

FOR HOUSING AUTHORITY COMMISSION January 08, 2018
MEETING OF:
AGENDA ITEM NO.:



PROGRAM MANAGEMENT REPORT

**COMMUNITY CONNECTIONS:
A Season of Growth and Impact**

Since the launch of the Homeless Rental Assistance Program (HRAP) in July 2017, the HRAP staff has been working hard to bring this innovative program model to life. Homeless persons may go to the ARCHES program to receive the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). Based upon the outcome of this screening it will be determined if a full Vulnerability Assessment Tool (VAT) will be conducted to further assess the degree of vulnerability of a particular client.

With a plan for a steady stream of referrals from ARCHES, the HRAP Housing Case Manager began to reach out to landlords to explain the program and seek their support. Naturally, landlords were reluctant to accept housing clients with such enormous barriers. However, the Barrier Removal Funds, Wraparound Supportive Services and an Individualized Housing Stability Plan proved to be sufficient to open the first apartment doors.

Less than six months later, the progress is hard to argue with. Of the current 29 fully enrolled clients the Housing Case Manager Sonya Ryland has single-handedly housed 21 chronically homeless persons into affordable housing units. Almost immediately upon being housed the clients begin to show progress toward stability. They quickly become engaged in mental health and substance abuse treatment services, as appropriate to their individual needs. However, the transition from homeless to housed is both a thrilling and deeply stressful event for our clients. Once housed, reintegration back into the community becomes the focus of the Case Management Services provided by HRAP staff.

Since the program opened, a second Housing Case Manager has been added so that HRAP caseloads stay within the best practices

guidelines of 1 Case Manager for every 15 to 18 clients. This staff is employed by ARCHES and assigned to HRAP at Salem Housing Authority. Additionally, a Meyers Memorial Trust Grant has been awarded for the addition of a Service Coordinator Case Manager. This position will focus primarily on building provider relationships, accessing treatment services and meeting client needs through service coordination. With three Case Managers on board HRAP is poised to continue its unprecedented success in housing the top 100 hardest to house chronically homeless persons in our community.

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 2881 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 55 of 64 housed and 09 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:

Tax Reform Bill Finalized; Votes Expected Next Week

Dec 15, 2017

On December 15, the House-Senate Conference Committee released the final version of the Tax Cuts and Jobs Act; the bill now goes to the full House and Senate for final passage, which is expected next week. Here are some highlights of the bill:

- The Low Income Housing Tax Credit (LIHTC) is retained.
- Private Activity Bonds (PABs), including Housing Bonds, are fully preserved. These provide critical financing for more than half of all LIHTC developments.
- The 2018 and 2019 annual allocation rounds for New Markets Tax Credits (NMTCs) are retained at \$3.5 billion each.
- Senate language retaining the Historic Tax Credit is retained.

For more details, see Novogradac and Co.'s [blog post](#) and the ACTION Campaign's [update](#). NAHRO will continue to provide news and analysis to members.

Thank you to all NAHRO members and stakeholders who contacted their Members of Congress to advocate for these vital tools for the creation and preservation of affordable housing.