



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS:

A Time to Volunteer

As our days grow shorter and the air turns brisk and cool, we know our seasons are changing. In the Fall each year we begin to develop our strategies and plans for how we will meet so many unique needs for the people we serve. The holiday season kicks off soon with Halloween and then on into Thanksgiving and Christmas. A time of joy, revelry and family gatherings, for most folks anyway. For low income and homeless families the angst of poverty becomes greatly enhanced. A season of abundance can be a dark season indeed for those who are struggling, homeless and unhoused.

The SHA staff and the Emergency Housing Network has already begun to support the mobilization of volunteers for many community based efforts on behalf of the homeless. Projects in our community in need of volunteers include, but are not limited to:

Thanksgiving for the Homeless Dinner (Reed Opera House) November 16th
Thanksgiving Dinner for seniors at Englewood Apartments – November 16th
MWVCAA Warming Shelters – Trainings for volunteers
Marion Polk – Homeless Point in Time Count (PIT)
100 Day Youth Services Challenge – HOME Youth Resource Center
HRAP Thanksgiving Gathering – Welcome Home Dinner

No matter what circumstances befall a persons' life, they are still in need of support, kindness and a sense of community. While we are hard at work and busy with friends and families this holiday season, SHA asks that you and yours consider taking a moment to share the light of the season with those less fortunate. Donations of warm clothing, socks, hygiene products, nonperishable snacks, gift cards and more are all extremely valuable to those who are unhoused or in our shelters this season. We are hopeful everyone will find a special way to make the holidays a little brighter for those we serve.

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
\$54,000	\$54,000	\$0	86	\$627.91	10/15-10/17	100%	100%

Eligible households have incomes less than 50 percent of area median income and lack the means to pay a security deposit.

SHA has continued to use grant money from the July 2014-June 2015 money as the US Department of Housing and Urban Development (HUD) guidelines are making it difficult for the voucher holders to lease up. HOME funds of \$90,000 have been secured and will be made available upon completion of the contract requirements.

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 2804 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, we have 52 of 64 housed and 9 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:

Direct News

Senate Committee Releases Tax Reform Proposal

Nov 9, 2017

On Thursday, November 9, the Senate Finance Committee released its tax reform legislation, the Tax Cuts and Jobs Act. Unlike its House counterpart, H.R. 1, this proposal retains both the 4 percent and the 9 percent Low Income Housing Tax Credits (LIHTCs), as well as tax-exempt Private Activity Bonds (PABs) - H.R. 1 retains the former but not the latter. The Senate proposal also preserves the New Markets Tax Credits (NMTCs) as authorized under current law; it retains the Historic Tax Credit (HTC), but reduces the percentage of eligible qualified rehabilitation expenses from 20 percent to 10 percent. The Senate Finance Committee is scheduled to begin marking up their version of the bill on Monday, November 13; the House bill is expected to go to the floor for a full vote next week. The text of the Senate bill is not expected until after the mark-up.