

**FOR HOUSING AUTHORITY COMMISSION MEETING OF: Aug. 8, 2016**  
**AGENDA ITEM NO.:**



**PROGRAM MANAGEMENT REPORT**

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**COMMUNITY CONNECTIONS**

**Rental Assistance Program for Mentally – Ill Homeless Veterans**

The City of Salem Housing Authority is excited to announce they have successfully funded a Rental Assistance Program for homeless veterans with mental health concerns. We have partnered on this grant with Willamette Valley Community Action Agency – ARCHES Program which currently provides services and temporary transitional housing to homeless veterans.

The grant funds of \$466,543.00 will enable us to provide up to 9 full months of rental assistance each to (42) forty two qualified recipients. Additionally, the grant funding provides for two full time staff which will assist the veterans in finding and maintaining appropriate housing.

The Residential Housing Specialist will continuously be seeking out appropriate rental units for the veterans. Each unit will have to qualify and pass a rigorous inspection process in order to be an acceptable option. Each veteran that reaches the end of the transitional housing phase successfully may qualify to receive a Housing Choice Voucher for permanent housing, ideally being able to house in place, without the trauma and disruption of an additional relocation.

The Peer Support Specialist (PSS) will be responsible for daily interaction with the veterans as they strive to achieve their program goals. Assistance with linkages to services, benefits and community supports will empower the veteran to achieve and maintain their own household in a safe and efficient manner. The PSS will mentor and coach the veterans as they address their own unique barriers to success.

## 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	\$28,668	\$25,332	47	\$619.70	10/15-9/16	83%	53.08%

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 (Statistical Charts at end of document)

#### 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 3,004 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, 60 of 63 vouchers are leased up. We have two clients that have been issued vouchers and seeking housing. This data remains unchanged since July 2016.

#### 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:**

### **Direct News - Washington Update July 15, 2016**

#### **Low Income Housing Tax Credit Legislation**

Senator Maria Cantwell and Senator Orrin Hatch have introduced a bipartisan bill with five other cosponsors regarding the preservation and expansion of the Low Income Housing Tax Credit (LIHTC) program. The Affordable Housing Credit Improvement Act, or S. 2962, would among other things increase the LIHTC volume cap by 50 percent and make the 4 percent tax credit rate permanent. Moreover, the expanded LIHTC program under S. 2962 is expected to create or preserve over a million affordable homes nation-wide over a period of the next 10 years, and would allow for a 400,000 unit increase nationwide, which would be otherwise impossible to achieve under the terms and conditions found in the current LIHTC program. This expansion of the LIHTC program would be phased in by 10 percent per year over the next five years. As this edition goes to print, Congress is in the very early stages of moving this legislation. As there is no House companion bill, this legislation will most likely be taken up again next session. Education on The Affordable Housing Credit Improvement Act will be among NAHRO's highest priorities during August Advocacy month.