

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

January 27, 2020



## PROGRAM MANAGEMENT REPORT

---

### Community Connections

*Salem Housing Authority's Mission is to assist low- and moderate-income families to achieve self-sufficiency through stable housing, economic opportunity, community investment, and coordination with social service providers.*

The SHA Team has worked diligently to promote our mission through the many programs they help support and through community outreach projects.

The Section 8 team has worked feverishly on getting vouchers leased up with 367 new clients in 2019. The team also devoured the security deposit money by helping 217 families receive security deposit grants, helping them become successful in making their dreams of a home a reality. Fifty-five had indicated they were homeless.

The Client services teams (Homeless Rental Assistance Program and Family Self Sufficiency) are working in the field and helping our community members find the path to self-sufficiency. The FSS team guided 23 families through graduation of the FSS program; five families used their FSS incentive money to purchase homes.

The HRAP team had some great outcomes. One client became completely self-sufficient and at the end of his time with HRAP was financially on his own!! The Client came to the HRAP program and immediately began to thrive. He participated in and graduated from the Peer Support training offered by Project Able, he then became a volunteer and is now a full time Peer Support councilor.

Fifteen local community agencies and organizations partnered with Salem Housing Authority to share valuable resources and family friendly activities during National Night Out. The activities included a variety of safety, crime prevention, and other educational activities, including family-oriented kids musical entertainment.

Five members of the SHA team volunteered for the Shop with A Cop event. The event allowed for 617 children in our community (248 from SHA) to shop with a Cop at Walmart for Christmas. SHA has been referring clients and volunteering to support this event for over 10 years.

Members of the SHA team also volunteered at Camp Rosenbaum. Approximately 180 children from the Northwest attended camp (22 from SHA). Three SHA team members were at camp full time as camp counselors. Five additional SHA staff helped transport and guide the children to and from camp.

As we enter into 2020 we look forward to strengthening partnerships in the community and continuing our path to find the next affordable housing project.

## **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 2019-2020 HOME funds of \$81,000 for the provision of Security Deposits equal to one month's rent. The need for assistance was high, SHA secured approval for the use of an additional \$25,000 funds. Currently, the US Department of Housing and Urban Development (HUD) guidelines are making it difficult for the voucher holders to lease up. The table below shows the breakdown of funds as of January 8, 2020.

**Emergency Housing Programs**

<b>Program</b>	<b>Program Budget</b>	<b>Expended to Date</b>	<b>Program Balance</b>	<b>Families Served to Date</b>	<b>Average Assistance Per Family</b>	<b>Budget Period</b>	<b>Percent Budget Year</b>	<b>Percent Budget Spent</b>
Security Deposit	\$136,076	\$135,456	\$620	163	\$ 831.02	7/2019-6/2020	67%	99.5%

### **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 2,780 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 66 of 68 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.

#### 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 homeless individuals in Salem. 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
229	265	187	51	58	1	89	6

#### **Business Profile:**

2019 has been one of many changes. We have seen some of the long-term employees take a new path and we have added several new faces. For some, even our roles and responsibilities changed. As a team, we have grown through these changes and become stronger overall as an agency. Without the support of our internal team, we would not be able to offer that support to our community.

The Property Management Team successfully closed three of the four affordable housing projects. We continue to move closer to the goal of adding new affordable housing to Salem as well as preservation of existing housing with much needed renovation.

#### **HRAP Team Community Outreach**

In an effort to recruit and inform the Salem area landlords and property owners, SHA is hosting a second informational meeting/training aimed at educating and eliminating the fears surrounding leasing to the homeless at-risk members of our community. The training titled "The homeless Brain", a talk with Steve Goins, presents an insight on the homeless mind and what we can do to understand and help as a community. SHA staff will also share what it looks like to partner with HRAP as a potential Property Manager or Landlord. The training was held on January 23, 2020.