

**FOR HOUSING AUTHORITY COMMISSION MEETING OF: October 10, 2016
AGENDA ITEM NO.:**



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS

Melissa was enrolled into the Family Self Sufficiency (FSS) Program in October of 2012. This young woman with developmental disabilities presented herself to FSS staff with far more challenges in her life than viable resources. Despite those challenges her indomitable spirit was undeterred. She initially was working with Vocational Rehabilitation to find her suitable employment that would not jeopardize her SSI income. With few dollars and large monthly expenses, Melissa came to realize that owning a car, paying insurance and gas was simply unrealistic on her budget; now she rides the bus. Eventually, Voc Rehab found her a position as a part time Barista for a local church. She also went on to eliminate the need for a Payee by learning to manage her finances and keep up with monthly bills through budgeting.

Self Sufficiency looks different for every individual and family. Melissa has achieved the maximum level of responsible self-sufficiency for herself. More importantly, she has maintained it rather effortlessly for quite some time. She has graduated FSS with an escrow check of \$3867 which will allow her to move into unsubsidized housing in the adult foster care system which is consistent with her personal needs and goals. Overall, she's been a shining example of how a hand-up can transform a life.

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	\$37,292	\$16,708	60	\$621.53	10/15-09/16	100%	69.1%

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 3,621 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, 54 of 59 vouchers are leased up. We have three clients that have been issued vouchers and are seeking housing. 3 Project Based Veteran Voucher units are filled with (1) one open awaiting for unit to be vacated and refilled.

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:

Rental Assistance Program for Homeless Veterans with Severe Mental Illness

In July 2016 Salem Housing Authority (SHA) was awarded a grant by the Oregon Health Authority to provide a Rental Assistance Program (RAP) for transitional and permanent supported housing for homeless veterans with severe mental illness. The sub-grantee is the Arches Program of the Mid-Willamette Valley Community Action Agency. The RAP is on-track for a successful opening on October 3, 2016.

Arches has an established presence in the Salem area as veteran service provider. They currently run an SSVF Program (Supportive Services for Veteran Families) which is able to provide short term rental assistance. The RAP will pick up where SSVF leaves off by extending the rental assistance period for each participant by at least 9 months. During this time the veteran will work closely with a Peer Support Specialist and a Residential Housing Specialist to acquire and maintain a personal home. They will be provided case management and supportive services to access health insurance, mental health care, documentation / ID's and will be encouraged to attend a Ready to Rent class taught by the Family Self Sufficiency staff at SHA.

The Ready to Rent class is a pivotal piece in the strategic plan to facilitate moving a previously homeless veteran into a solid long-term housing arrangement. Skills in effectively communicating with neighbors and landlord, managing a budget and credit obligations, home maintenance and self-care all will contribute to the veteran being able to maintain and sustain their housing stability.

The RAP will provide rental assistance to 42 veterans in the first year of operation. It is highly anticipated that the program will receive funding for an additional two years which will allow for significantly more veterans to access the rental assistance program.