



PROGRAM MANAGEMENT REPORT

Community Connections

The time for National Night Out is quickly approaching! This event was established in 1984 and is sponsored by the National Association of Town Watch in the United States and Canada. In its earliest years it was often celebrated by families sitting on their porches in the evening, with lights on to encourage visiting and getting to know your neighbors better. The event is meant to increase awareness about police programs in communities such as Town Watch, drug prevention and Neighborhood Watch. The first year this event involved 2.5 million residents across 400 communities in 23 states. By 2016, the event included 38,000,000 residents in 16,000 communities across the United States.

SHA will again create a wonderful atmosphere for our residents and the surrounding neighborhood of Parkway East and Parkway West Apartments this year. The coordination of such an important event is spearheaded by the phenomenal SHA Family Self Sufficiency Coordinator Colleen Spencer. Her sincere dedication, insightful vision and boundless energy will assure an outstanding experience for all who attend. We are looking forward to more than a dozen local community agencies on site sharing a wealth of resources to residents and a ton of engaging activities for children and families alike. On August 6, 2019 from 6 – 9pm, SHA staff, residents and neighbors will come together on a warm summer evening for a lively night with food, music, fun and education on the resources in our communities designed to keep our residents and all neighborhoods safe.

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.

SHA has secured 2018-2019 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.

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	\$38,502	\$42,498	51	\$ 754.94	10/2018 -9/2019	59%	47.5%

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 2,806 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 5 of 64 housed.

Family Unification Vouchers

SHA entered into an agreement with the Department of Human Services after receiving 119 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-four households are currently served with Family Unification Vouchers.

Section 8 Moderate Rehabilitation

Private property owners offer 26 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.

Homeless Rental Assistance Program

The Homeless Rental Assistance Program (HRAP) is the City of Salem's Housing First initiative to permanently house the "top 100 hardest to house" chronically home-less individuals in Salem. HRAP is the largest Housing First initiative in the state of Oregon's history.

Launched in July 2017, SHA is the lead agency in this collaborative initiative and partners with various social service agencies. SHA provides intensive case management, resource and referrals, housing placements, landlord engagement and administers all rental assistance and barrier removal funds for the program.

HRAP Statistics

Total Currently Enrolled	Housed	Pending Placement	Transitioning to Sect 8 Vouchers	Voluntary Withdraw
195	66	6	51	3

Business Profile:

PHA Plan and Capital Fund Plans

The Quality Housing and Work responsibility Act of 1998 requires all Public Housing Authorities (PHAs) to prepare a PHA Plan consisting of a five-year mission and goal statement and an annual plan addressing community housing needs, resources, and strategies. The PHA Plan takes the form of a HUD-prescribed template into which PHAs insert data and narrative.

The Public Housing Agency (PHA) Plan is a comprehensive guide to public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. Every year the SHA staff seeks input from the Housing Advisory Committee, the resident Advisory Board and the general public.

PHA Plans must specifically address:

- ☐ Any plans for demolition or disposition of Public Housing.
- ☐ The work items targeted for Capital Fund Program expenditure.
- ☐ Any major policy changes planned for HUD-funded programs.

Each year SHA is also required to submit to HUD a Capital Fund Annual Statement and Five-Year Plan, which must also be reviewed by the Resident Advisory Board, the Housing Advisory Committee, the Commission, and the public using the same process as the PHA Plan review.

Salem Housing Authority (SHA) held a public meeting on Monday May 13th to open the 45-day comment period regarding the Public Housing Annual Plan and Capitol Fund Annual Plan. SHA anticipates that the comment period will be closed during the July 1, 2019,

combined Housing Advisory Committee / Resident Advisory Board meeting and presented to The Commission for consideration and adoption during the July 8, 2019 Commission meeting. Copies of the proposed plans are available for review prior to the meeting at www.salemhousingOR.com/pland-and-policies.