect. The HASLC is not anticipating a significant rehabilitation or relocation with Phillips or Rendon Terrace. In conjunction with RAD, the HASLC may apply for Tenant Protection Vouchers (TPV) if the inspection results warrant greater expenses necessary within each AMP. Generally, replacement TPV’s will be issued based on public housing units being partially disposed through Section 18. With a Section 18 application, under 24 CFR 970.17, 25% of the AMP units would be partially disposed of from the Public Housing program and project-based Tenant Protection Vouchers would be issued for those units, with all RAD relocation requirements applicable to the Section 18 residents and RAD converted residents under PBRA or PBV.

Other Development Activities

The HASLC partnered with the local Volunteers of America to re-design/re-develop a 12-unit apartment complex, Denver Street Apartments, for a 22-unit development to house those with severe and persistent mental illness. Construction is complete with the ribbon cutting ceremony on November 1st, 2019.

The HASLC purchased land for future development which included the Capitol Motel property. This previous motel has been converted to house 39 units of previously chronic homeless residents in a low/no barrier, low rent, transitional housing program under a partnership with the local agency, Homelink. The HASLC has received tax credit funding for this development.

The HASLC will reapply for LIHTCs to develop a 52-unit mixed affordable housing development in the Ballpark community originally. The “Book Cliffs Lodge” missed receiving credits by 10 points in a previous application round in 2017.

The Housing Authority was a successful applicant for Temporary Assistance for Needy Families funds (TANF) of $1,000,000 to provide 3 years funding to assist families in obtaining stable housing providing
deposits, utility and rent assistance, and back rent payments for eviction prevention in addition to housing search assistance case management.

Pamela’s Place was awarded 2018 Low Income Housing Tax Credits for 100 units of permanent supportive housing and is currently under construction. The land was purchased with City Redevelopment Agency funds and Housing Trust Funds.

The HASLC is remodeling the main office location for safety and security improvements. The renovations include the addition of glass front meeting rooms, enlarged waiting room and security door features, additional office space and staff lounge.

**Public Housing Unit Designations:**

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

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<th>Accessible disabled</th>
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<td>10 Accessible</td>
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<td>Rendon Terrace</td>
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<tr>
<td>Romney Plaza</td>
<td>UT004004001</td>
<td>70</td>
<td>70</td>
</tr>
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</table>

**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:

- City Plaza UT004004002, one unit
- Philips Plaza UT004004001, one unit
- Romney Plaza UT004004001, one unit
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 and Liberty Homes, a key Permanent Supportive Housing building located near downtown Salt Lake. The project meets our PHA goals by increasing availability of Permanent Supportive Housing in the community.

“Pamela’s Place” is a 100-unit Permanent Supportive Housing development to be located in downtown SLC. Construction is slated to start in 2018. Pamela’s Place LLC, was awarded 100 project based vouchers with the HASLC. These will provide 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.
Revised Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.3 Civil Rights Certificate

HUD — 50077-ST-HCV-HP
RESIDENT ADVISORY BOARD
(RAB)
Meeting Agenda

Housing Authority of Salt Lake City
Wednesday, January 29, 2020
2:00 p.m.
City Plaza 1992 So 200 East

1. Welcome and Introductions
Judy

2. Review of last meeting minutes
Judy

3. Review of Annual plan
Kim

4. Transition to RAD
David

5. Taufer Park
Homeless camps - letter to Mayor - 40 w/tents
Gary

6. RAB Members and/or guest comments
All present

7. Adjournment
Judy

Board Member?
Next meeting will be held March 25, 2020 at 158 N 600 W.

defective Bishop - cleaned up park - to new
Sugarhouse overflow -
↑ assaults - crime - aggressive -
MINUTES

Resident Advisory Board (RAB) Meeting
Wednesday January 29, 2020 2:00 p.m. City Plaza

Present:

RAB Members: Judy Lee – City Plaza - Chairperson
Gary Leimback – Phillips Plaza
Steve Underwood – Rendon Terrace
Pauline Lamb – City Plaza

HASLC Staff: Kim Wilford - HASLC
Jeremi Cox - HASLC
Kris Sloan – Phillips Plaza
Kevin MacGilvery – City Plaza
Gayle Stephenson – Romney Plaza
David Mendenhall – Rendon Terrace

Guests: Phyllis Harries – Phillips Plaza

Welcome to all attendees. After introductions, Judy ask to have the minutes approved Gary motioned to approve the minutes and Pauline seconded the motion.

