PHA Plans

Streamlined Annual Version

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

Office of Public and Indian Housing

OMB No. 2577-0226 (exp. 06/30/2006)

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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

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Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name:

SALISBURY HOUSING AUTHORITY

form **HUD-50075-SA** (4/30/2003)

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Salisbury Housing Authority PHA Number: MA174								
PHA Fiscal Year Beginning	g: 01/2	007						
PHA Programs Administer Public Housing and Section 8 Number of public housing units: Number of S8 units: PHA Consortia: (check be	8 X S Numbe	er of S8 units: 58 Number	ublic Housing Onler of public housing units	:				
Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program				
Participating PHA 1:								
Participating PHA 2:								
Participating PHA 3:								
PHA Plan Contact Information Name: Dan Ouellette TDD: 978-462-8600 (pre-arrang) Public Access to Information Information regarding any action (select all that apply) X PHA's main administration	ge) on vities out	_	dan@salisburyho	ontacting:				
Display Locations For PH	A Plans	and Supporting D	ocuments					
The PHA Plan revised policies or public review and inspection. If yes, select all that apply: X Main administrative offic PHA development manag Main administrative offic Public library	X Yes e of the Prement off e of the lo PHA s are avail	☐ No. HA fices ocal, county or State g website ☐	overnment Other (list below (select all that app	/) ly)				
X Main businessoffice of theOther (list below)	e PHA	PHA develo	pment managemen	t offices				

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Streamlined Annual PHA Plan

Fiscal Year 2007

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A.	PHA PLAN COMPONENTS
	1. Site-Based Waiting List Policies
903.7(b)	(2) Policies on Eligibility, Selection, and Admissions
	2. Capital Improvement Needs
903.7(g)	Statement of Capital Improvements Needed
X	3. Section 8(y) Homeownership
903.7(k)	0(1)(i) Statement of Homeownership Programs
X	4. Project-Based Voucher Programs
X	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has
	changed any policies, programs, or plan components from its last Annual Plan.
X	6. Supporting Documents Available for Review
\Box	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor,
ш	Annual Statement/Performance and Evaluation Report
	8. Capital Fund Program 5-Year Action Plan
В.	SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE
Form I	HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations:

Form HUD-50076, <u>PHA Certifications of Compliance with the PHA Plans and Related Regulations:</u>
<u>Board Resolution to Accompany the Streamlined Annual Plan</u> identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLLa, <u>Disclosure of Lobbying Activities</u>.

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1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? NO If yes, complete the following table; if not skip to B.

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics					

2.	What is the nu at one time?	umber of site ba	ased waiting list devel	opments to which fam	nilies may apply			
3.	How many un based waiting	•	n applicant turn down	before being removed	I from the site-			
4.	4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:							
В.	Site-Based W	aiting Lists –	Coming Year					
	-	-	more site-based waiting to next componen	ng lists in the coming y	year, answer each			
1. I	How many site-	based waiting	lists will the PHA ope	erate in the coming year	ar?			
2.	Yes No	•	hey are not part of a pan)?	ased waiting lists new reviously-HUD-appro				

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Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- 1. Yes X No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
 - 2. Status of HOPE VI revitalization grant(s):

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PHA Name: HA Code:

	HOPE VI Revitalization Grant Status								
a. Development Name									
b. Development Num	ber:								
c. Status of Grant:	ion Plan under development								
Revitalization Plan submitted, pending approval									
	ion Plan approved								
Activities p	oursuant to an approved Revitalization Plan underway								
3. Yes No:	Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name(s) below:								
4. Yes No:	Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:								
5. Yes No: V	Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:								
	ant Based AssistanceSection 8(y) Homeownership Program R Part 903.12(c), 903.7(k)(1)(i)]								
1. X Yes ☐ No:	Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)								
2. Program Descripti	on: SHA is considering the Home Ownership Program ASAP and will apply for HUD funding.								
a. Size of Program X Yes No:	Will the PHA limit the number of families participating in the Section 8 homeownership option?								
	If the answer to the question above was yes, what is the maximum number of participants this fiscal year? $\underline{2}$								
b. PHA-established e	eligibility criteria Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:								

c.	What actions will the PHA undertake to implement the program this year (list)? SHA will apply for HUD's HomeOwnership funding at the earliest opportunity.
3.	Capacity of the PHA to Administer a Section 8 Homeownership Program:
Th	e PHA has demonstrated its capacity to administer the program by (select all that apply): Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
	Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
	Partnering with a qualified agency or agencies to administer the program (list name(s)
	and years of experience below): Demonstrating that it has other relevant experience (list experience below):
<u>4.</u>	Use of the Project-Based Voucher Program
In	tent to Use Project-Based Assistance
the	Yes X No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in e coming year? If the answer is "no," go to the next component. If yes, answer the following estions.
	1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
	low utilization rate for vouchers due to lack of suitable rental units access to neighborhoods outside of high poverty areas other (describe below:)
	2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
	PHA Statement of Consistency with the Consolidated Plan CFR Part 903.15]
Fo	r each applicable Consolidated Plan, make the following statement (copy questions as many
	nes as necessary) only if the PHA has provided a certification listing program or policy anges from its last Annual Plan submission.
1	Consolidated Plan jurisdiction: North Shore HOME Consortium (no changes)

