



Staff Report

File #: 19-319

Version: 1

Date: 7/8/2019

Item #: 3.3b.

TO: Chair and Housing Authority Commissioners

THROUGH: Steve Powers, Executive Director

FROM: Nicole Utz, AIC Administrator

SUBJECT:

Salem Housing Authority's 2019-20 Public Housing Authority Plan, Annual Capital Fund Plan and 5-Year Plan

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Welcoming and Livable Community

ISSUE:

Shall the Housing Authority Commission adopt Resolution No. 2248 approving the Salem Housing Authority's 2019-20 Public Housing Agency (PHA) Plan, Annual Capital Fund Plan, and 5-Year Plan for submission to the U.S. Department of Housing and Urban Development (HUD)?

RECOMMENDATION:

Adopt Resolution No. 2248 (Attachment 1) approving the Salem Housing Authority's 2018-18 Public Housing Agency (PHA) Plan, Annual Capital Fund and 5-Year 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 July 18th of each year.

Each year SHA is also required to submit to HUD a Capital Fund Annual Statement and Five-Year Plan, 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 May 13, 2019, SHA held a meeting with the Housing Advisory Committee and Resident Advisory Board to review the proposed 2019-20 PHA Plan and Capital Fund Plan, as well as open the 45-day public comment period.

Significant aspects of the 2019-20 PHA Plan (Exhibit A) include:

Section 13-III.C. Other Authorized Reasons for Termination

SHA's Public Housing Admissions and Continuing Occupancy Policy (ACOP) currently states:

"Over-Income Families

Subject to certain restrictions, HUD authorizes SHA to evict or terminate the tenancies of families because they are over income. Unless required to do so by local law, SHA may not evict or terminate the tenancy of a family solely because the family is over income if: (1) the family has a valid contract of participation in the Family Self-Sufficiency (FSS) program, or (2) the family is currently receiving the earned income disallowance. This rule does not require SHA evict over-income residents, but rather gives SHA the discretion to do so thereby making units available for applicants who are income-eligible.

SHA Policy

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 proposed policy revision was reviewed, discussed, and supported by the Housing Advisory Committee and Resident Advisory board members attending the hearing on May 13, 2019.

The Housing Advisory Committee recommends adoption of the 2019-20 PHA Plan, Annual Capital Fund Plan and 5-Year Plan (Exhibit C).

Nicole Utz
AIC Administrator

Attachments:

1. Resolution No. 2248
2. Exhibit A - 2019-20 Public Housing Authority Plan
3. Exhibit B - 2019-20 5-year Public Housing Plan
4. Exhibit C - 5-year Capital Fund Plan