Kim introduced the annual plan and explained that HUD used to only have a combined 5-year and Annual Plan, but they are now separated. We need to approve the Annual Plan, although similar to the 5-year plan that was introduced a few months ago, includes a detailed review of accomplishments of prior goals from 2019 and the five-year plan submitted in 2015.

The first section is the revision of the major Public Housing plan and what we plan to do over the next year and what we did in the past year. This past year we had a significant amendment to our previous 5-year plan for the policies related to the RAD conversion.

Kim continued to provide details of all elements of the Annual Plan including a Civil Rights certificate and the results of our 2018 audit with no audit findings in section. We also include
the progress report on goals for our last five-year plan and then there is a section where we will put comments if any from the RAB members. We certify also that we are working with the city and our local jurisdiction to be aligned with our local government plan in housing, development and homeless response. It shows that we are not a troubled PHA and a section with our capital improvements and related budget.

Kim provided details from the significant amendment and the letter from HUD approving that significant amendment from last year. Rendon Terrace is currently following these policies.

Kim discussed the new development and the progress on past developments, The designated disabled access units in the Public Housing properties and units we house police officers.

We did distribute 80 project-based vouchers, for developments in the community to assure rent at that site. We partnered with Cowboy Properties who gave the building to the road home who will shelter homeless with a property called Magnolia. The groundbreaking ceremony was a couple of months ago. We also have 95 Project Based Vouchers planned at Pamela’s Place that is now under construction.

The next section talks about Strengthening our FSS programs. The FSS program works with AAA Fair Credit Foundation, People Helping People and Circles. Clients through Section 8 are on a waiting list to enter the program, once they achieve goals that they have set when entering the program, once their income increases, the difference is then put in a savings account for them and once they graduate they get the money to use to purchase a home, a business, go to school and so on.

The last section is the Capital improvement 5-year plan.

RAB members had no comments about the Annual plan.

Gary asked about the RAD conversion and Rendon Terrace no longer being a part of the RAB. Kim explained the residents at projects converted will have their own resident meetings and funds set aside for this. Kim explained about Capital funds for example with the RAD conversion. All funding was pulled out of capital funds to complete the work that was scheduled, such as the generator that has been an ongoing need. They are working with contractors to get that completed by March.
Gary asked about moving ahead with the RAB process will each property be dropping out of the Housing Authority. Kim explained that the properties will not be under HUD regulations and the board will dissolve and each property will have its’ own resident board.

Judy asked what will happen to the rent? Will it stay the same? Kim explained when they convert to RAD, they residents’ rents don’t change. Only when being recertified and it goes higher than $25, there will be a phase in over 3 years. Resident will receive a Tenant Based Voucher assigned to the building, it will still be figured the same way which is 30% of your income with deductions for medical, so there will be very little if any change.

David handed out flyers and reviewed the transitions with RAD, he explained that one big question at Rendon was about re-evaluations and if they must be re-screened and have background checks done or any new eligibility work and the answer is no.

Gary asked if we will still be owned by HASLC, Kim explained that it depends on the financing structure that goes along with the RAD conversion. Rendon Terrace was a tax credit property before and still is so that doesn’t change, the partnership is still owned by our subsidiary. If we are doing what we planned with City Plaza we are trying to partner with the County Housing Authority so it would be owned by 1 LLC and managed by 1 property manager instead of 2 separate managers. Phillips Plaza and Romney Plaza’s current plan is to pull out of Public Housing do minimal conversion and upgrade work and it would go to HASLC as owners.

Judy asked if someone new wanted to move in would they apply the same way, and Kim explained that it would still go through HASLC but would now have a separate waiting list for each property. HA will not change any designations such as elderly and disabled.

Judy asked when will this happen at City Plaza? Kim explained there is no date yet, Housing did apply for 4% tax credit through the state and did receive that credit, it was allocated the first of the year. We are piecing the funding together and still have a lot of work to be done, but we will do another RAD meeting when gets closer for updates.

