



## Legislation Details (With Text)

**File #:** 17-134 **Version:** 1  
**Type:** Resolution **Status:** Agenda Ready  
**In control:** Housing Authority of the City of Salem  
**On agenda:** 4/10/2017 **Final action:** 4/10/2017  
**Title:** Revisions to Southfair Tenant Selection Plan

Ward(s): All Wards  
Commissioners(s): All Commissioners  
Neighborhood(s): All Neighborhoods

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution 2208, 2. Southfair Tenant Selection Plan

Date	Ver.	Action By	Action	Result
4/10/2017	1	Housing Authority of the City of Salem	adopted	Pass

**TO:** Chair and Housing Authority Commissioners

**THROUGH:** Steve Powers, Executive Director

**FROM:** Andrew Wilch, Housing Administrator

**SUBJECT:**

Revisions to Southfair Tenant Selection Plan

Ward(s): All Wards  
Commissioners(s): All Commissioners  
Neighborhood(s): All Neighborhoods

**ISSUE:**

Shall the Authority adopt Resolution No. 2208 revising the Southfair Tenant Selection Plan?

**RECOMMENDATION:**

Adopt Resolution No. 2208 revising the Southfair Tenant Selection Plan.

**SUMMARY AND BACKGROUND:**

Salem Housing Authority (SHA) maintains a Tenant Selection Plan (TSP) that governs the eligibility

and continued participation of applicants and residents of Southfair. SHA updates the TSP as needed to incorporate regulatory changes and to improve program responsiveness to local needs.

The Southfair TSP has been revised to be compliant with all HUD and tax credit regulatory requirements, as well as addressing revisions that cover activity subject to eligibility, denial, termination, and eviction.

## **FACTS AND FINDINGS:**

HUD requires the Housing Authority Commission consent to revisions to the Southfair Tenant Selection Plan. The proposed plan incorporates regulatory and/or policy changes made in order to improve program responsiveness to local needs. Changes are outlined as follows:

In Section 3, on page 17, the definition of *independent student* has been clarified per a HUD publication in the Federal Register to use the U.S. Department of Education's definition. Verification requirements for an independent student follow the new definition.

In Section 3, on page 31, criminal history selection criteria has been revised to comply as clearly as possible with HUD's Office of General Counsel guidance from April, 2016. Criminal activity subject to denial or termination has been categorized as drug-related, violent, or threatening to the health, safety, or right to peaceful enjoyment by other residents, persons residing in the immediate vicinity, or SHA staff.

In Section 14, on page 101, the required HUD emergency transfer plan has been implemented, giving victims of domestic violence, dating violence, sexual assault, or stalking a right to and a process for requesting an emergency transfer.

The last revision to the Southfair Tenant Selection Plan was effective July 11, 2016. The proposed revisions would be effective May 15, 2017.

Andrew Wilch  
Housing Administrator

### **Attachments:**

1. Resolution No. 2208
2. Southfair TSP Effective May 15, 2017

04/10/2017