

**FOR HOUSING AUTHORITY COMMISSION MEETING OF: Sept 12, 2016  
AGENDA ITEM NO.:**



**PROGRAM MANAGEMENT REPORT**

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**COMMUNITY CONNECTIONS**

Since joining the Family Self Sufficiency Program, Melissa has worked closely and cooperatively with her FSS worker to articulate her goals and take many steps toward achieving them to benefit herself and her young children. She has earned her CNA license and now cares for 2 clients. She consistently works up to 45 hours per week. Additionally, she has learned how to maintain a household budget and save for emergencies. Melissa has also taken enormous steps to improve her overall health and well-being. She has lost 70 pounds, reversed her diabetes diagnosis and eliminated her sleep apnea problem. Lastly, Melissa's dream of home ownership is well within reach. Her escrow check for \$20,454.79 means she can begin looking for a home to buy. Melissa's hard work, persistence and dedication are being rewarded according to her efforts. She has thrived while receiving FSS services and will continue to in the future as a truly independent and self-sufficient woman.

## 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	\$33,803	\$20,197	55	\$614.60	10/15-09/16	83%	62.6%

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 3,599 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, 56 of 59 vouchers are leased up. We have two clients that have been issued vouchers and seeking housing. 4 Project Based Veteran Voucher units are filled. 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:**

### **Oregon Housing and Community Services: Local Innovation and Fast Track Program**

The Local Innovation and Fast Track (LIFT) Housing Program will build new affordable housing, especially for low income families. In 2015, the Oregon Legislature committed \$40 million of general obligation Article XI-Q bonds to fund the program, a new source of affordable housing dollars. Using the new funding source will allow Oregon Housing and Community Services and its partners to test innovative strategies and create a modern model of affordable housing development, building upon years of experience, expertise and success.

Oregon Housing and Community services (OHCS) together with the Housing Stability Council have developed a plan to efficiently use the new funds and to maximize the impact in communities across the state.

OHCS hopes to achieve several goals: create a large number of new affordable housing units to serve low income Oregonians. Also, to serve historically underserved communities which are rural with less than 25,000 people and communities of color. Additional goals include placing affordable units into service as quickly as possible; serve households earning at or below 60% area median income, receiving services through Oregon's Department of Human Services (DHS) child welfare or self-sufficiency programs; and identify replicable innovative building strategies that result in lower cost of affordable housing development.

Funding opportunities will be announced in September and applications due October 31, 2016.