

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

March 11, 2019



## **PROGRAM MANAGEMENT REPORT**

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### **COMMUNITY CONNECTIONS:**

#### **Community Life Group**

The Homeless Rental Assistance Program (HRAP) staff work very hard to maintain exceptional fidelity to the "Housing First" model. Through careful program design, the clients experiencing chronic homelessness can be moved directly from the streets into housing without preconditions of compliance with treatment services. By bringing robust case management services to the client, the barriers to achieving and maintain housing stability can begin to be addressed.

A fundamental underpinning of the Housing First approach is "community reintegration". Each client faces their own challenges as they move from homeless to housed. Although they are often greatly relieved to have a home and privacy, they also become lonely and feel very vulnerable without the "street family" they have grown to rely and depend upon. As a housed resident they are no longer a part of the homeless community and that can lead to feelings of isolation and separation that can easily sabotage their success in housing.

The Community Life Group was launched shortly after the program opened in July 2017. It meets each month and invites all HRAP participants to join in. HRAP staff facilitate this gathering of clients with numerous goals in mind. First, this is an opportunity for clients to safely meet others who are also making this transformative journey and hear about their experiences. Clients are questioned each month about their experiences in the program and asked to offer constructive suggestions about the services being provided. Some months are devoted to skill building by teaching about meal preparation and food security. Community partners such as Worksource Oregon have joined it to facilitate dynamic discussions of the challenges faced in looking for employment while recovering from homelessness.

This program component has also contributed to enhanced service coordination for clients, provides a beneficial prosocial activity and opportunity to expand their social supports to include others with similar lived experiences. Client attendance increases monthly as this event become "the place" to hear all the news about program developments, upcoming events and more!

We know that lives are changes dramatically once a person receives housing. What we have also learned is that gathering with those who share your experience, strength and hope gives you a valuable support system during a challenging transition.

## 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 2018-2019 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:**

### **Excerpt from Fast Company**

#### **Rent control isn't the only way to fix the housing crisis—but it is the fastest**

Oregon's groundbreaking statewide rent control bill shows why improving protections for tenants against skyrocketing housing prices is one of the quickest ways to address the nationwide affordability crisis.

Here are just a few astounding facts about renting a home in the U.S. in 2018: Median rents have increased 32% between 2001 and 2015 (not including utility costs), while salaries have flatlined. Around 80% of low-income people pay more than half their income on rent (the U.S. Department of Housing and Urban Development classifies an outsized rent burden as more than 30% of someone's salary). And this affects a lot of people: The majority of people living in 42 of the 100 largest cities in the U.S. (and a growing proportion in rural areas) rent their homes.

One of the most simple policy interventions to help the country's renters is rent control, a cap on the amount a landlord can raise the rent in a year. While some states have rent control laws that allow cities to opt in to rent control, a new law in Oregon goes further: The legislature just passed a bill that implements rent control uniformly across the entire state. The policy, which caps rent increases at 7% in a state where some people have seen their leases increase by as much as 113% in the past few years, has been years in the making and is the first of its kind passed in the U.S., says Katrina Holland, executive director of the Portland-based nonprofit advocacy group Community Alliance of Tenants.

The bill in Oregon is just one example of how tenants and advocacy organizations are mobilizing for better rent stabilization measures in the face of rising rents and cost of living, according to a new report jointly produced by advocacy groups the Right to the City Alliance, Center for Popular Democracy, and PolicyLink. Activists in Illinois and Washington are pushing their states to implement rent control on a statewide basis, and several other states and cities like Philadelphia are angling for it. In places like New York City, where rent control has existed for decades, policymakers are aiming to close loopholes, like the expiration of affordability controls or the fact that changes in ownership can cause rents to rise. If all states implemented rent control, the report estimates that nearly 42 million renter households could be stabilized across the country.

"No one policy can solve the housing crisis, but rent control can quickly stabilize prices and halt rent gouging," says Sarah Treuhaft, report author and PolicyLink director.