

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

July 09, 2018



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS:

Why Medical Respite?

Salem Housing Authority (SHA) has courageously ventured into uncharted territory in 2017-18 with the implementation of the Homeless Rental Assistance Program (HRAP). To further develop a service model to meet the unique needs of the homeless community, SHA has been awarded \$1,575,000 through Low Income Fast Track (LIFT) funds to complete the necessary construction of their property located at 4107 Fisher Road. When complete, this innovative project will accommodate twenty-nine (29) single-room occupancy apartments, most suitable for the HRAP clients. Additionally, Fisher Road will house the first six (6) medical respite beds in Salem.

Salem Health Hospital has long struggled with the issue of discharging medically fragile homeless persons back onto the streets, particularly those who no longer meet the criteria for hospitalization, but still have treatment needs which may continue for weeks following discharge from the hospital. Temporary housing in hotels is prohibitively expensive. Without clean and sanitary housing conditions, clients with open wounds, medication regimes and other medical needs are likely to decline and return back to the hospital for higher levels of expensive medical treatment.

Medical respite beds provide a safe and stable environment in which to complete medical treatment without being at risk of exacerbating their condition. The medical respite care will be provided through a partnership with Salem Health and Northwest Human Services. Screening and assessment on site will allow for referral to appropriate housing interventions whenever possible.

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> | \$81,000 | \$74,692 | \$6,308 | 101 | \$ 739.52 | 12/2017-05/2018 | 50% | 92.2% |

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 3027 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 68 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 61 of 68 housed and 6 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-six 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

NAHRO Statement on the Harvard JCHS state for the Nation's Housing 2017

June 16, 2017 – Today, the Harvard Joint Center for Housing Studies released its [State of the Nation's Housing 2017 report](#). NAHRO is proud to be a sponsor of this vital annual publication, a must-read for affordable housing and community development practitioners.

As the report shows, despite some gains, the housing affordability crunch remains a nation-wide issue. As demand increases, the modest rate of new construction has kept the rental and homeowner markets tight. New residential construction in 2016 is below the 1.-1.5 million unit rate averaged in the 1980's and 1990's.

The study demonstrates that low and moderate income families are disproportionately affected. While nearly half of all renters were cost-burdened in 2015, 83 percent of renters with incomes under \$15,000 and 77 percent of those with incomes between @15,000 and \$29, 000 were cost- burdened. Younger and older households also bear a significant portion of the burden. In 2015, nearly 25 million children and one-third of older adults lived in cost burdened households. In total, 11.1 million renter households were severely cost burdened in 2105.

The report also documents threats to the already-strained affordable housing supply, including the loss of private units to upgrading and rent increases, Section 8 landlords opting out, the proposed cuts to the Low Income Housing Tax Credit (LIHTC) program and the expiry of affordability restrictions on over half a million LIHTC units over the next 10 years.

"This important report underlines the need for more, not less, investment in housing. We need to support HUD programs that create new housing and preserve the affordable housing we already have," said NAHRO CEO Adrienne Todman. "HOME, CDBG, Public Housing, and vouchers all play an integral role helping families of all shapes and sizes across the country. Now is the time to lean into, and not away from, these programs and others."

About NAHRO

NAHRO, established in 1933, is a membership organization of 20,000 housing and community development agencies and professionals throughout the United States whose mission is to create affordable housing and safe, viable communities that enhance the quality of life for all Americans, especially those of low- and moderate-income. NAHRO's membership administers more than 3 million housing units for 7.6 million people.

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