

**MINUTES**

Housing Advisory Committee Meeting  
Salem Housing Authority  
May 23, 2007

<b><u>Present</u></b>	<b><u>Absent</u></b>	<b><u>Staff Attending</u></b>	<b><u>Others Attending</u></b>
Craig Carlson Jeff Lewis Dennis Bell Robert Barko Don Williams Betty Markey Vergie Olson Maria Palacio	Mark Cusick	Jerry Croft Terry Frazier Larry Blair Nicole Utz Brian Swensen Virginia Melton	

**1 Call to Order**

Jeff Lewis called the meeting to order.

**2 Minutes**

Minutes from the March 21, 2007 Housing Advisory Committee Meeting were approved as written.

**3.1 Public Housing Agency Plan**

Terry Frazier, Management Analyst, presented the 2007 Public Housing Agency Plan. The Housing Advisory Committee is requested to hold a hearing on the proposed 2007 Public Housing Agency Plan during their regular meeting of May 23, 2007. The plan talks about the basic policies, how SHA handles the waiting list and whether we have site based waiting lists. The Housing Advisory Committee received a briefing on the elements of the plan from Housing Authority staff and received comments from persons attending the hearing. Mr. Frazier reported that Salem Housing Authority has High Performer status which allowed the use of the Streamlined Annual PHA Plan. The major change to the PHA Plan is project basing of all the properties in order to break up inventory of public housing units into four AMPS (Asset Management Projects). This plan will help lease up units quicker and offer people the option to sign up for project they prefer. Units will be offered to people on that particular list. The plan takes effect in October 2007.

Capital Improvement Needs are not being used to enhance projects with the Capital Fund Program diminishing. The Salem Housing Authority is looking at the possibility of selling some less efficient public housing units and buying others.

Section 8 Tenant Based Assistance – Homeownership Program allows tenants to graduate from rental assistance to homeownership assistance. Ten families per fiscal year are allowed to participate in the program. HUD has qualifying criteria for the program.

The Project-Based Voucher Program is being recommended by the advisory committee to approve for various housing needs.

The PHA Statement of Consistency with the Consolidated Plan talks about making sure SHA is going in the same direction as the City of Salem.

Larry Blair, Project Coordinator reported on the Capital Fund Program. The proposed 2007 Capital Fund Grant is in the last year to be under the old rules and regulations for operating Capital Fund. The 2008 year changes with the Capital Fund being divided between the four AMPS. The five year plan talks about the fact that very little of the budget will be used for the Central Office. There are extreme limits with the five year plan. Renovations for the scattered sites will cost about \$30,000.00 per unit to upgrade due to major plumbing problems and the age of some of the units. Operations pays for salaries to cover overall management of the Housing Authority. Funds to pay for the analysis, plans and preparation for bidding the project are not available until a contract is signed then the project administration can then be done.

The Housing Advisory Committee recommended presenting the PHA Plan to the Housing Authority Commission for approval.

**(No Action Items)**

Meeting adjourned at 1:00

The next meeting will be June 20, 2007.