



Staff Report

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Version: 1

Date: 6/12/2017
Item #: 3.3b.

TO: Chair and Housing Authority Commissioners
THROUGH: Steve Powers, Executive Director
FROM: Andrew Wilch, Housing Administrator
SUBJECT:

Revisions to the Administrative Plan for the Section 8 Housing Programs

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

ISSUE:

Shall the Authority adopt Resolution No. 2212 adopting the revised Administrative Plan for the Section 8 Program, which incorporates Department of Housing and Urban Development (HUD) mandated changes and Salem Housing Authority policies related to initial and on-going eligibility, effective June 12, 2017?

RECOMMENDATION:

Adopt Resolution No. 2212; revising the Administrative Plan for the Section 8 Program, which incorporated HUD mandated changes and Salem Housing Authority policies related to initial and on-going eligibility, effective June 12, 2017.

SUMMARY AND BACKGROUND:

Salem Housing Authority (SHA) maintains an Administrative Plan for the Section 8 Housing Program governing the eligibility and continued participation of the applicants and participants for the Housing Choice Voucher and Moderate Rehabilitation programs. SHA updates the Administrative Plan for the program to incorporate new regulatory requirements and improve program responsiveness to local needs.

The proposed revisions incorporate the initial and on-going eligibility requirements for participation in the program that are mandated by HUD and SHA policies.

FACTS AND FINDINGS:

HUD requires the Housing Authority Commission consent to revisions of the Administrative Plan for the Program. The proposed revisions to the Administrative Plan comply with 24 CFR 982, by incorporating program policies governing Section 8 and Moderate Rehabilitation programs. The proposed revisions also incorporate regulatory and policy changes made in order to improve program responsiveness to local needs.

Substantial modifications have been made to the following sections of the Administrative Plan affecting the initial and on-going eligibility criteria for applicants and participants in the program.

The last revisions to the Administrative Plan was effective November 14, 2016. The proposed revisions would be effective June 12, 2017.

In Chapter 3, on page 56, SHA policy defines what qualifies as a remaining family member.

In Chapter 3, on page 71, Violence Against Women Act (VAWA) Self-Petitioner policy has been established per HUD requirements, allowing eligible non-citizen victims of covered crimes to indicate a satisfactory immigration status when applying for assistance or continued assistance.

In Chapter 4, page 111, waiting list preference rankings are updated to include Graduates of the Veterans Rental Assistance Program (VRAP) and the Homeless Rental Assistance Program (HRAP); former Public Housing residents exercising Choice Mobility under RAD; Public Housing residents who are offered a voucher by SHA for temporary or permanent relocation under RAD; and VAWA Emergency Transfers.

In Chapter 4, page 114, implements changes in the Homeless Voucher Referrals System through members of the Emergency Housing Network.

In Chapter 4, page 116, the ranking chart has been updated to align with the order in which people will be placed on the waiting list.

In Chapter 5, page 133, added 0 bedrooms to the list for occupancy standards.

In Chapter 7, page 214 and page 231, reference added for VAWA victims regarding Self-Petitioner Verification Procedures.

Chapter 8, page 236, HUD defined regulations in regards to life-threatening conditions in an assisted unit.

Chapter 8, page 241, HUD required information regarding initial inspections, no changes to SHA's policy.

Chapter 10, page 274, HUD requirements regarding SHA's ability to restrict moves due to lack of

funding.

Chapter 10, page 278, under Portability, HUD requires the initial Public Housing Authority (PHA) to determine whether they will approve or deny the portability request based on the receiving PHA billing or absorbing the voucher.

Chapter 10, page 281, HUD requires the receiving PHA to determine the family unit size based on its own subsidy standards.

Chapter 10, page 283 and page 284, HUD required documents that must be provided to the receiving PHA when a client exercises Portability and the deadline for submission of the initial billing.

Chapter 10, page 286 thru 288, additional HUD requirements for portability regarding the informal review or hearing, briefings, timing the issuance of the voucher, and voucher term/extensions for clients using portability.

Chapter 10, page 289 thru 290, required HUD policies under portability in regards to late payments made by the initial PHA, overpayments, denial or termination from the program, and absorbing a portable family.

Chapter 12, page, 318, 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 the health, safety, or right to peaceful enjoyment by other residents, persons residing in the immediate vicinity, or SHA staff.

Chapter 15, page 372, added HUD requirements for the amortization costs for manufactured homes and HAP payments for pad space rent.

Chapter 17, page 436 thru 440, 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.

Chapter 17, page 446 thru 470, HUD project-based voucher requirements allowing a PHA to project-base an additional 10 percent of its units above the 20 percent program limit has been implemented. This chapter explains the requirements of administering PBV's.

Andrew Wilch
Housing Administrator

Attachments:

1. Resolution No. 2212 Adopting Revisions to the Administrative Plan for the Section 8

Program

2. Administrative Plan for the Section 8 Program, effective June 12, 2017