

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

September 24, 2018



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS:

A "Never Give Up" Attitude

Matt and Cassandra know all too well the struggles of life on the streets in Salem. Addiction and mental health challenges stole away everything of value they ever had, jobs, children and eventually their home.

For three years they survived on the streets, fueled only by their unwavering faith and positivity. Hopeful that circumstances could one day change for the better, they took deliberate steps to improve themselves, even despite their homelessness. They entered treatment and dealt with their addiction issues. After hearing about HRAP, they quickly went to ARCHES to be assessed. Every day afterwards, although they struggled to meet their most basic needs, they patiently waited for the miracle.

Enrolled in April and housed in July 2018, Matt and Cassandra now have a stable grasp on a plan to rebuild their lives and create the future they only dreamt of all those nights they slept on the streets. Cassandra is pursuing state certification as a Medical Assistant, and Matt hopes to pursue a college degree in Farm Management once he completes his GED. "We knew once we got that call from HRAP at SHA that our lives would change, and that is exactly what happened."

PROGRAMS

Security Deposit Assistance

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

Emergency Housing Programs

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	12/2017-9/2018	58%	100.0%

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.

Direct News - Washington Update

HUD Reopens Rule on Affirmatively Furthering Fair Housing

Aug 16, 2018

Earlier today, HUD published an advance notice of proposed rulemaking in the Federal Register titled “Affirmatively Furthering Fair Housing: Streamlining and Enhancements.” The purpose of the notice is to solicit public comment on changes to the Affirmatively Furthering Fair Housing (AFFH) rule. Comments will be due on **October 15, 2018**. NAHRO is interested in members’ thoughts on whether and how the rule should be changed; please contact Tushar Gurjal at tgurjal@nahro.org to share your thoughts.

The Department has decided to reopen rulemaking on the Affirmatively Furthering Fair Housing rule for two reasons. First, the Department found that the current assessment tools (used to complete the Assessment of Fair Housing [AFH] required for the AFFH rule) were ineffective. None of the tools are currently in use. Second, many entities submitted comments on regulatory reform to HUD, in which many commenters--though not all--were critical of the rule because of its complexity and the cost of implementation. The commenters wrote that the final rule failed to consider critical factors for program participants, including the scarcity of available resources and other program priorities.

The tools are not being currently used for several reasons. The final state and insular area assessment tool was never completed by HUD. The PHA tool was completed, but HUD never published the data necessary to use the tool. The local government tool was completed, but HUD became aware of “significant deficiencies” with the tool that prevented jurisdictions from properly completing their assessments and prevented HUD from accepting their assessments. The Department found that the tool was unworkable because of a high failure rate of initial submissions (63 percent of the initial AFH submissions were not accepted on initial submission) and the level of technical assistance HUD provided to this initial round of AFHs could not be scaled to accommodate the increase in the number of program participants that would be using the tool.

Given the problems with the implementation of the rule and tools, HUD has chosen to begin the process of amending the AFFH rule. In amending the rule, HUD would like to ensure that the final rule be governed by certain principles: 1) administrative burdens should be minimized, while legal obligations are still met; 2) the process should be more focused on results, rather than the analysis of community characteristics; 3) there should be greater innovation and local control; 4) housing choice should be increased, through greater housing supply; and 5) HUD’s resources should be used efficiently.

The Department provided the following list of questions for which it is seeking responses (reproduced from the notice):

What type of community **Direct News - Washington Update**