David explained his experience with the conversion and for tenants it is pretty much business as usual. Rendon did have to set time to get with our Section 8 staff to do paperwork to be part of the conversion process. This was scheduled in December and they did all the tenants within about 3 days. The section 8 staff came to Rendon to help so the tenants didn’t have to venture out. All David did was basically have to end PH participation which ended the 50058 programs.
David explained other questions residents had was about the organization, there is money targeted for that by the Housing Authority. The Housing Authority is required to provide money for meetings to be organized at the property level. It will be tenant driven and can ask for assistance by property managers.

Judy stated most her residents at City Plaza want to remain there and not move. Kim stated that the project-based voucher remains at the building, but once the resident has been there a year and if there are vouchers and funding available, they can have the option to move.

Gary brought up the situation with the homeless living at Taufer Park by Phillips Plaza, Kris had written a letter to the Mayor and he went up to the police department explaining our concerns, there was finally a push to clear out Taufer Park. Police assisted and were positive about cleaning out the park.

Kris stated the homeless in the park were becoming aggressive towards the tenants from Phillips Plaza and St Marks Towers which is about 200 residents. It has become dangerous and residents are afraid to leave the building. Gary has written articles in the Deseret News about homelessness from his own experiences.

Kim stated that the Housing Authority is looking for a participant to be on the Housing Authority Board. Please pass names on to Kim of those that would be interested in being on the board.

Pauline motioned to adjourn the meeting and Gary 2nd the motion.
Certifications of Compliance with PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and High Performer PHAs)

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

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

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

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

__UT004__
PHA Number/HA Code

__X__ Annual PHA Plan for Fiscal Year 2020

__X__ 5-Year PHA Plan for Fiscal Years 2020 - 2024

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, 3731).

Name of Authorized Official

Daniel Nackerman

Signature

Title
Executive Director

Date 11/13/2019
Salt Lake City Housing Authority
Revised Annual PHA Plan Fiscal Year 2020

Revised Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.4 Annual PHA Audit
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   X no

3. Noncompliance material to financial statements

   ____ yes   X 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   X no

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   X no

7. Identification of Major Programs:

   | CFDA No. | Name of Federal Program
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<td>14.238</td>
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8. The Dollar Threshold Used To Distinguish Between Type A and Type B Programs: $759,286

9. Auditee qualified as a low-risk auditee?

   X yes    _______ no

SECTION II – Financial Statement Findings

1. There are no auditor findings required to be reported in accordance with Government Audit Standards.

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
Revised Annual PHA Plan Fiscal Year 2020

Revised Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.5  Progress Report
PROGRESS REPORT ON PREVIOUS GOALS AND 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. Development of LIHTC project, Taylor Gardens was completed 2016 – 112 units for Senior residents, 9th East Lofts, a 6 story multifamily LIHTC project with 68 units was completed in 2017, and Pamela’s Place 100 units of Permanent Supportive Housing for chronic homeless is currently under construction.

Utilize Project-Based Vouchers to a greater Extent: New rounds include Pamela’s Place, First Step House and Magnolia/Liberty Homes projects. Well underway

Utilize RHF Funds to Fund Rendon Terrace: Completed

Apply for Additional Vouchers Aggressively: Well underway- Successful in Increases of VASH, Non-Elderly Disabled mainstream and Family Unification Program Vouchers.

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 and Circles have resulted in 46 graduates between 2016-2019 while maintaining a program of 130 participants.

Update the ‘Administrative Plan’ Comprehensively: Completed

Analyze and Consider Utilizing HUD’s RAD Program: Expected to close on project Rendon Terrace before the close of 2019. Currently under CHAPS for all remaining Public Housing properties with rehab at City Plaza in the planning phases.

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- Regular increases in voucher payment standards and recent attainment of TANF and ESG grants providing housing search assistance, Landlord Outreach program, deposit and application assistance funding has resulted in greater lease up success while funding received for eviction prevention has increased those maintaining housing.

