



555 Liberty St SE
Salem, OR 97301

Meeting Agenda

Housing Authority of the City of Salem

Monday, September 27, 2021 6:00 PM

Virtual Meeting

****Due to the COVID-19 Pandemic, this meeting is being conducted virtually, with remote attendance by the governing body. No in-person attendance is possible. Interested persons may view the meeting online at CC:Media YouTube Channel or watch on Comcast Cable CC:Media Channel 21. Please submit comments on agenda items by 5:00 p.m., or earlier, on the day of the meeting at cityrecorder@cityofsalem.net. Public comment and testimony may also be provided during the meeting via Zoom. Please pre-register between 8:00 a.m. and 2:00 p.m. on the day of the meeting at the following link: <https://www.cityofsalem.net/Pages/Public-Comment-at-Salem-City-Council-Meeting.aspx>.**

1. OPENING EXERCISES:

(Includes call to order, roll call, pledge of allegiance, announcements)

Roll Call

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

2. PUBLIC COMMENT

3. CONSENT CALENDAR:

3.1 MINUTES:

3.1a. [21-387](#) August 23, 2021 Draft Salem Housing Authority Minutes

Attachments: [8-23-21 Draft SHA Minutes.pdf](#)

3.2 ACTION ITEMS:

3.2a. [21-377](#) Collective Bargaining Agreement between the Salem Housing Authority (SHA) and American Federation of State, County and Municipal Employees (AFSCME).

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

Recommendation:

Approve a three-year collective bargaining agreement between the Salem Housing Authority (SHA) and American Federation of State, County and Municipal Employees (AFSCME), for a period from July 1, 2021, through June 30, 2024.

Summary: The Salem Housing Authority (SHA) began negotiations with American Federation of State, County and Municipal Employees (AFSCME) on February 8, 2021, for a successor collective bargaining agreement. A final tentative agreement on a three-year contract was reached during bargaining on July 12, 2021. The employees represented by AFSCME ratified the agreement on September 10, 2021.

3.3 RESOLUTIONS:

3.3a. [21-382](#)

Adopting the City of Salem's real estate disposition procedures for the Housing Authority

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

Recommendation:

Adopt Resolution No. 2278, applying the City of Salem's real estate disposition procedures for the Housing Authority

Summary: In July 2021 the Salem City Council passed Ordinance No. 6-21 updating the City of Salem's real estate disposition policy and procedures. Resolution No. 2278 will adopt the City's real estate procedures for the Housing Authority.

Attachments: [Resolution No. 2278](#)
[Exhibit A to resolution](#)

3.3b. [21-400](#)

Purchase and Sale Agreement for Southfair Apartments and transfer of the Housing Authority Payment contract associated with Southfair Apartments to the Yaquina Southfair Housing Limited Partnership

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Safe Community; Welcome and Livable

Neighborhood

Recommendation:

Approve Resolution No. 2279 authorizing the Salem Housing Authority to take all actions necessary to close on conveyance of the Southfair Apartments and transfer of the HAP contract associated with Southfair Apartments.

Summary: Conveyance of the Southfair Apartments and transfer of the Housing Authority Payment (HAP) contract associated with Southfair Apartments from the Southfair Housing Limited Partnership to the Yaquina Southfair Housing Limited Partnership will allow SHA to combine the Southfair Apartments with the proposed Yaquina affordable housing development for purposes of financing. This partnership will provide funds to support a renovation of Southfair Apartments and addition of two fully ADA accessible units where the daycare used to operate. This process will also allow the partnership to construct 52 new units at Yaquina Hall that will assist in housing individuals with Serious and Persistent Mental Illness.

Attachments: [Resolution No. 2279](#)
[Purchase and Sale Agreement](#)

3.3c. [21-416](#) Adoption of FY 2021-22 operating budgets and HUD certification

Ward(s): All Wards
Commissioners(s): All Commissioners
Neighborhood(s): All Neighborhoods
Service Area(s): Welcome and Livable Neighborhood

Recommendation:

Adopt Resolution No. 2280 (Attachment 1) approving the SHA's consolidated operating budgets for fiscal year 2021-22 and authorize the Commission Chair to execute the HUD Public Housing Budget Certification.

Summary: The proposed budgets are balanced and reflect funding projections based upon information provided by HUD, affordable housing industry sources, and rate forecasts of suppliers of goods and services.

This budget provides the resources for the Salem Housing Authority (SHA) to provide affordable rental housing to an estimated 3,700 households through various resources (Public Housing, Section 8 voucher programs, Tax Credit partnerships, and managed and/or owned properties).

The Capital Fund Program continues to permit the SHA to upgrade its Public Housing units and to make management improvements

that contribute to the overall efficiency of the Authority's operations.

Attachments: [Resolution No. 2280](#)
[Exhibit 1 - HUD Certification Form 52574](#)
[FY 21-22 Consolidated Budget](#)

4. PUBLIC HEARINGS

5. SPECIAL ORDERS OF BUSINESS: (Items deferred from the consent calendar, items of special importance to the Commission, and presentations from boards, commissions, or outside agencies)

6. INFORMATION REPORTS:

6.a. [21-348](#) Program Management Report.

Ward(s): All Wards
Commissioners(s): Commissioners
Neighborhood(s): All Neighborhoods
Result Area(s): Safe Community; Welcome and Livable
Neighborhood

Recommendation:

Information only.

Summary: Salem Housing Authority provides a monthly update of Housing Authority activity including client success stories, program updates and business information.

Attachments: [Project Management Report](#)
[Voucher Lease-Up](#)
[Portfolio Occupancy](#)
[Client Statistics](#)

7. ADJOURNMENT

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To request accommodations or services, please call 503-588-6255 or 503-588-6003 (TTD/TTY 503-588-6439), or by e-mail at: cityrecorder@cityofsalem.net at least two business days in advance.