



## Staff Report

**File #:** 17-538  
**Version:** 1

**Date:** 12/11/2017  
**Item #:** 3.3b.

**TO:** Chair and Housing Authority Commissioners

**THROUGH:** Steve Powers, Executive Director

**FROM:** Andrew Wilch, Housing Administrator

**SUBJECT:**

Revised Salem Housing Authority's 2017-18 Public Housing Authority Plan

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

**ISSUE:**

Shall the Housing Authority Commission adopt Resolution No. 2218 to approve the Revised Salem Housing Authority's 2017-18 Public Housing Agency (PHA) Plan for submission to the U.S. Department of Housing and Urban Development (HUD)?

**RECOMMENDATION:**

Adopt Resolution No. 2218 to approve the Revised Salem Housing Authority's 2017-18 Public Housing Agency (PHA) Plan, for submission to the U.S. Department of Housing and Urban Development (HUD).

**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 mid-July of each year. Additionally, all PHA Plan revisions must also be approved by HUD.

## **FACTS AND FINDINGS:**

On October 23, 2017, the HAC hosted a public hearing soliciting comments on the proposed revised 2017-18 PHA Plan and opened the 45-day public comment period. Members of the HAC and the public attended the hearing and commented favorably on various elements of the draft PHA Plan. The draft Plan was also emailed to the Resident Advisory Board (RAB) on October 23, 2017 and a RAB meeting was scheduled for October 27, 2017 to review the proposed 2017-18 PHA Plan. SHA did not receive any comments from RAB members.

The HAC will close the 45-day public comment period at its December 7, 2017 meeting and send its recommendations to the Commission for consideration at the December 11, 2017 meeting.

There are two changes in the revised 2017-18 PHA Plan (Attachment 2) including:

1. SHA is converting its public housing to Project-based Rental Assistance (PBRA) through RAD conversion. SHA has revised the number of Project-based Vouchers (PBV) request from 150, which was noted in the Annual Plan approved in July 2017, to 250 PBV in the revised Annual plan and will issue Requests for Proposals from qualified applicants to receive an allocation of PBV for up to 250 units across small and large sites.
2. If SHA is able to project-base assistance to units for homeless individuals and families, veterans, elderly households, disabled households, or units in areas where vouchers are difficult to use, SHA may project-base up to 30 percent of its voucher allocation.

The proposed policy revisions were reviewed, discussed, and supported by the Housing Advisory Committee at their October 23<sup>rd</sup> meeting. The Housing Advisory Committee recommends adoption of the revised 2017-18 PHA Plan.

Andrew Wilch  
Administrator

### **Attachments:**

1. Resolution No. 2218
2. Exhibit A - Revised 2017-18 Public Housing Authority (PHA) Plan

