



Staff Report

File #: 18-164
Version: 1

Date: 4/23/2018
Item #:

TO: Chair and Housing Authority Commissioners

THROUGH: Steve Powers, Executive Director

FROM: Andrew Wilch, Housing Administrator

SUBJECT:

Public Housing Admissions and Continued Occupancy Policy

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

ISSUE:

Shall the Authority revise the Admissions and Continued Occupancy Policy for Public Housing?

RECOMMENDATION:

Adopt Resolution No. 2227 revising the Admissions and Continued Occupancy Policy for Public Housing.

SUMMARY AND BACKGROUND:

Salem Housing Authority (SHA) maintains an Admission and Continued Occupancy Policy (ACOP) governing the eligibility and continued participation of applicants and participants for the Public Housing program. SHA updates the ACOP as needed to incorporate regulatory changes, improve program responsiveness to local needs, and add or remove properties from SHA's Public Housing portfolio.

The Public Housing ACOP has been revised to be compliant with all HUD Public Housing regulatory requirements and address revisions for eligibility, denial, termination, and eviction. Violations and waiting periods have been revised or added to be consistent throughout all of SHA's plans/policies.

FACTS AND FINDINGS:

HUD requires the Housing Authority Commission consent to revisions to the Public Housing Admissions and Continued Occupancy Policy. The proposed plans incorporate regulatory and/or policy changes to improve program responsiveness to local needs.

Chapter 13, on page 269, where the policy previously permitted families to recertify over the applicable income limit and remain in Public Housing, has been revised to reflect the following:

SHA will take the proper steps to evict or terminate the tenancies of families who, at recertification, verify to have income over the applicable low (80%) AMI for their family size. Exception to this policy will be made if a family member of the resident household is pursuing self-sufficiency (through the FSS Program or actively purchasing a home) and/or receiving a mandatory earned income disregard.

The last revision to the Public Housing Admissions and Continued Occupancy Policy was effective May 15, 2017. The proposed revisions would be effective July 1, 2018.

Andrew Wilch
Housing Administrator

Attachments:

1. Resolution No. 2227 Adopting Revisions to the Public Housing ACOP
2. Public Housing ACOP, effective July 1, 2018

04/23/2018