

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

February 25, 2019



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS:

From Hope to Home Ownership

In the earliest days of HRAP, we met an inspiring couple named Bill Whipple and Krystol Beatty. Together they had been plagued by barriers to accessing housing due to years of addiction, criminal history and no steady income. Their mutual homelessness stretched on from week to months, then a year, and before they knew it nearly a decade of their lives had been spent in survival mode, trying to exist and stay alive while not losing hope that one day things might get better.

Well “better” finally arrived in the form of HRAP. Suddenly everything they had desired, but was out of reach due to multiple barriers, was suddenly looming larger than life. Almost immediately following their housing placement Bill returned to full time employment as a welder. Just a few short months later HRAP staff caught wind of a dream Bill had held close to his heart for many years, through good times and bad. He wanted to marry Krystol and give her the wedding she deserved. By Valentine’s Day 2018, HRAP staff had found the resources to fulfill that dream for them both.

The wedding, a first for HRAP, marked a milestone for this couple that clearly indicated that life was looking up for them. Long story short, just one full year later, more news came from Bill & Krystol. The message read “We have just closed the sale on our first home!!!!!!”. You could have knocked us over with a feather!! Home ownership was a dream we had never imagined we would see come true for an HRAP client. That message was followed by a text to Sonya Ryland, Lead HRAP Housing Case Manager, and it read “Well, it is time for us to go shopping for a washer and dryer now!!! Thank you so much Sonya!! If it weren’t for you and HRAP this would never have happened for us, and that is the truth. You will never know how much you have changed our lives and our future. Thank you will never be enough.”

SHA wishes to express its’ appreciation for all of those who had faith in HRAP and have helped to make it possible. When we change a life, we change the world. Every supporter of HRAP has helped to contribute to this amazing outcome.

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	\$17,190	\$70,487	23	\$ 747.39	10/2018 -9/2019	17%	21.2%

SHA has secured 2017-2018 HOME funds of \$81,000 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:

Post-Shutdown Voucher and Public Housing Funding Update

Jan 30, 2019

NAHRO has learned additional information about payments for the Housing Choice Voucher (HCV) program and the Public Housing (PH) program. The regular payment schedule for these two programs was interrupted by the federal government shutdown. Absent a full-year budget or a full-year continuing resolution (CR), which would have funded the government at the previous year's levels, the government shut down. While enough money remained for January and February payments, the likelihood of future payments while the government remained shut down was in question. The government reopened a few days ago with funding until February 15.

This additional funding has given HUD additional money to make payments. NAHRO has learned from HUD that the HCV program will have full funding for payments for the months of February and March. While HUD did not specify whether this was both administrative fee and housing assistance payments, we believe that it is. At this time, it is unclear whether there will be full funding for an April payment, but HUD hopes that it will be near full funding levels. The funds will be made available by February 15. On the Public Housing side, the March, April, and May payments will be made at a proration of in the mid- to high-80 percent range. HUD should be making an official communication with agencies soon.

Full funding in later months this year may be determined by whether there is a full-year CR, a partial-year CR, a final budget, or a government shutdown. Your voice was critical to ending the shutdown- NAHRO members sent over 3,300 letters to elected officials. Your voice is needed again to urge Congress to adopt a full-year Transportation-HUD bill immediately. Visit NAHRO's [Advocacy Action Center](#) to send letters to your members of Congress.

As NAHRO learns additional information, we will keep our members informed through additional Direct News emails and the [NAHRO Blog](#).