



May 31, 2017

To: Salem Housing Authority Board of Commissioners

Through: Steve Powers, Executive Director

From: Andrew Wilch, Administrator

Subject: PHA Plan and Administrative Plan Summary of Changes

HUD mandates that public housing authorities submit an annual Agency PHA Plan and 5-Year Plan outlining any changes to policies, rules and/or requirements. Additionally, HUD requires that changes to the Agency PHA Section 8 Administrative Plan be submitted and approved by HUD. Salem Housing Authority (SHA) is proposing revisions to its annual PHA Plan and Section 8 Administrative Plan. Approval of both revised Plans are on the June 12th Commission meeting agenda. The 2017 PHA Plan and Section 8 Administrative Plan in their entirety can be found on our website at: <https://www.salemhousingor.com/plans-and-policies/>. This memo summarizes the significant changes to both plans.

Please contact me with questions.

Both Plans propose the following revisions:

- SHA is proposing revisions to the Criminal Violations Policy to ensure criminal background screening criteria is standardized. The proposed policy focuses on crimes that pose a health or safety threat to residents and/or SHA staff. With the current revisions, the majority of drug-related or violent criminal convictions have a waiting period of three to five years.
- SHA is clarifying how family is defined in our policies. A family may be defined as one or more persons. SHA has the discretion to determine if any other group of persons qualifies as a family.
- SHA is changing its wait list policy to be based on the date and time and local preferences.
- SHA is converting its public housing to Project-based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD) program. SHA will issue Requests for Proposals from qualified applicants to receive an allocation of Project-based Vouchers (PBV) for up to 150 units across small and large sites as well as 25 PBV Veteran's Administration Supportive Housing (VASH) vouchers.



- Conversion of public housing to SHA proposes to dispose of all 87 scattered site AMP1 units and Shelton Village's 28 units, and replace them with multifamily units through the RAD program.

Additional revisions to the Section 8 Administrative Plan are as follows:

- SHA is implementing HUD's VAWA Self-Petitioner policy to allow eligible non-citizen victims of covered crimes to indicate a satisfactory immigration status when apply for assistance.
- SHA is implementing HUD guidance on portable voucher, which include standards to determine absorption, subsidy standards, issuance procedures, late payments, and terminations of portable vouchers.
- SHA is implementing the HUD required VAWA Emergency Transfer Plan, giving victims of domestic violence, dating violence, sexual assault, or stalking a right to and a process for requesting an emergency transfer.
- SHA is implementing the HOTMA HUD Bill, with flexibility to allow project-basing of an additional 10 percent of its units above the 20 percent program limit previously implemented.