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 continues, 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 Family Self Sufficiency program, with 129 participants over that past year, has brought 27 graduates by the end of 2019.
- The HASLC partnered with SLC Department of Economic Development, Salt Lake Community College, and Catholic Community Services for a pilot program providing free housing and job training in the construction trades/framing to 12 chronically homeless persons we called the Framing Project. This resulted in 3-4 full time employed and self-sufficient community members. This project received a national award from NAHRO.
- The HASLC applied for and was awarded Temporary Assistance for Needy Families (TANF) funding of $1,000,000 to cover 3 years for staffing and rental assistance, deposits, utilities and homeless prevention. Additionally, HASLC received a state grant for TANF expansion funding one full time staff member and $140,000 in additional rental assistance as well as a third grant to cover 2 full time landlord outreach specialists.
- The HASLC received and leased 49 additional VASH Vouchers in 2017 for the Freedom Landing property.
- The HASLC received 35 Non-Elderly Disabled Mainstream Vouchers
- The HASLC received 18 Tenant Protection vouchers for Wasatch Manor project based for senior housing
- 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.
- Updates in Section 504/ADA are continuing at all Public Housing properties including an updated Language Access Plan and physical accessibility improvements. Through the RAD transition, updates will continue at City Plaza, Romney Plaza and Philips Plaza.
- 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.
- PHA has made improvements to existing Public Housing using Capital Fund dollars, such as Phillips Plaza main entry door replacement, 2 pump circulator replacement, main lobby carpet
replacement and wooden door staining, community kitchen replacement (to comply with ADA requirements), partial main sewer replacement, continued carpet replacement with vinyl planks. At Romney plaza the north side windows were installed, parking lot crack seal and repaired, two pole lights replaced with LED, 2 A/C pump replaced also continued replacement of unit carpet with vinyl planks, the north side of interior walls were painted from the bottom to the top floor. At City Plaza the top floor suspended ceiling was painted, 2 heating boiler upgraded. At City, Romney and Phillips smoking canopy was installed. Storm drain at maintenance building parking lot was repaired and the West side parking lot at main office and maintenance building parking lot was repaired and slurry coated.

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
Revised Annual PHA Plan Fiscal Year
2020

Revised Annual PHA Plan

B. Annual PHA Plan Elements

Attachment B.6  Resident Advisory Board Comments
Revised 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, Lani Eggertsen-Goff, the Director, Housing & Neighborhood Development, certify that the 5-Year PHA Plan and/or Annual PHA Plan of the Housing Authority of Salt Lake City 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 pursuant to 24 CFR Part 91.

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

The PHA Plan goals are aligned with the Salt Lake City Consolidated Plan, and the State 10 Year Plan to End Homelessness. The PHA and Salt Lake City continue to leverage and strategically target resources to address increasing housing needs.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying 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
Lani Eggertsen-Goff

Signature

Title
Director, Housing & Neighborhood Development, Salt Lake City Corp.

Date
11/7/2019

Page 1 of 1 form HUD-50077-SL (12/2014)
Salt Lake City Housing Authority
Revised Annual PHA Plan Fiscal Year 2020

Revised Annual PHA Plan

C. Statement of Capital Improvements

Attachment C.1 Five Year Action Plan

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<td>Site(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Windows)</td>
<td>Parking lot slurry coat, windows, exterior lighting, lighting, upgrade, stucco,</td>
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<td>$115,000.00</td>
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<tr>
<td>ID0034</td>
<td>Mechanical(Non-Dwelling Construction - Mechanical (1480))-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Mechanical)</td>
<td>Elevator upgrade, compactor container, units HVAC upgrade</td>
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<td>Building/units(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Exterior Doors)</td>
<td>Unit closet door replacement, ADA modification in units, flooring</td>
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<tr>
<td>ID0039</td>
<td>Site(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Roof,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Landscape)</td>
<td>Parking lot slurry coat, exterior lighting, security cameras, lighting, skylight screens, stucco,</td>
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<td>ID0048</td>
<td>Building/units(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine),)</td>
<td>Unit closet door replacement, ADA modification in units, flooring, entry doors</td>
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<td>Building/units(Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Exterior Doors,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Exterior Doors)</td>
<td>Unit closet door replacement, flooring, entry doors, interior lighting</td>
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## Part II: Supporting Pages - Physical Needs Work Statements(s)

