



PROGRAM MANAGEMENT REPORT

Community Connections

Community Support / Assistance

SHA staff have been working with City and community agencies to help meet the needs of the community.

SHA staff, friends and family have made 410 masks for distribution to seniors, youth, and families most in need. Many of the masks were delivered in coordination with the Salem Police when delivering food boxes. SHA staff also delivered 40 food boxes to the HRAP clients 23 food boxes to senior participants in need in coordination with Center 50+. The Section 8 team have processed 113 tenant requests for reduced rent due to lost income during this pandemic. Sixty-eight have been approved, thirty are outstanding and 15 have been denied.

The Homeless Rental Assistance Program (HRAP) has continued to reduce homelessness. March and April have been successful despite the challenging climate. We're proud to report the HRAP team has assisted seven individuals obtain housing, four of which signed their lease during the order for social distancing.

SHA is committed to helping our community to thrive during this challenging time.

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 May 1, 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 | \$136,076 | \$0 | 165 | \$ 824.70 | 7/2019-6/2020 | 83% | 100.0% |

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 2,866 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 |
|--------------------------|---|------------------|---|-------------------|-----------|----------------------------|-----------------------|-------------------------|--------------------|--------------------|
| 249 | 282 | 49 | 57 | 1 | 42 | 72 | 4 | 7 | 6 | 6 |

Business Profile:

SHA Changes Operating Procedures

The Covid-19 Pandemic has changed how we all do business and go about our daily lives. It has been a whirlwind of activity during the last few months. SHA staff are committed to making these unprecedented times as seamless as possible for our housing participants while implementing social distancing and other safety precautions to help prevent the spread of the Covid-19 virus.

SHA closed the doors to the public on March 17, 2020 until further notice; and have not been meeting with participants in person. All communication is done via phone, email, or fax. Staff have also adjusted their schedules so that 13 or fewer employees are in the office at one time. We have adjusted schedules by working from home and staggering scheduled work hours to include the early morning start and weekend hours.

The Department of Housing and Urban Development (HUD) have issued waivers that allow staff to continue services to our participants during this pandemic. One such waiver allows for landlords to certify the safety of their units for a limited time, which in turn allows voucher holders to obtain housing while keeping them and SHA inspectors safe.

SHA also has implemented self-certification temporarily as a high-level verification method (when it's usually used only as a last resort) to allow families impacted by income loss to have their rent share recalculated as quickly as possible, so they can maintain their housing. Through preparation, cooperation, and invention, we have stayed healthy and working.