



PROGRAM MANAGEMENT REPORT

Community Connections

HRAP Record Move-ins

January 2020 saw one of the Homeless Rental Assistance Program's busiest months, not to mention the most move-ins in a week! January 13th through the 17th, HRAP moved in a total of 6 households, one male, two females, and two couples. Some of the barriers these individuals faced were as small as needing an Oregon ID Card to finding a safe place to recover after intensive surgeries at OHSU. Without HRAP's continued outreach to community landlords, none of the homes would be possible for these 7 individuals. Also, units were fully furnished in partnership with King Fisher Furniture and UGM Furniture Store, including sitting and living room store, mattress and box spring, nightstand, dresser, and kitchenette. Our newly housed families also received welcome home boxes; meals and pantry staples from Marion Polk Food Share. We are grateful for the continued partnership from our community partners and look forward to connecting our new neighbors to the support of the greater Salem and Keizer communities.

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

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	\$135,611	\$465	164	\$ 826.90	7/2019-6/2020	75%	99.7%

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 2,833 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 64 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. One-hundred and fourteen 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	Currently Housed	Currently Housed Including Family Members	Pending Placement	Evictions	Section 8 Post GNL/ Leased	Evicted after voucher	Over Income for Voucher	Subsidized Housing	Voluntary Withdraw
241	278	45	53	4	41	68	4	6	6	6

Business Profile:

What's happening with the RAD Renovation?

The Public Housing renovation is well underway. The project started in December of 2019 and as of March 6th, 2020 we have started moving families back in. Each month moving forward a group of residents will move out and go in to temporary housing for six to ten weeks. The move is fully paid for by Salem Housing Authority through HUD funding. We were so excited to move the first two families in and see their reactions. Our first family's response involved a lot of hugs and emotion.

Salem Housing Authority so excited to be a part of this Rental Assistance Demonstration process. Our commitment to our community in ensuring the preservation of low income housing is our top priority. Through this process we are able to take on new debt and use funds to fully renovate the outdated 1970's buildings. Each property will receive a full facelift inside and out.

So far, to date, here are the statistics on each building:

Northgate Village – (3500 Block of NE Hawthorne Ave)
2 complete / 15 in progress
All 28 units expected to be complete by August 2020

Livingston Village – (2900 Block of NE Hawthorne Ave)
0 complete / 10 in progress
All 26 units expected to be complete by September 2020

Meadowlark Village – (4900 Block of SE Sunnyside Rd)
0 complete / 9 in progress
All 32 units expected to be complete by April 2021

Brush College Village – (1500 Block of NW Brush College Rd)
Starting August 2020
All 22 units expected to be complete by March 2021

This project has received a lot of positive feedback from the neighborhoods where they are located. It is a very impactful transformation. We look forward to providing updates as the project progresses. We also encourage anyone looking for housing to go to the Salem Housing Authority Website at www.salemhousingor.com and sign up on our waitlists. These new units will be starting the process for placement in April of 2020. Eight of these units are brand new supply of one and two bedrooms.