

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

August 27, 2018



## PROGRAM MANAGEMENT REPORT

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### COMMUNITY CONNECTIONS:

#### Through the Eyes of a Child

Addressing chronic homelessness has risen to the forefront of strategic planning in the city of Salem. In recent months there has been articles written, updates given, and news stories circulated about the impact of homelessness on our community and how one unique program with an assertive and innovative approach to housing the chronically homeless is having a major impact.

HRAP recently opened up a sponsorship opportunity to the community at large to become engaged in supporting the efforts of HRAP to serve the most vulnerable residents of our communities. It was discovered shortly thereafter that the first official donor to HRAP was an 8 year old young man named Abel.

His mothers' struggles with homelessness early in his life laid the bedrock of Abel's resolve to have a positive impact on those less fortunate than himself. Abel aspires one day to become the Mayor of Salem. His commitment to bettering the lives in his community were reflected in his enormously generous sponsorship gift of \$100 he personally earned through selling lemonade. Abel said it was important that his money contribute to housing someone, not just a quick fix or a free meal. He isn't interested in taking short cuts, but is intent on finding real solutions to the challenges he sees all around him.

The generosity of this exemplary young man has already inspired others to step up and offer support to HRAP as well. Shortly after Abel's gift, HRAP received their first monthly sponsorship providing a donation every month to help meet the needs of those we serve. SHA and HRAP staff are deeply touched by Abel's kindness and sincere desire to be part of Salem's solutions to homelessness.

## 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
Security Deposit	\$81,000	\$80,973	\$27	111	\$ 729.49	12/2017-10/2018	58%	100.0%

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:**

### **The Role of Public Housing Authorities in Combating Homelessness**

Public housing authorities (PHAs) serve the most vulnerable populations in America. As the role of providing affordable housing has morphed over time into serving extremely low-income populations, PHAs have been in the front lines for decades in preventing and ending homelessness—a role for which they have not always been acknowledged.

That role is becoming more recognized as the country continues to see the loss of deeply affordable housing units, chronic underfunding of housing operations, housing production programs that don't reach deeply affordable levels without additional subsidy, as well as the loss of Housing Choice Vouchers (HCVs) after years of stagnant allocations coupled with lower utilization caused by escalating rents. These issues are exacerbating homelessness and hampering PHAs' ability to provide the housing stability that social services, medical programs and short-term housing providers need in order to have a strong permanent housing backbone that can make real inroads to ending homelessness. As we will see in the Houston model, recent federal investment in Veterans Affairs Supportive Housing (VASH) in both project-based and tenant-based vouchers really show how a dedicated commitment to housing with wrap-around services can make a major difference in this battle.

Despite the funding difficulties, there are many ways in which PHAs can continue to play this role. PHAs also have the ability to take on new roles as well as look to new programs and funding sources through partnerships and collaborations. PHAs are uniquely positioned to serve as program hubs providing the permanent housing and using their existing infrastructure to further collaboration in client-centered partnerships.