



Staff Report

File #: 17-134

Version: 1

Date: 4/10/2017

Item #: 3.2a.

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