

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

September 23, 2019



PROGRAM MANAGEMENT REPORT

Community Connections

The Housing Authority of the City of Salem Celebrates 50 years!

The Housing Authority of the City of Salem was created by the Salem City Council on October 13, 1969, in order to address the City's need for safe affordable housing for its citizens. The Housing Authority has since created and managed public housing, senior housing, and affordable housing properties, as well as administering the Section 8 housing choice voucher program and other housing assistance programs.

Currently there are 3,186 units leased to low-income families (at or below 80 percent median income) and 223 elderly families housed in Senior (62 and above) housing programs. In addition, the Housing Authority has housed 62 Veteran families through a Veterans Administration Supportive Housing (VASH) program, and 98 families were reunited through the Family Unification program. Many of these individuals would have likely joined the homeless community had it not been for the programs offered through the Housing Authority.

In 2017 the Housing Authority, working with the City of Salem, began the Homeless Rental Assistance Program (HRAP) which now has assisted 154 (240 including household members) citizens known by local service providers as to be least likely to find housing. At the beginning of its third year, HRAP has an average success rate of 83% equal to the national average. This program has allowed those individuals the security in a stable home environment to move forward with their individual goals.

As of September 1, 2019, a whopping 8,007 individuals are participating in programs offered through the Housing Authority. That is equal to about 4% of the population of the City of Salem and Keizer combined.

8,007! Simply amazing.

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	\$111,076	\$40,530	\$70,546	97	\$ 417.84	7/2019-6/2020	25%	36.5%

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 2,8433 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 59 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-five households are currently served with Family Unification Vouchers.

Section 8 Moderate Rehabilitation Single Room Occupancy (SRO)

Private property owners offer 26 rehabilitated rental units in the Salem-Keizer area through HUD's Moderate Rehabilitation SRO 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	Total including Family Members Enrolled	Housed from Inception to date	Currently Housed	Currently Housed Including Family Members	Pending Placement	Transitioning to Sect 8 Vouchers	Voluntary Withdraw
207	240	157	64	78	0	71	4

Business Profile:

Hispanic Heritage Month Celebration

Hispanic Heritage Month is celebrated September 15th through October 15th. In honor of the many generations of Hispanic and Latino Americans that have positively influenced and enriched our society, the City of Salem partnered with a local community group to both celebrate Hispanic Heritage and to provide information about city services. The idea was to help share information about the types of services and opportunities that are available at the City of Salem, and to enjoy some music and performance while doing so!

Salem Housing Authority had the opportunity to participate in this event! It was a wonderful event that allowed SHA staff to connect with citizens on a different level. The event was well received by citizens and staff. SHA hopes to be invited to participate in more community events like this one. Our positivity rocks table was a huge hit!

