

SALEM HOUSING AUTHORITY PROGRAM MANAGEMENT REPORT

VIDA, Valley Individual Development Accounts

In April 2016, Salem Housing Authority (SHA) was allocated another nine spots in the VIDA Program through their ongoing partnership with Court Appointed Special Advocate Association of Oregon.

The VIDA program is a 3:1 savings match program that is designed to assist Family Self Sufficiency participants in achieving their dreams of higher education or first time homeownership. Most savers chose a 25 month savings plan where they save \$3000 (\$120 per month) and are matched \$9000, a bone a fide gift, for a total of \$12,000. The nine slots are carefully selected based on participant's budgets and which family or individual is ready to be successful in their next major goal.

Since January 2016, SHA has completed four VIDA closures on homes that had a savings and match of \$12,000. Two purchases are currently in process with savings and match of \$12,000. Each family purchased in Salem, Oregon.

PROGRAMS

Security Deposit Assistance

Program	Program Budget	Expended to Date	Program Balance	Families Served to Date	Average Assistance Per Family	Budget Period	Percent Budget Year	Percent Budget Spent
Security Deposit	\$54,000	\$19,678	\$34,322	31	\$634.77	10/15-9/16	42%	36.4%

Eligible households have incomes less than 50 percent of area median income and lack the means to pay a security deposit.

The US Department of Housing and Urban Development (HUD) guidelines are making it difficult for the voucher holders to lease up as well as find units that qualify for Security Deposit Assistance. SHA is working with HUD to find a solution.

General Housing Programs and Client Profile (Attachments 1 & 2)

Section 8 Housing Choice Vouchers

SHA administers the Section 8 Housing Choice Voucher Program providing subsidies to eligible participants to rent from private landlords. The Housing Choice Voucher Program currently serves 3,026 households. Vouchers can be used at several SHA sites as well as privately owned properties.

Veterans Assistance Supportive Housing Programs (VASH)

SHA administers two VASH programs with 63 total vouchers in partnership with the Veterans Administration. The Veterans Administration screens and refers eligible veterans to SHA. The VASH tenant-based program provides vouchers to at risk homeless veterans. VASH vouchers can be used at several SHA owned properties as well as privately owned properties.

Currently, 62 of 63 vouchers are leased up. We have one client that has been issued vouchers and seeking housing.

Family Unification Vouchers

SHA entered into an agreement with the Department of Human Services after receiving 100 Family Unification Vouchers from the Department of Housing and Urban Development. This program serves three types of families experiencing barriers to finding stable housing: 1) parents reuniting with children returning from foster care; 2) parents that need to provide a stable living environment to avoid having their children removed from their home; and 3) youth 18 to 21 years of age who have recently left the foster system and need to return to their parent's home. One hundred one households are currently served with Family Unification Vouchers.

Section 8 Moderate Rehabilitation

Private property owners offer 36 rehabilitated rental units in the Salem-Keizer area through HUD's Moderate Rehabilitation Program. SHA refers eligible housing applicants to these properties when there are vacancies.

Public and Affordable Housing

SHA owns and manages 245 public housing units for low-income families at 30 percent of monthly gross income (80 percent below median), and 392 affordable (non-federal) housing units to families that meet specific income requirements.

BUSINESS PROFILE

WASHINGTON – For the first time ever, the U.S. Department of Housing and Urban Development (HUD) allocated nearly \$174 million through the nation's *Housing Trust Fund* <https://www.hudexchange.info/resources/documents/National-Housing-Fund-Trust-Factsheet.pdf> (see list of state allocations below). The *Housing Trust Fund* is a new affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including families experiencing homelessness.

"Today, we offer another tool to help states confront a growing affordable rental housing crisis in this country," said HUD Secretary Julián Castro. "The *Housing Trust Fund* will be an enduring resource designed to producing more housing that is affordable to our most vulnerable neighbors."

"In today's housing market, many Americans who work hard still can't afford their rents. Affordable housing helps workers live closer to their jobs and spend more time with their families. A healthy housing market is key to vibrant communities and future economic growth, and these federal funds will help states expand the supply of affordable homes and strengthen our communities," said Senator Jack Reed (Rhode Island), who wrote the 2008 law establishing the National Housing Trust Fund. "I commend HUD for making these funds available and helping states take a tailored, cost-effective approach to increasing the supply of affordable housing."

Diane Yentel, President and Chief Executive Officer of the National Low Income Housing Coalition, added, "Today is a historic day for millions of Americans who struggle to find affordable housing. We applaud Secretary Castro for his leadership in paving the way to make the National Housing Trust Fund a reality. We look forward to working with the administration and our state partners as we put these dollars to work building affordable homes for the lowest income people."

Eight years after it was authorized by the *Housing and Economic Recovery Act of 2008*, the *Housing Trust Fund* is only now being capitalized through contributions made by Fannie Mae and Freddie Mac. In December 2014, the Federal Housing Finance Agency directed these Government Sponsored Enterprises to begin setting aside and allocating funds to the Housing Trust. In January of 2015, HUD issued interim rules to guide states on how to implement their Housing Trust Funds.

By law, each state is allocated a minimum of \$3 million. State affordable housing planners will use these funds for the following eligible activities:

- Real property acquisition
- Site improvements and development hard costs
- Related soft costs
- Demolition
- Financing costs
- Relocation assistance
- Operating cost assistance for rental housing (up to 30% of each grant)
- Reasonable administrative and planning costs

Andrew Wilch
Housing Administrator

Attachments:

1. Program Statistics