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- X The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- X Other: (list below)
 SHA has participated in the Town's Housing Needs Assessment
- 3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

none

PHA Name: HA Code:

<u>6. Supporting Documents Available for Review for Streamlined Annual PHA Plans</u>

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

	List of Supporting Documents Available for Review	
Applicable & On Display	Supporting Document	Related Plan Component
	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;	5 Year and Annual Plans
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans
X	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if	Annual Plan: Management and Operations Annual Plan: Operations and
	necessary)	Maintenance and Community Service & Self-

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List of Supporting Documents Available for Review									
Applicable & On Display	Supporting Document	Related Plan Component							
		Sufficiency							
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations							
X	Any policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance							
	Public housing grievance procedures	Annual Plan: Grievance							
	☐ Check here if included in the public housing A & O Policy	Procedures							
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures							
	The Capital Fund/Comprehensive Grant Program Annual Statement	Annual Plan: Capital Needs							
	/Performance and Evaluation Report for any active grant year.	•							
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs							
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs							
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs							
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition							
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing							
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the USHousing Act of 1937.	Annual Plan: Conversion of Public Housing							
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing							
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership							
	Policies governing any Section 8 Homeownership program	Annual Plan:							
	(Sectionof the Section 8 Administrative Plan)	Homeownership							
	Public Housing Community Service Policy/Programs	Annual Plan: Community							
	Check here if included in Public Housing A & O Policy	Service & Self-Sufficiency							
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency							
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency							
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency							
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency							
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy							
	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit							
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)							
	Consortium agreement(s) and for Consortium Joint PHA Plans Only:	Joint Annual PHA Plan for							
	Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Consortia: Agency Identification and Annual Management and Operations							

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Per	rformance and Evaluation Report						
Capital Fund Program	n and Capital Fund Program Replacement	Housing Factor ((CFP/CFPRHF)	Part I: Summary			
PHA Name:		ant Type and Number		·	Federal FY		
Capital Fund Program Grant No: of Gr							
	Re	placement Housing Fac	ctor Grant No:				
	nent Reserve for Disasters/ Emergencies Revise nation Report for Period Ending: Final Perf	d Annual Statement ormance and Evalua					
Line No.	Summary by Development Account	Total Estin		Total Act	etual Cost		
Line 110.	Summary by Development Account	Obligated	Expended				
1	Total non-CFP Funds	Original	Revised	0 %11 g	Zinponiava		
2	1406 Operations						
3	1408 Management Improvements						
4	1410 Administration						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1499 Development Activities						
19	1501 Collaterization or Debt Service						
20	1502 Contingency						
21	Amount of Annual Grant: (sum of lines 2 – 20)						
22	Amount of line 21 Related to LBP Activities						
23	Amount of line 21 Related to Section 504						
	compliance						
24	Amount of line 21 Related to Security – Soft Costs						
25	Amount of Line 21 Related to Security – Hard						
	Costs						
26	Amount of line 21 Related to Energy Conservation						
	Measures						

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Gran	nt:		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Esti	mated Cost	Total Act	Status of Work	
				Original	Revised	Funds Obligated	Funds Expended	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement	t/Performa	ance and I	Evaluatio	n Report			
Capital Fund Pro	gram and	Capital F	und Prog	ram Replac	ement Housi	ng Factor	(CFP/CFPRHF)
Part III: Impleme	entation S	chedule		_			
PHA Name:	Federal FY of Grant:						
Development Number Name/HA-Wide Activities		Fund Obliga rter Ending I		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

8. Capital Fund Program Five-Year Action Plan

Capital Fund P. Part I: Summa		ve-Year Action Plan			
PHA Name	1 y			Original 5-Year Plan Revision No:	1
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed For 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fu	Capital Fund Program Five-Year Action Plan							
Part II: Supporting Pages—Work Activities								
Activities	Act	Activities for Year :			Activities for Year:			
for	FFY Grant:			FFY Grant:				
Year 1	PHA FY:			PHA FY:				
	Development	Major Work	Estimated Cost	Development	Major Work	Estimated		
	Name/Number	Categories		Name/Number	Categories	Cost		
See								
Annual								
Statement								
Total CFP Estimated Cost			\$			\$		

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan								
Part II: Supporting Pages—Work Activities								
A	Activities for Year:		Activities for Year:					
	FFY Grant:		FFY Grant:					
	PHA FY:		PHA FY:					
Development	Major Work	Estimated Cost	Development	Major Work	Estimated Cost			
Name/Number	Categories		Name/Number	Categories				
Total CFP Estimated Cost		\$			\$			