**Work Statement for Year 1 2018**

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<th>General Description of Major Work Categories</th>
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<td>ID0029</td>
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<td>Boilers replacement, dumpers for air handlers, compactor container, roof exhaust fan replacement</td>
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<td>Site (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping)</td>
<td>Parking lot slurry coat, exterior lighting, security cameras,</td>
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<td>Mechanical/Non-Dwelling Construction - Mechanical (1480)-Central Boiler, Non-Dwelling Construction - Mechanical (1480)-Central Chiller, Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System, Non-Dwelling Construction - Mechanical (1480)-Trash Compactor, Non-Dwelling Interior (1480)-Mechanical</td>
<td>Boilers replacement, dumpers for air handlers, compactor container, roof exhaust fan replacement</td>
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<td>RENDON TERRACE (UT004000405)</td>
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<td>ID0059</td>
<td>Site (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping)</td>
<td>Parking lot slurry coat, exterior lighting</td>
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<td>ID0061</td>
<td>Mechanical (Non-Dwelling Construction - Mechanical (1480)-Generator)</td>
<td>Generator replacement with associated wiring</td>
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Form HUD-50075.2(4/2008)
### Part II: Supporting Pages - Physical Needs Work Statements (s)

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Subtotal of Estimated Cost
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<td>ID0002</td>
<td>Authority-wide (Administration (1410)-Salaries)</td>
<td>Administration</td>
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<td>ID0008</td>
<td>Authority-wide (Bond Debt Obligation (9001))</td>
<td>CF Financing Debt Services(Bond Debt obligation (9001))</td>
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<td>ID0013</td>
<td>Management improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)</td>
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<td>ID0054</td>
<td>Authority-wide (Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring)</td>
<td>Non-routine repairs, main office remodel, buildings common area ADA, common area carpet replacement, unit carpet upgrade to vinyl planks,</td>
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<td>CITY PLAZA (U005400462)</td>
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<tr>
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<td>Parking lot slurry coat and striping, exterior lighting, security cameras, balconies patching.</td>
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<tr>
<td>Identifier</td>
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<tr>
<td>ID0023</td>
<td>Building/unit/Dwelling Unit-Exterior (1480)-Exterior Dooes, Dwelling Unit-Interior (1480)-Flooring (non routine)</td>
<td>Unit closet door replacement, ADA modification in units, flooring, entry doors</td>
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<td>Elevator upgrade, boilers replacement, compactor container, units HVAC upgrade</td>
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<tr>
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<td>Buildings/unit/Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Exterior (1480)-Exterior Doors</td>
<td>Unit closet door replacement, ADA modification in units, flooring, entry doors</td>
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<td>RENDON TERRACE (UT004000405)</td>
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<tr>
<td>ID0052</td>
<td>Site/Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Cost, Dwelling Unit-Site Work (1480)-Striping</td>
<td>Parking lot slurry coat, exterior lighting, security cameras</td>
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## Part II: Supporting Pages - Physical Needs Work Statements(s)

### Work Statement for Year 3 - 2020

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<td>CF Financing Debt Services (Bond Debt obligation (9001))</td>
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<tr>
<td>ID0014</td>
<td>Management improvements (Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training)</td>
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<tr>
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<td>Authority-wide (Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Site Work (1480)-Lighting)</td>
<td>Non-routine repairs, main office remodel, buildings common area ADA, common area carpet replacement, unit carpet upgrade to vinyl planks.</td>
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<td>ID0019</td>
<td>Site/Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping, Non-Dwelling Exterior (1480)-Balconies and Railings, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving</td>
<td>Parking lot slurry coat and striping, exterior lighting, security cameras, balconies patching...</td>
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<td>Identifier</td>
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<td>Building/unit(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine))</td>
<td>Unit closet door replacement, ADA modification in units, flooring, entry doors, furniture,</td>
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<tr>
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<td>Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)</td>
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<td>Parking lot slurry coat, exterior lighting, security cameras, stucco,</td>
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### Part II: Supporting Pages - Physical Needs Work Statements (s)

