

MINUTES

Housing Advisory Committee Meeting
Central Resident Council – Resident Advisory Board
Salem Housing Authority
March 19, 2008

<u>Present</u>	<u>Absent</u>	<u>Staff Attending</u>	<u>Others Attending</u>
Jeff Lewis Dennis Bell Maria Palacio Robert Barko Don Williams Betty Markey Annisa Jones	Craig Carlson Vergie Olson Mark Cusick	Jerry Croft Terry Frazier Phil Dean Sandy Garabedian Larry Blair Nicole Utz Virginia Melton	Rena Peck Tammy Fisher Rose Brueckmann Wilma Fend Basillio Quiroz Fidelina Quiroz

1 Call to Order

2 Minutes

Minutes approved as written

3.1 Public Housing Agency Plan

Jerry Croft, Housing Administrator discussed the incorporation of a comprehensive strategy for the future of Public Housing operations and physical assets. This report aids in identifying choices for Public Housing's future within the PHA Plan. Input of those in attendance will help draft the PHA Plan for a more formal review. The plan must specifically address any plans for demolition or disposition of Public Housing, work items targeted for Capital Fund Program expenditure, and any major policy changes planned for HUD-funded programs.

It was reported that 90 percent of households currently assisted have annual incomes under \$25,000 and are not able to afford rent and utilities in the local rental market without some form of subsidy.

The Salem Housing Authority Public Housing strategy has plans for changes to the future operation of Public Housing. The factors prompting changes are the age of Public Housing units, the closure of Orchard Village, HUD's continued under-funding or "pro-ration" of operating subsidy that provides 84 percent of subsidy entitlement, the risk of

further subsidy reduction due to HUD's national subsidy reallocation formula and HUD's restriction on the amount of fees that can be paid by Public Housing "asset management projects"

There are opportunities for housing authorities that need to sell or demolish Public Housing. These factors or opportunities to be considered in SHA's Public Housing strategy planning are the ability to obtain a Housing Choice Voucher for each Public Housing units that is sold or demolished. Housing Authorities may "project-base" up to 20 percent of its Voucher allocation.

Guiding Principals power point presentation was offered as guidance in making strategy decisions. The recommended strategy options were discussed for Orchard Village, Robert Lindsey Tower, Multi-Family Properties and Scattered Site properties.

1. Preserve Income-based rent subsidy (IBRS).
2. Desirable for SHA to own some (IBRS) units.
3. RLT is a priority for continued Public Ownership.
4. Reconstruction plan must be flexible.
5. Multi-family configuration for all Public Housing is practical. Sell-the single family Duplex-Triplex units and put monies on multifamily units.
6. Make demo/disposable decisions property by property.
7. Seek to increase 1 and 2 bedroom units.
8. Orchard Village is not viable housing. No SHA renovation. Eliminate or rebuilt.

SHA will consult a real estate consultant for future sales of units. Recommended strategy for Orchard Village is to proceed with plan to demolish buildings.

4.1 Revisions to Public Housing Policy

Jerry Croft discussed the Revisions to Public Housing Policy (ACOP). The Housing Advisory Committee was requested to review and formulate a recommendation to the SHA Board of Commissioners on the proposed ACOP revisions.

The Eligibility revision is a clarification that SHA will deny admission to households that include fugitive felons, parole violators or persons fleeing to avoid felony prosecution, custody or confinement. This will allow SHA to take steps to evict the family.

The Verification revision increases the time allowed from collection of verification date to effective date of housing assistance from 90 to 120 days allowing 30 additional days. Revision adds to and prioritizes the acceptable forms of verification for income, assets and expenses.

Leasing and inspections revises security deposits charged for Public Housing. One-bedroom units will be at \$150 and all other unit sizes at \$350. This new admission will be effective as of May 1, 2008.

Lease Terminations adds wording pertaining to termination of assistance for fugitive felons, parole violators or persons fleeing to avoid felony prosecution, custody or confinement.

Grievances and Appeals add language addressing tenant grievances pertaining to the amount of rent that SHA claims is due. The family is required to make an escrow deposit in the amount of rent SHA claims to be due and payable on the first of the month preceding the month in which the family's ace or omission took place. The escrow deposit must be paid at least one hour prior to the scheduled grievance hearing.

The Housing Advisory Committee recommended submitting the proposed ACOP revisions to the Board of Commissioners.

Meeting adjourned at 1:30

The next meeting is tentatively scheduled for April.