



## Staff Report

**File #:** 16-032  
**Version:** 1

**Date:** 6/6/2016  
**Item #:** b.

**TO:** Chair and Housing Authority Commissioners

**THROUGH:** Steve Powers, Executive Director

**FROM:** Andrew Wilch, Administrator

**SUBJECT:**

Adoption of 2016-2017 Public Housing Agency Plan, Capital Fund Annual Statement, and 5-Year Action Plan

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

**ISSUE:**

Shall the Housing Authority Commission adopt Resolution No. 2185 to adopt the 2016-2017 Public Housing Agency Plan and authorize the Chair to sign the Certifications of Compliance for the 2016-2017 Public Housing Agency Plan for submission to the U.S. Department of Housing and Urban Development by July 15, 2016, and Resolution No. 2186 adopting the 2016 Capital Fund Annual Statement and 5-year Action Plan?

**RECOMMENDATION:**

Adopt Resolution No. 2185 to adopt the 2016-2017 Public Housing Agency Plan and the Certifications of Compliance for the 2016-2017 Public Housing Agency Plan for submission to the U.S. Department of Housing and Urban Development (HUD) by July 15, 2016, and adopt Resolution No. 2186 approving the 2016 Capital Fund Annual Statement and 5-year Action Plan.

**SUMMARY AND BACKGROUND:**

The Quality Housing and Work responsibility Act of 1998 requires all Public Housing Authorities (PHAs) to prepare a PHA Plan consisting of a five-year mission and goal statement and an annual plan addressing community housing needs, resources, and strategies. The PHA Plan takes the form of a HUD-prescribed template into which PHAs insert data and narrative.

PHA Plans must specifically address:

- Any plans for demolition or disposition of Public Housing.
- The work items targeted for Capital Fund Program expenditure.
- Any major policy changes planned for HUD-funded programs.

The PHA Plan must be adopted by the Commission after input by assisted housing residents and the general public. For Salem Housing Authority (SHA), this occurs through active input from the Resident Advisory Board, the Housing Advisory Committee, as well as the Commission. The adopted PHA Plan must be submitted to HUD by July 17 of each year.

Each year SHA is also required to submit to a Capital Fund Annual Statement and Five-Year Plan to HUD, which must also be reviewed by the Resident Advisory Board and the public using the same process as the PHA Plan review.

## **FACTS AND FINDINGS:**

On March 28, 2016, the Housing Advisory Committee and Resident Advisory Board reviewed the proposed 2016-2017 PHA Plan and Capital Fund Plan.

On May 23, 2016, the Housing Advisory Committee hosted a public hearing soliciting comments on the proposed 2016-2017 PHA Plan. Members of the Housing Advisory Committee and residents attended the hearing and commented favorably on various elements of the draft PHA Plan.

Significant aspects of the 2016-2017 PHA Plan include:

### **B.1 (c)**

#### **Safety and Crime Prevention-**

HUD changed the definition of Victims of Domestic Violence in the Violence Against Women Act (VAWA). The definition now includes victims of sexual assault. So "sexual assault" language was inserted in several places in the Section 8 Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP).

#### **Pet Policy-**

SHA updated the Public Housing pet policy to prohibit the unattended tethering of pets. Pets must now be on a leash or carried when outside their home and under the control of a responsible individual. This policy also applies to assistance animals.

### **B.2 Demolition or Disposition**

As previously approved by the SHA Commission:

SHA proposes to dispose of all 87 scattered site units and replace them with multi-family units. SHA will pursue options with HUD in conjunction with modifications to SHA's multi-family units through the Rental Assistance Demonstration (RAD) program.

Conversion of Public Housing Units to Project-Based Assistance under RAD  
SHA proposes to convert all multi-family Public Housing units to Project Based Rental Assistance (PBRA) through the RAD program.

SHA staff will work closely with and communicate with residents before and during this conversion process.

The proposed policy revisions were reviewed, discussed, and supported by the Housing Advisory Committee and residents attending the hearing on May 23, 2016.

The Housing Advisory Committee recommends adoption of the 2016-2017 PHA Plan, Board Certifications of Compliance (Attachments 1, 2, & 3), and the Capital Fund 5-year Plan (Attachments 4 & 5).

The PHA Plan template has been replaced with a new format by HUD, therefore there is not a redline version of the PHA Plan.

Andrew Wilch  
Housing Administrator

**Attachments:**

1. Resolution No. 2185
2. Exhibit A
3. Exhibit B
4. Resolution No. 2186
5. Exhibit A

05/10/2016