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

#### Work Statement for Year 4 2021

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<tr>
<td>Identifier</td>
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<td>General Description of Major Work Categories</td>
<td>Quantity</td>
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<td>Elevator upgrade, boilers replacement, compactor container, roof exhaust fans replacement, units HVAC upgrade</td>
<td></td>
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<tr>
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<td>Site/Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping, Non-Dwelling Exterior (1480)-Balloons and Railings, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Site Work (1480)-Dumpster and Enclosures, Non-Dwelling Site Work (1480)-Landscape</td>
<td>Parking lot slurry coat and striping, exterior lighting, security cameras, stucco,</td>
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<td>Building/Units(Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Interior (1480)-Flooring (non routine))</td>
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<td>Site(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Striping)</td>
<td>Parking lot slurry coat, paving, security cameras, landscaping</td>
<td></td>
<td>$65,000.00</td>
</tr>
</tbody>
</table>
# Part II: Supporting Pages - Physical Needs Work Statements(s)

<table>
<thead>
<tr>
<th>Work Statement for Year</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identifier</td>
<td></td>
</tr>
<tr>
<td>Development Number/Name</td>
<td></td>
</tr>
<tr>
<td>General Description of Major Work Categories</td>
<td></td>
</tr>
<tr>
<td>Quantity</td>
<td></td>
</tr>
<tr>
<td>Estimated Cost</td>
<td></td>
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<table>
<thead>
<tr>
<th>Identifier</th>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
<th>Quantity</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
<td>Subtotal of Estimated Cost</td>
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<td>$770,071.00</td>
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## Part II: Supporting Pages - Physical Needs Work Statements (s)

**Work Statement for Year** 5  
**2022**

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
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<th>Estimated Cost</th>
</tr>
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<tbody>
<tr>
<td>ID0005</td>
<td>Authority-wide (Administration (1410)-Salaries)</td>
<td>Administration</td>
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<td>$51,328.00</td>
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<tr>
<td>ID0011</td>
<td>Authority wide (Bond Debt Obligation (9001))</td>
<td>CF Financing Debt Service (Bond Debt obligation (9001))</td>
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<td>$247,949.00</td>
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<tr>
<td>ID0016</td>
<td>Management improvements (Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training)</td>
<td>Management improvement, staff training</td>
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<td>$3,000.00</td>
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<tr>
<td>ID0057</td>
<td>Authority-wide (Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Site Work (1480)-Lighting)</td>
<td>Non-routine repairs, main office remodel, buildings common area ADA, common area carpet replacement, unit carpet upgrade to vinyl planks,</td>
<td></td>
<td>$63,339.00</td>
</tr>
<tr>
<td>ID0021</td>
<td>Site (Dwelling Unit Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit Site Work (1480)-Lighting, Dwelling Unit Site Work (1480)-Parking, Dwelling Unit Site Work (1480)-Seal Coat, Dwelling Unit Site Work (1480)-Striping, Non-Dwelling Exterior (1480)-Balconies and Railings)</td>
<td>Parking lot slurry coat, exterior lighting, security cameras, balconies patching.</td>
<td></td>
<td>$24,000.00</td>
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<p>| CITY PLAZA (UT004000402) | | | | $109,000.00 |</p>
<table>
<thead>
<tr>
<th>Identifier</th>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
<th>Quantity</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>ID0026</td>
<td>Building/units(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine))</td>
<td>Unit closet door replacement, ADA modification in units, flooring, entry doors,</td>
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<td>$45,000.00</td>
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<tr>
<td>ID0033</td>
<td>Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Mechanical)</td>
<td>Boilers replacement,dumpers for air handlers, compactor container, roof exhaust fans replacement</td>
<td></td>
<td>$40,000.00</td>
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<tr>
<td></td>
<td>PHELPS PLAZA (UT004000401)</td>
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<td>$125,500.00</td>
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<tr>
<td>ID0038</td>
<td>Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Site Work (1480)-Dumper and Enclosures)</td>
<td>Boilers replacement, compactor container, units HVAC upgrade</td>
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<td>$40,500.00</td>
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<tr>
<td>ID0042</td>
<td>Site(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Roof,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Dumper and Enclosures,Non-Dwelling Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)</td>
<td>Parking lot slurry coat, window s,exterior lighting ,security cameras, skylight screens,</td>
<td></td>
<td>$85,000.00</td>
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<tr>
<td></td>
<td>RENDON TERRACE (UT004000405)</td>
<td></td>
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<td>$25,000.00</td>
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<tr>
<td>ID0051</td>
<td>Site(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)</td>
<td>Parking lot slurry coat, exterior lighting ,security cameras, fence replacement, landscaping</td>
<td></td>
<td>$25,000.00</td>
</tr>
</tbody>
</table>
### Part II: Supporting Pages - Physical Needs Work Statements (s)

