

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

December 9, 2019



## PROGRAM MANAGEMENT REPORT

### COMMUNITY CONNECTIONS:

#### Patricia Wagner Has Retired!

Patricia Wagner was with the Salem Housing Authority for 3 years working as the Family Self-Sufficiency Coordinator (FSS). People describe Patricia as very friendly, outgoing, positive and very upbeat. Her professionalism, big heart, and passion for the FSS program earned her tremendous respect from her FSS clients and colleagues. The FSS participants deeply appreciated her for holding them accountable to the goals they set and cheering them on along the way. Her determination and focus of always keeping her clients a top priority is what motivated her to do the work she did day in and day out. The news of her retirement comes to us as very unexpected news. She was an amazing case manager to her FSS clients and an even greater colleague to those who have worked with her.

Though Patricia had very big shoes to fill, Paula Garcia has taken on the new position as the Family Self-Sufficiency Coordinator. She has previous case management experience and a bachelor's degree in public health from Western Oregon University. She too, like Patricia, shares the same passion for helping families in the Salem community. She is very excited to continue to where Patricia left off and motivate families to see their goals through.

### 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	\$136,076	\$112,735	\$23,341	134	\$ 841.31	7/2019-6/2020	50%	82.8%

SHA has secured 2017-2018 HOME funds of \$115,000 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 2,936 households (breakdown shown in Voucher Lease Up attachment). 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 60 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 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 205 public housing units for low-income families at 30 percent of monthly gross income (80 percent below median), and 376 affordable (non-federal) housing units to families that meet specific income requirements.

## **SALEM SELECTED TO RECEIVE OVER \$450,000 IN RENTAL VOUCHERS TO HOUSE VERY-LOW INCOME RESIDENTS WITH DISABILITIES**

News Release from **City of Salem**

The Salem Housing Authority was recently selected to receive 75 Mainstream Rental vouchers valued at \$450,927 from the U.S. Department of Housing and Urban Development (HUD) to assist very-low income households of persons with disabilities in our community. Salem was chosen as one of 22 housing authorities in Oregon, Washington, and Idaho to receive the new vouchers.

“In a time when new housing resources are so rare, Salem Housing Authority is thrilled to have received this award of 75 new Mainstream Vouchers, which will allow us to provide rental assistance and stable housing to non-elderly, disabled people in our community,” said Nicole Utz, Salem Housing Authority Administrator.

“These vouchers will be targeted to people experiencing homelessness, at risk of homelessness, or exiting segregated institutions. We will be working with our partners to link program participants to voluntary supportive services to help keep them stably housed,” continued Utz.

The awarded vouchers are provided through HUD’s Mainstream Housing Choice Voucher Program which provides funding to housing agencies to assist non-elderly persons with disabilities, particularly those who are transitioning out of institutional or other separated settings; at serious risk of institutionalization; currently experiencing homelessness; previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project; or at risk of becoming homeless.

The Mainstream Housing Choice Voucher Program helps to further the goals of the Americans with Disabilities Act by helping persons with disabilities live in the most integrated setting. The program also encourages partnerships with health and human service agencies with a demonstrated capacity to coordinate voluntary services and supports to enable individuals to live independently in the community.

Salem’s voucher awards were part of a national HUD announcement of \$131.3 million in additional Mainstream Vouchers to 325 local public housing authorities across the country to provide affordable housing to approximately 15,363 additional non-elderly persons with disabilities.