

MINUTES
of the
Salem Housing Authority
Housing Advisory Committee Annual Budget Meeting
September 30, 2009 - 12:00 Noon

<u>Attendance</u>			
<u>HAC Members Present</u>	<u>Absent</u>	<u>Staff</u>	<u>Guests</u>
Craig Carlson Betty Markey Vergie Olson Annisa Olsson-Jones Maria Palacio Don Williams	Dennis Bell Jeff Lewis	Andy Wilch, SHA Linda Gregg, SHA Nicole Utz, SHA	

1. Call to Order

2. Minutes

Minutes of the July 29, 2009 and August 26, 09 meetings were approved.

Management Report

Agency Direction

Andy Wilch, new SHA Administrator introduced himself to members of the committee. Andy replaces Jerry Croft, who retired June 30 after serving 32 years. Andy began full time employment with the City of Salem on September 8, 2009.

Andy reported on the agency's direction and reviewed the recent reorganization and restructuring of City of Salem departments and divisions. SHA now falls within the City's Urban Development Department and is part of the new Housing and Social Services division. The Housing & Social Services Division administers the City's federally funded block grant, housing, and social service funds to support affordable housing and other programs serving low income residents of Salem and Keizer. The new division will better integrate and align SHA, Federal Housing, and Social Services programs to provide necessary core services.

Strategic Planning

Andy reported that he has set high level goals that he will bring forward at an upcoming HAC meeting. The goals address division strategic planning, organization management, communications and outreach, and housing policy. Andy said that goals will be discussed in more detail at future HAC meetings.

There was discussion about how strategic goals are defined for SHA. Andy stated that the Salem Consolidated Plan sets goals for affordable housing and can be a tool for strategic planning. A strategic plan will determine SHA's role, the services that make the most sense to the community, and will be an important way for SHA to define itself to the community. Andy noted that SHA currently is not part of the 10-year Plan to End Homelessness task force. He plans to represent SHA on the task force to contribute to the evaluation of the nature and extent of housing needs in Marion County.

Program Updates

- Voucher contract amounts have fluctuated and housing authorities have not been notified in a timely manner about subsidy funding in the past. This year SHA should know the allocation in the first three months of the fiscal year.
- HUD notified SHA that additional funds have been authorized for asset-based management (AMPs).
- Capital Fund and ARRA (stimulus) projects are underway. Nicole Utz, SHA Housing Services Supervisor/Property Management provided a summary of the various improvement projects in progress. Nicole reported that those funds go to local contractors, and create jobs in the Salem area. The story of the benefit the community receives through SHA's various improvement projects is often not told enough.
- Orchard Village has been demolished due to structural issues and SHA is exploring redevelopment opportunities for this property. One design concept could bring 90-100 units of affordable housing to the site.

Other Business

Vergie Olson said that she was pleased to volunteer for the "Schools Supplied" backpack program that SHA operates with the Boys and Girls Club and Salem Alliance Church. SHA provided vouchers to SHA youth to receive free backpacks. Vergie said she hopes SHA continues its involvement with this special program serving low-income youth. Vergie also mentioned other positive programs in which SHA is involved, such as Camp Rosenbaum for youth living in assisted housing. She noted that she understands the new Kroc Center will give scholarships to low-income youth who can't afford membership. Vergie will find out more about opportunities at the Kroc Center that could benefit youth living in assisted housing and will update SHA staff.

Meeting adjourned at 1:15 p.m.

The next meeting is tentatively scheduled for October 28, 2009.