

# Meeting Cancelled

**HOUSING ADVISORY COMMITTEE**  
**January 27, 2010 12:00-1:00 p.m.**  
Salem Housing Authority  
Robert Lindsey Tower Community Room

1. ROLL CALL
  
2. MINUTES
  - 2.1 Approval of December 9, 2009 Meeting Minutes (to be distributed at the meeting)
  
3. REPORTS
  - 3.1 Program Management Report (to be distributed at the meeting)
  - 3.2 Voucher Homeownership Program
  
4. ACTION ITEMS

None
  
5. OTHER BUSINESS
  - 5.1 City Council High Priority Goals
  - 5.2 Green Retrofit Program Grant for Englewood East Apartments
  
6. NEXT MEETING
  - 6.1 February 17, 2010 (tentative)

**TO: HOUSING ADVISORY COMMITTEE**

**FROM: ANDREW WILCH, HOUSING ADMINISTRATOR**

**DATE: JANUARY 27, 2010**

**SUBJECT: VOUCHER HOMEOWNERSHIP PROGRAM**

### ISSUE

Information is provided about the status of the Voucher Homeownership program.

### RECOMMENDATION

The Housing Advisory Committee is asked to comment on Salem Housing Authority's proposal to discontinue the Voucher Homeownership program.

### BACKGROUND

In July 2002 the Department of Housing and Urban Development (HUD) started a new program called the Voucher Homeownership Program. This program was designed to allow Public Housing Authorities to use funds received from HUD for rental assistance to assist first-time home buyers with the purchase of a home with mortgage assistance.

The Voucher Homeownership program required a housing authority to provide mortgage assistance for an eligible family for a number of years depending on the type of mortgage that a family would secure. For example, a family with a 15-year mortgage would receive assistance for a period up to ten years; a family with a mortgage of 30-years would receive assistance for a period up to fifteen years; and a disabled family could receive assistance for the entire period of the mortgage.

The program was optional and SHA decided not to adopt and implement the program for several reasons. One, the high cost of the program in terms of the length of time that a family would receive assistance; two, the loss of funds to help rental families find and secure safe and affordable housing; and three, the program did not provide funding to hire staff.

In 2005 HUD notified all housing authorities who operated a Family Self-Sufficiency (FSS) program that one of the requirements of that program was to implement the Voucher Homeownership program. SHA has operated a family self-sufficiency program for over fifteen years and received HUD funds to support two FSS coordinators. As part of the mandate to implement the Homeownership Program, HUD authorized funding for one

Homeownership Coordinator, and SHA established a Voucher Homeownership program on January 1, 2006.

Over the past three years the Housing Authority has helped numerous families obtain first-time homeownership through this program with sixteen families directly funded through the voucher program, and has worked with other families to obtain home- ownership through other means. In September 2009 HUD notified housing authorities that they would no longer fund the Homeownership Coordinator position and that the Voucher Homeownership program was no longer a requirement to run the FSS program.

### FACTS AND FINDINGS

The Salem Housing Authority is proposing to discontinue the program effective after the last funding closing which is scheduled to close within the next 30-days. SHA will no longer provide mortgage assistance to new homeownership families, though SHA will continue to provide mortgage assistance for the sixteen families that are currently under contract. In addition, depending on the funding level of the FSS program, SHA will continue to provide ongoing counseling and training for families to prepare to become first-time home buyers. SHA will continue its relationship with CASA of Oregon to help voucher and public housing families establish VIDA accounts, and work with the first-time home buyers program funded by federal housing funds.