

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

April 6, 2018



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS: A SEASON OF GROWTH

Funded and launched in July 2017, the Homeless Rental Assistance Program (HRAP) has shown encouraging progress in housing the hardest to house, chronically homeless persons in Salem. Permanent Supportive Housing placements began within weeks of opening the program and we are excited to report 45 persons are now stably housed.

Prior to enrollment, less than 20% of the clients reported any significant engagement with treatment and service providers in the community. Following enrollment this number rises to 78% of clients actively seeking and receiving beneficial addiction treatment, mental health services, peer supportive services and more. The HRAP client's capacity to achieve housing stability begins to improve even before their actual housing placement is arranged. Clients are becoming integrated back into primary care systems for health needs now rather than relying on high-end options such as urgent care clinics and the Emergency Department.

Moving forward, HRAP will adhere to the best practices for Housing First models and seek to maintain Case Manager caseloads within the recommended range of 20:1. SHA is excited to announce they will be expanding the capacity of HRAP by hiring two (2) fulltime Housing Stability Case Managers. By bringing the caseloads within a reasonable range, each client will have access to sufficient support to address challenges and accomplish the goals of their Individualized Housing Stability Plan.

In further response to HRAP enrollments, SHA has purchased a property at 4107 Fisher Rd. to provide 29 Single Room Occupancy (SRO's), with a preference given to HRAP enrollees. This will nearly double our "housed" population as soon as it opens for occupancy. The Fisher Rd. property will also be home to the first Medical Respite Beds in Salem. Six (6) beds will be available and operated in partnership with Salem Health and Northwest Human Services.

To have launched the largest Housing First Initiative in our state's history with promising results and implementing the first Medical Respite model in Salem means SHA has a unique opportunity to develop significant systems alignments which will increase our capacity to reduce chronic homelessness effectively.

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	\$57,260	\$23,740	81	\$616.00	10/17-9/18	42%	70.7%

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 2878 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 64 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 60 of 64 housed and 04 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:

HUD Expects to Raise Operating Fund Proration in May

APRIL 2, 2018 ~ ERIC OBERDORFER

In light of the recently passed FY 2018 budget, HUD is expecting to raise the Operating Fund proration to 93.53 percent in May. The April proration will remain the same as January, February, and March 2018 as the budget was passed too late in March for HUD to make any changes for April. NAHRO will continue to closely monitor the Operating Fund and provide updates as they occur.

The budget provided \$4.55 billion to support the operation and management of public housing. This is \$150 million more than funding for FY 2017, \$50 million more than what was proposed by the Senate, \$150 million more than the House bill and \$650 million more than what was proposed by the President's FY 2018 budget request.