

FOR HOUSING AUTHORITY COMMISSION MEETING OF:  
AGENDA ITEM NO.:

March 26, 2018



## PROGRAM MANAGEMENT REPORT

### COMMUNITY CONNECTIONS:

#### NEW PARTNERSHIPS FOR HRAP

In the work we are doing to house the top 100 “hardest to house” chronically homeless persons in Salem we have come to learn and understand that the transition from homelessness will never be a linear process. Each HRAP client has unique needs which inform our process and greatly shape the journey ahead to achieving housing stability.

A best-practice when serving this population within a Housing First model is to include Peer Supportive Services for the clients. Peer Supportive Services add an additional layer of support into the clients’ network of supporters. The Peer Support worker is able to provide a safe, confidential, supportive connection for the client to access in the community when they are feeling a need for social support, such as meeting for coffee. Other times, learning to navigate cumbersome social services can be supported and enhanced by a Peer Support. Clients need to feel supported in taking on the new challenges they faced, yet do not need someone to do it FOR them. Peer Supports are motivated to do things WITH the client in order to help empower the client to gain new self-sufficiency, and housing stability skills.

Salem Housing Authority was awarded a grant for \$50,000 from Salem Health to fund Peer Supportive Services for the clients of HRAP. This means clients will be matched with a suitable peer, will be able to have as much or as little contact as they choose. Check-ins by phone are often sufficient to help clients feel supported and cared about. Ideally, clients will begin to form new and positive relationships with peers whose lifestyle and goals are consistent with theirs. Peer Support workers are able to provide social support, problem solve, navigate resource, teach activities of daily living and see they client in individual meeting, or can meet with client and a team of two Peer Supports so that services can be provided in the clients home.

SHA and HRAP are pleased that Salem Health was supportive of our vision for inclusion of a best practice strategy to meet the diverse and unique needs of the clients we are serving in HRAP.

## PROGRAMS

### Security Deposit Assistance

Program Budget	Expended to Date	Program Balance	Families Served to Date	Average Assistance Per Family	Budget Period	Percent Budget Year	Percent Budget Spent
\$81,000	18,496	62,504	28	660.57	01/2018-01/2019	.17	.23

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

SHA has secured 2017-2018 HOME funds of \$90,000 for the provision of Security Deposits equal to one month's rent. Currently, the US Department of Housing and Urban Development (HUD) guidelines are making it difficult for the voucher holders to lease up.

### General Housing Programs and Client Profile

#### 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 2985 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, we have 56 of 64 housed and 08 issued and looking for suitable rentals.

#### 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. Ninety-two 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:**

# **NAHRO News**

## **Direct News - Washington Update**

### **FY 2019 President's Budget Request: Community Development**

**Feb 13, 2018**

On February 12, the Trump administration officially released the President's budget request for FY 2019. The proposal, once again outlines his vision of devastating funding cuts to most HUD programs, making steep cuts to housing and community development programs, slashing the overall HUD budget by \$8.8 billion. The bulk of the cuts are to community development programs, which are largely eliminated and would be devastating for communities across the country. The Administration also released an addendum based on the Bipartisan Budget Act of 2018 that would add \$2 billion to the HUD FY 2019 budget however none of the addendum fund would be applied to HUD's community development programs.

Major Community Development-related items in the budget include:

- Elimination of funding for Community Development Fund, HOME Investment Partners Program, and Housing Trust Fund.
- HUD's Homeless Assistance Grants are level funded when compared to fiscal year 2017.
- The Housing Opportunities for Persons with AIDS (HOPWA) program funding is decreased by \$26 million when compared to fiscal year 2017.

NAHRO strongly opposes the President's budget cuts and will work to provide necessary and responsible funding for critical housing and community development programs. NAHRO will also fight for long-overdue program and regulatory reforms that can reduce costly administrative burdens. It is important to note that this budget is not in effect; it only lays out a blueprint that Congress may choose to follow.