



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS:

Like a Phoenix....She Rose!

Progress in life is seldom linear and no one's story exemplifies this more than Shawn's. She presented to the Family Self Sufficiency (FSS) Program with a 72 hour notice for failure to pay rent, she had no income and no support system. Shawn chose to pursue her education as a step toward self-sufficiency. Despite being over the age of 50, Shawn did extremely well in school earning her Office Technology Certificate and Associates Degree.

Shawn was hopeful of landing a job with the State so that she could earn some retirement benefits and insurance coverage. She secured a full-time limited duration position with the IRS and spent the next 3 years working diligently to improve her credit rating, pay off debts, build her savings account and started her VIDA account.

On track with all her goals, Shawn set her sights on the dream of homeownership. Despite her father passing away, which was devastating for Shawn, she proactively sought counseling services in order to manage her mental health and not fall behind on her progress toward these goals. As she approached the end of her VIDA savings plan the time to start shopping for her first home was at hand. Almost simultaneously, she received a 30 day notice of lay off from her job. Even with this major setback, Shawn was not deterred. She met with her FSS Coordinator and simply readjusted her roadmap to success. Finally, on the last day of her termed position, she was offered a full-time position in the same department with a pay increase.

Through a million ups and downs and countless reasons to throw in the towel in defeat, Shawn simply took a "failure is NOT an option" approach to her goals. She may have wanted to give up many times, but she did not. The support of FSS helped her to remain steadfast and the benefits are still being experienced. On December 13, 2017, at the age of 59, Shawn will be closing on her very own home. A first for her.

We all know that patience, persistence and perseverance all pave the way to success. But to witness a person with these qualities pursue and achieve her greatest dreams is both deeply humbling and enormously rewarding. SHA would like to congratulate Shawn on all her hard earned successes. It has been our honor to walk alongside Shawn on this remarkable journey to self-sufficiency! We are so proud of her.

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 2819 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 51 of 64 housed and 11 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 - Washington Update

NAHRO Issues Statement on Passage of H.R. 1

Nov 16, 2017

This afternoon, the House approved H.R. 1, the Tax Cuts and Jobs Act. The bill rescinds three vital tools used to strengthen local communities and create and preserve affordable housing: Private Activity Bonds (PABs), New Markets Tax Credits (NMTCs), and Historic Preservation Tax Credits (HPTCs).

"This bill is an insult both to hard-working families seeking affordable housing and to our most vulnerable neighbors who need a home," stated Adrienne Todman, CEO of the National Association of Housing and Redevelopment Officials (NAHRO). "This assault on affordable housing should stop here."

The Senate version of the bill retains the tax-exempt status of PABs, preserves NMTCs, and retains (but reduces) HPTCs. NAHRO will be working with its members and industry partners to ensure that these provisions prevail.