

**FOR HOUSING AUTHORITY COMMISSION MEETING OF: August 14, 2017
AGENDA ITEM NO.:**



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS

For more than thirty years, on the first Tuesday of August a unique event is held in communities across the country called "National Night Out". Salem Housing Authority (SHA) has always supported this national celebration of the relationship between local neighborhoods and the police department.

Annually, dedicated SHA staff provide resources and their time to make this an evening of safe family fun. The event is hosted at the Parkway apartments and is something the adults and children alike really look forward to. This evening allows everyone to let their hair down, join in the fun and just enjoy the company of the neighbors and friends. With face painting and pie eating contests along with hot dogs and all the trimmings, the children are engaged in making happy memories with their families, while being taught to not only to respect law enforcement, but celebrate the relationship they have with the men and women who step up every day to protect our city residents. The National Night Out has led to the development of Neighborhood Watch Programs all across our communities. This practice has kept children and families' safe through enhanced awareness of activities in their neighborhood and through creating bonds of familiarity with their neighbors. The event is looked forward to annually and effectively encourage the connectedness to develop between families and law enforcement.

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
<u>Security Deposit</u>	\$54,000	\$51,268	42,732	80	\$640.85	9/2015-07/2017	100%	94.9%

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. Recently staff submitted a funding application for Federal funds to increase the program by \$90,000.

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 3,318 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, 50 of 59 vouchers are leased up. We have six clients that have been issued vouchers and seeking housing. Four Project Based Veteran Voucher units are filled.

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 (MWVCAA). The RAP became operational October 3, 2016 and has already made substantial gains in bringing veterans into stable housing.

Our partner, ARCHES, has hit the ground running with the help of two exceptional new staff persons. Both required positions for this program are now filled. The Residential Housing Specialist and the Peer Support Specialist are doing an excellent job at supportive and collaborative case management on behalf of the veterans.

The RAP is designed to provide rental assistance to 42 veterans in the first year of operation. To date, ten (10) applicants have been successfully enrolled. Of these, five (5) are currently housed and the others are fully supported with housing placement assistance. Another eight (8) applicants are in the enrollment process and will be approved by the end of December. Housing placement assistance will commence on their behalf once their enrollments are certified. New intakes are being scheduled almost daily putting the RAP on track to meet or exceed its originally stated goal.

MWVCAA has recently implemented a new entry assessment system using a screening for vulnerability, the VI-SPDAT. This tool quickly prioritizes the waiting list by greatest need due to high vulnerability. This new process has proven very helpful in expedient identification of applicants who are eligible for the Rental Assistance Program.