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
<th>Quantity</th>
<th>Estimated Cost</th>
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<tbody>
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<td>Subtotal of Estimated Cost</td>
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## Part III: Supporting Pages - Management Needs Work Statements (s)

<table>
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<tr>
<th>Development Number/Name</th>
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<tbody>
<tr>
<td>Housing Authority Wide</td>
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</tr>
<tr>
<td>Authority wide (Bond Debt Obligation (9001))</td>
<td>$247,949.00</td>
</tr>
<tr>
<td>Authority-wide</td>
<td>$53,094.00</td>
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<tr>
<td>Management improvements (Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training)</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>Authority-wide</td>
<td>$383,513.00</td>
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<tr>
<td>Authority-wide (Non-Dwelling Construction - Mechanical (1480)-Other, Non-Dwelling Construction - Mechanical (1480)-Other)</td>
<td>$50,000.00</td>
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<tr>
<td>Subtotal of Estimated Cost</td>
<td>$737,556.00</td>
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### Part III: Supporting Pages - Management Needs Work Statements (s)

<table>
<thead>
<tr>
<th>Work Statement for Year</th>
<th>2019</th>
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<tbody>
<tr>
<td><strong>Development Number/Name</strong></td>
<td><strong>General Description of Major Work Categories</strong></td>
</tr>
<tr>
<td>Housing Authority Wide</td>
<td></td>
</tr>
<tr>
<td>Authority-wide (Administration (1410)-Salaries)</td>
<td></td>
</tr>
<tr>
<td>Authority-wide (Bond Debt Obligation (9001))</td>
<td></td>
</tr>
<tr>
<td>Management improvements(Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training)</td>
<td></td>
</tr>
<tr>
<td>Authority-wide (Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring)</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal of Estimated Cost</strong></td>
<td></td>
</tr>
<tr>
<td>Development Number/Name</td>
<td>Estimated Cost</td>
</tr>
<tr>
<td>-------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Housing Authority Wide</td>
<td></td>
</tr>
<tr>
<td>Authority-wide (Administration (1410)-Salaries)</td>
<td>$51,328.00</td>
</tr>
<tr>
<td>Authority-wide (Bond Debt Obligation (9001))</td>
<td>$247,949.00</td>
</tr>
<tr>
<td>Management improvements (Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training)</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>Authority-wide (Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Site Work (1480)-Lighting)</td>
<td>$94,452.00</td>
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<tr>
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### Work Statement for Year 2021

<table>
<thead>
<tr>
<th>Development Number/Name</th>
<th>General Description of Major Work Categories</th>
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<td>Housing Authority Wide</td>
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<td>Authority-wide (Administration (1410)-Salaries)</td>
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<td>$51,328.00</td>
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<tr>
<td>Authority wide (Bond Debt Obligation (9001))</td>
<td></td>
<td>$247,949.00</td>
</tr>
<tr>
<td>Management improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other)</td>
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<td>$3,000.00</td>
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<tr>
<td>Authority-wide (Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Site Work (1480)-Lighting)</td>
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<td>Estimated Cost</td>
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<tr>
<td>Housing Authority Wide</td>
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<tr>
<td>Authority-wide (Administration (1410)-Salaries)</td>
<td>$51,328.00</td>
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<td>$3,000.00</td>
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<tr>
<td>Authority-wide (Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Site Work (1480)-Lighting)</td>
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<tr>
<td>Subtotal of Estimated Cost</td>
<td>$365,616.00</td>
<td></td>
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Salt Lake City Housing Authority
Revised Annual PHA Fiscal Year 2020

Revised Annual PHA Plan

Housing Authority of Salt Lake City
Fiscal Year 2020

END OF ANNUAL PLAN