



Legislation Details (With Text)

File #: 21-512 **Version:** 1
Type: Resolution **Status:** Agenda Ready
In control: Housing Authority of the City of Salem
On agenda: 11/22/2021 **Final action:** 11/22/2021
Title: Revised Section 8 Administrative Plan

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

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution No. 2282, 2. Exhibit 1, Resolution No. 2282, 3. Summary of 2021-12 SHA HCV Admin Plan Changes

Date	Ver.	Action By	Action	Result
11/22/2021	1	Housing Authority of the City of Salem	adopted	Pass

TO: Chair and Housing Authority Commissioners

THROUGH: Steve Powers, Executive Director

FROM: Nicole Utz, Administrator

SUBJECT:

Revised Section 8 Administrative Plan

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

SUMMARY:

Revisions to the Section 8 Administrative Plan. The proposed revisions would be effective December 1, 2021.

ISSUE:

Shall the Commission adopt Resolution No. 2282 approving the Revised Section 8 Housing Choice Voucher Program Administrative Plan, modifying subsidy standards, clarifying additional local criteria for inspections, clarifying conflicts of interest, adding a mechanism for referrals to Redwood Crossings from homeless service providers, and establishing a lottery application method for Project-Based Voucher units at Southfair Apartments effective December 1, 2021?

RECOMMENDATION:

Adopt Resolution No. 2282 approving the Revised Section 8 Housing Choice Voucher Program Administrative Plan modifying subsidy standards, clarifying additional local criteria for inspections, clarifying conflicts of interest, adding a mechanism for referrals to Redwood Crossings from homeless service providers, and establishing a lottery application method for Project-Based Voucher units at Southfair Apartments effective December 1, 2021.

FACTS AND FINDINGS:

The revised Section 8 Housing Choice Voucher Program Administrative Plan includes the following updates:

- 1) Updating the Voucher Subsidy Standards to allow SHA to assign separate bedrooms for household members of differing genders age 6 and over;
- 2) Establishing a Conflict of Interest policy regarding employees with ownership interest in a rental property with Section 8 renters;
- 3) Creating a referral process through the Coordinated Entry System and community service providers for the Redwood Crossings waiting list for homeless applicants who would benefit from services provided at the site;
- 4) Establishing a lottery-based waiting list for Project-Based Voucher units at Southfair Apartments; and
- 5) Minor clarifications of other administrative policies and procedures.

See Attachment 3 for a summary of substantive changes with page number references.

BACKGROUND:

Section 8 Housing Choice Voucher Program Administrative Plan establishes by policy the criteria under which families are eligible to receive a Housing Choice Voucher. Salem Housing Authority does not screen applicants for their suitability as potential tenants; landlords may still deny applicants based upon the screening criteria established for their properties.

Anticipated opening of the waiting list for Project-Based Voucher units at Southfair Apartments required the revision of the Administrative Plan to allow for lottery waiting list placement.

Nicole Utz
Administrator

Attachments:

1. Resolution No. 2282

2. Exhibit 1, Resolution No. 2282
3. Summary of substantive changes