



## Staff Report

**File #:** 20-204

**Version:** 1

**Date:** 7/27/2020

**Item #:** 3.3a.

**TO:** Chair and Housing Authority Commissioners

**THROUGH:** Steve Powers, Executive Director

**FROM:** Nicole Utz, Administrator

**SUBJECT:**

Salem Housing Authority's 2020-21 Public Housing Authority Plan and Annual Capital Fund Plan

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Welcoming and Livable Community

**ISSUE:**

Shall the Housing Authority Commission adopt Resolution No. 2261 approving the Salem Housing Authority's 2020-21 Public Housing Agency (PHA) Plan and Annual Capital Fund Plan, for submission to the U.S. Department of Housing and Urban Development (HUD)?

**RECOMMENDATION:**

Adopt Resolution No. 2261 (Attachment 1) approving the Salem Housing Authority's 2020-21 Public Housing Agency Plan (Attachment 2) and Annual Capital Fund Plan (Attachment 3) for submission to the U.S. Department of Housing and Urban Development (HUD).

**SUMMARY:**

The Quality Housing and Work responsibility Act of 1998 requires Public Housing Authorities (PHAs) to submit to HUD a Public Housing and Capital Fund Annual Plans.

**FACTS AND FINDINGS:**

Significant aspects of the 2020-21 PHA plan include using 31 project-based vouchers for Redwood Crossings and 51 project-based vouchers for Yaquina Hall. Also, SHA will begin converting the remaining public housing units (137 units total) through the Section 18 demolition/disposition program. This program provides SHA the ability to use funds from the Public Housing program to build replacement housing and relocate the existing residents from the existing public housing

properties to the replacement housing. Residents who do not wish to transfer will be offered a section 8 voucher. Once the relocation plan is in place with the replacement housing, and HUD approves, SHA intends to sell the old public housing properties and use proceeds to build additional affordable housing. The application for the demolition/disposition will be submitted to HUD in early 2021.

A virtual meeting of the Resident Advisory Board was held on July 16, 2020 to review the plans. The Resident Advisory Board recommends adoption of the 2020-21 PHA Plan and Annual Capital Fund Plan.

Public notices requesting input were published on May 20, 2020 and June 4, 2020, in the *Statesman Journal*. Letters requesting input on the plans were mailed to all assisted housing residents on May 21, 2020.

Nicole Utz  
Administrator

**Attachments:**

1. Resolution No. 2261
2. Public Housing Agency Plan
3. Capital Fund Plan