

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

April 22, 2019



PROGRAM MANAGEMENT REPORT

COMMUNITY CONNECTIONS:

Resources Being Rounded Up!

In April of 1994, Salem Housing Authority introduced the Family Self-Sufficiency (FSS) Program to families receiving Housing Choice Vouchers and Public Housing assistance here in Salem and Keizer communities. The Family Self-Sufficiency is a HUD program which is voluntary. Its participants set and achieve goals for the future that will help them improve their lives by gaining better jobs, improving education, overcoming barriers. Many participants have been able to realize their goals and dreams, and some have even become homeowners.

The small steps along the way are a key part to their success. Partnering with other local agencies is a major factor in their journey. We rely on our community partners such as Chemeketa Community College, Worksource, and Goodwill Job Connection to focus on educational needs and job connections. Gaining a solid foundation may mean getting help to pay the utilities, enough food in the pantry, help with transportation and of course childcare so they can go to work. Salem Housing Authority is very proud of all the participants of the program and is continually improving the outreach to community partners who can help participants by offering services that are so needed.

Starting in May 2019, the FSS program will be offering a series of Resource Fairs for our participants. With summer coming, families need activities for the children to engage in. The City of Salem, Kroc Center, YMCA, Boys and Girls Club and Salem Library will come together for an evening to present their summer programs. This is a huge help for our families to know their children are in a safe environment learning worthwhile activities. Other Resource Fairs are being considered for the future with the focus on Financial Management, Education and Job search.

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	\$22,435	\$58,565	30	\$ 747.83	10/2018 -9/2019	25%	27.7%

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 2,837 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 58 of 64 housed.

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. Seventy-nine 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:

NAHRO News

President's FY 2020 Budget Proposal In-Depth

Mar 22, 2019

On March 18, the Trump administration officially released the President's budget request for FY 2020. The proposal once again outlines the administration's vision of devastating funding cuts to most HUD programs, including steep cuts to housing and community development programs. Overall the proposed budget would slash HUD funding by \$9.7 billion.

Highlights from the President's budget include:

- Elimination of the Public Housing Capital Fund and subsequent placement of current Capital Fund set-asides in the Operating Fund.
- A 54 percent proration for the Public Housing Operating Fund.
- \$20.116 billion for Housing Choice Voucher (HCV) renewals, which NAHRO estimates to be a 95 percent proration.
- \$1.718 billion for the HCV administrative fee, which NAHRO estimates to be a 71 percent proration.
- \$12.021 billion for the Project-based Rental Assistance account (\$11.676 for Project-based Rental Assistance renewals), which NAHRO estimates will slightly underfund all contracts.
- Elimination of funding for the Community Development Fund, HOME Investment Partners Program, and Housing Trust Fund.
- \$37 million decrease in Homeless Assistance Grants compared to FY 2019

NAHRO strongly opposes the President's proposed budget cuts and will work to provide necessary and responsible funding for critical housing and community development programs. NAHRO CEO Adrienne Todman notes that, "[housing and community development

programs] are more important than ever. Multiple studies have quantified the housing affordability crises that many of us see in our cities and towns nationwide: median housing costs have outpaced incomes, waiting lists are growing, and our precious affordable housing stock continues to dwindle under the weight of age and a decreasing federal commitment.”

It is important to note that this budget is not in effect; it only lays out a blueprint that Congress may choose to follow. NAHRO will continue to fight for increased HUD funding from Congress as well as long-overdue program and regulatory reforms that can reduce costly administrative burdens.