

Minutes
August 26, 2019
Housing Advisory Committee

1. Call to Order and Roll Call
Vice Chair Owens called the meeting to order at 12:03 p.m. Chair Cramer arrived at 12:05 p.m.

Members Present:

Vice Chair Sarah Owens, Chair Carl Cramer, Linda Jean Bird, Joyce Judy, Maddy Alvarado, Stephen Gay

Members Absent:

Julia Juare and Joey Gomez

Staff Present:

Nicole Utz, Melanie Fletcher, Jessica Blakely, Debby Garrison

2. Approval of Minutes
 - a. July 1, 2019

Motion:	Motion to approve July 1, 2019 minutes
Motion by:	Committee Member Judy
Seconded by:	Committee Member Gay
Vote: Aye,	Unanimous
Motion Carried	

3. Reports
 - a. SHA's application to participate in the OHCS/OHA Pilot Program
Nicole Utz reported that SHA has reached out to Jimmy Jones to partner on a project for LIFT Funding that will supply supportive services and 80 training hours. An application will be submitted by the September 6th deadline. SHA intends to use property located on Broadway currently owned by SHA and already have due diligence done for that property. Committee members can review the complete report that will be presented at the August 26th Commission meeting.
 - b. SHA is not applying in 2019 Continuum of Care (CoC) Program funding. SHA is supporting the Mid-Willamette Valley Community Action Agency's application for a project to assist victims of human trafficking.
 - c. Other funding opportunities
An application has been submitted for 75 HUD Mainstream Non-Elderly Disabled (NED) voucher. Melanie Fletcher explained the application will gain bonus points in the competitive process for targeting the risk clients.

SHA has chosen to target the at-risk population. A qualifying household must be age 15-61 with a disabling condition and at risk for homeless.

- d. Small area Fair Market Rent (FMR) – SHA will begin targeting payments for vouchers by zip code which will help increase the ability for clients to lease up. Under the previous FMR property rents in zip code 97304 were too high so clients were unable to rent in that area. The new standard will take effect on September 1, 2019. In addition a 2-person household will also be able to rent a 2-bedroom unit. This will help alleviate the high demand for 1-bedroom units.
4. Public Comment
(Appearance of persons wishing to address the Board on any matter other than those which appear on this Agenda.)
 5. Action Items
 6. Old and/or New Business
 - a. Committee By-laws review and update
The committee is currently guided by the by-laws adopted in 2015, an attempt to update them occurred in 2012. Those were never approved. Vice Chair Owens proposed another version to be considered; this version is based off the 2012 revisions.

The Committee discussed the process for adopting new by-laws. All agreed that the current by-laws, the draft from 2012 and the 2019 proposed edits will be emailed to the Committee. Committee member will then begin the process to vet all by-laws and agree on a final product. It is anticipated that this will take several months. The committee will target the October or November meetings to approve a draft of the by-laws, then it will be sent to Legal for final review.
 7. Program updates for next meeting:
 - a. HRAP
SHA continues to make steady progress housing at risk clients. The current numbers effective August 26, 2019, show that 202 clients are enrolled and 60 are housed. SHA anticipates placing 4 more clients this week. Sixty participants have graduated from the program and transferred to the S8 voucher program. There have been 28 evictions since the inception of the program.

SHA is hosting a landlord training/informational meeting in an attempt to get more landlords on board to lease to HRAP clients. The meeting will occur in the Robert Lindsey Tower Community room on September 18, 2019.

b. Fisher Road

Jessica Blakely presented an update on Redwood Crossings (formerly known as Fisher Road). SHA is in negotiations with Salem Health for respite units. When completed there will be 31 permanent housing and 6 respite care units. It is anticipated that HUD reviews will take 2-3 months and construction will take 3-4 months.

c. Yaquina Hall

Jessica reported that SHA is waiting on the final readings from the ground penetrating radar. The unofficial notice is the project will be able to proceed as planned; anticipate begin date January 2020.

Nicole Utz announced that Salem Housing Authority will be celebrating their 50th anniversary on October 13, 2019. In honor of the anniversary SHA staff have special t-shirts. Nicole will order shirts for the committee. Please contact Debby to order your shirt.

8. Adjournment

Chair Cramer adjourned meeting at 12:54 p.m.