

FOR HOUSING AUTHORITY COMMISSION MEETING OF:
AGENDA ITEM NO.:

June 11, 2018



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS:

CLIENT SERVICES TEAM EXPANDS

The Client Services Team, managed by Ms. Kellie Battaglia, has experienced tremendous growth this past year. The launch of the Homeless Rental Assistance Program (HRAP) in July 2017, meant one of the Family Self Sufficiency Coordinators would be dedicated to the implementation of this exciting new program designed to stably house the “hardest to house” chronically homeless persons in Salem through a Housing First approach. As HRAP has blossomed, it has been necessary to add to our staff in order to maintain client caseloads which are consistent with the best practices for Housing First, which means caseloads of 25:1 as a maximum ratio.

In recent months the Client Services Team has added three new members who each bring unique strengths and background to SHA. Christine Jefferies joined the team as an HRAP Housing Stability Case Manager. She is an US Army veteran, bringing 12 years of experience in medical trauma and a BA degree in Healthcare Administration to the team. Shortly thereafter, the Family Self Sufficiency Program gained Colleen Spencer to its ranks. Colleen brings years of experience working with DHS, serving low-income families and helping clients reduce barriers to achieving goals toward self-sufficiency. Most recently, Shiloe Rivas also joined the HRAP team as a Housing Stability Case Manager. She brings years of experience as a crisis case manager and intensive services home visitor. She has served families with high risk factors, in crisis and poverty, by providing strength based intensive wraparound supportive services. These skills lend themselves especially well to HRAP and the clients they serve.

The Client Services Team is hard at work receiving training and technical assistance from community partners in order to develop a truly unified model of service delivery that is consistently client driven and client centered. The teams’ commitment to learning and applying best practices is reflected by their exceptional client outcomes and countless success stories.

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
\$81,000	\$70,260	\$10,740	95	\$739.58	12/2017-05/2018	42%	86.7

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

SHA has secured 2017-2018 HOME funds of \$90,000 for the provision of Security Deposits equal to one month's rent. Currently, the US Department of Housing and Urban Development (HUD) guidelines are making it difficult for the voucher holders to lease up.

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 2849 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 64 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 56 of 64 housed and 7 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:

HUD Updates PHAs on Effects of Possible Rescission

NAHRO News

Direct News - Washington Update

HUD Updates PHAs on Effects of Possible Rescission

May 21, 2018

On May 18, HUD sent an email to PHA Executive Directors informing them of some of the potential effects on HUD Public and Indian Housing programs related to the rescission package proposed by the President. Rescissions are a method by which a President can propose canceling some previously appropriated spending amounts. The President's package of rescissions has been submitted to Congress. Congress has 45 days to act on the submission and pass it through legislation. If after 45 days, Congress does not pass the rescission package, then the funds will become available for HUD to spend. The rescission package impacts programs from across the federal government, including 2015 - 2017 unobligated balances in the Public Housing Capital Fund.

If Congress does not act on the package (both the House and Senate need to pass it with a simple majority vote), then the effects of the package will be minimal. During the 45 day period, where Congress has the opportunity to pass it, the fiscal year (FY) 2017 Jobs Plus and the FY 2015 - 2017 Emergency Disaster grant awards will be on hold. The rescission has no impact on funds HUD has already awarded to PHAs, including the FY 2017 Capital Fund awards made last year.

If the rescission package is passed, then the following programs will be impacted by the amounts listed below.

- Modernization Grants - \$15,915,042
- Emergency Disaster Grants - \$3,697,949
- Safety and Security Grants - \$618,513
- Financial & Physical Assessments - \$13,152
- ROSS Grants - \$930,206
- Jobs Plus Grants - \$15,602,447
- Receiverships - \$1,717,970
- Technical Assistance - \$439,236

- Total Proposed HUD Rescission - \$38,934,515

NAHRO will continue to provide further updates as new information becomes available.