

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

January 28, 2019



## **PROGRAM MANAGEMENT REPORT**

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### **COMMUNITY CONNECTIONS:**

#### Let's Make this "Count" Really Count

The upcoming Point in Time (PIT) Count is conducted annually in Marion & Polk Counties. The process is mandated by Housing & Urban Development (HUD) to quantify the scale and scope of the homelessness issues in communities which receive federal funds from the McKinney-Vento Homeless Assistance Grants program. Each year electronic administrative records are reviewed to enumerate people living in shelters and transitional housing programs (non-permanent housing). This "sheltered" population, hints at the severity of the homelessness issues in a community. However, the full breadth of the matter is revealed when on the same day as the "sheltered" count, dozens of teams of trained volunteers hit the streets, parks, camps and jails to interview and quantify the number of homeless persons in the community that are "unsheltered". Combined, this data presents to HUD a snapshot of how severely a community is affected by homelessness. Subsequently, this data will determine the funding allocations made by HUD.

It is important to recognize that the outcomes of the PIT Count are only as strong as the army of volunteers recruited to go out and gather the information. ARCHES has devoted considerable resources to improving both the quantity and quality of data that is gathered locally. A poor turn out for the PIT Count can result in a very confusing statistical picture for HUD and lower levels of funding. 2019 shows promise of being one of the best and most comprehensive counts in recent years.

Data collection methodologies set us back in 2017 as our "chronically homeless" population seemed to decrease by nearly half. Although we are hopeful to see such declines in future years as a result of HRAP and other Housing First strategies, this decline was more a reflection of a flawed process than a huge achievement in reducing homelessness locally. With better volunteer training and data collection methods, the 2018 PIT count revealed our chronically homeless population had more than doubled since 2016. Chronic homelessness is defined by HUD as either "An unaccompanied homeless person with a disabling condition who has been continuously homeless for 12 months or more; OR who has had at least four episodes of

homelessness in the past three years.” It is important to remember that although HRAP is designed to address the “hardest to house” chronically homeless individuals, the same program approach is equally effective when serving homeless families with or without children.

## 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	\$10,514	\$70,487	13	\$ 808.73	10/2018 -9/2019	17%	13.0%

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.

### **BUSINESS PROFILE:**

#### **Direct News - Washington Update**

#### **HUD Funds Available for February, But Not for March**

**Jan 4, 2019**

NAHRO has learned that the Department of Housing and Urban Development (HUD) has enough money to ensure that February payments for the Housing Choice Voucher (HCV) program and the public housing Operating Fund will be made available to public housing authorities (PHAs). HUD intends to make those payments on time. NAHRO has also learned that there is not currently enough money to make HCV and Operating Fund payments for March, if the government shutdown continues until then.

In order to end the government shutdown, Congress must agree to a funding bill. Now is the time to reach out to your Congress people and demand that a fiscal year 2019 appropriations bill for HUD is passed. NAHRO has prepared a letter that can be sent to your Congressional members through the [NAHRO Advocacy Action Center](#).

As PHAs make their voices heard to Congress, NAHRO will continue to fight for you and the families you serve and will continue to inform members as soon as we learn more.

If you are experiencing shutdown-related impacts, you're not alone. NAHRO staff is here to help communicate to Congress the real impacts of this shutdown. Please share your shutdown issues and concerns with us by contacting NAHRO's Director of Congressional Relations Tess Hembree at [thembree@NAHRO.org](mailto:thembree@NAHRO.org) or at 202-580-7225.