

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

July 27, 2020



PROGRAM MANAGEMENT REPORT

Community Connections

Welcome to Salem Housing, Fawn!!

Fawn is a mission driven-task master that has an educational background in Business Management and Psychology concentrating in Behavioral Health. She spent the first half of her life in the Culinary field (Chef, Manager, Trainer and Service) before retiring to be a full-time mom. As her children grew she knew that her calling would be to help people in her community. Utilizing her passion for people, education, and her own previous experiences in life she has done just that. She has worked at multiple homeless shelters from skills training to floor staff and then moved into employment a few years ago. She has worked as an employment specialist assisting people with barriers to employment in obtaining positions that assisted in bettering their financial stability. Fawn brings a positive attitude, a can-do skill set and a genuine pride in being part of a strong team. We are very excited to bring her into the Salem Housing Family.

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 2020-21 HOME funds of \$65,000 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. The table below shows the breakdown of funds as of July 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	\$65,000	\$0	\$65,000	0	\$ -	7/2020-6/2021	0%	0.0%

Note: Security Deposit Assistance Program applications will be available to participants and the public effective 8/1/2020.

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 3,029 households. Vouchers can be used at several SHA sites as well as privately owned properties.

Voucher lease-up figures now include funding for up to 98 new Mainstream (Non-Elderly Disabled) Vouchers (75 original award + 23 awarded under HUD COVID-19 action); final leased numbers will depend upon per-unit-cost expended. These Vouchers are tracked separately from previous Mainstream awards, which are currently fully utilized. HUD considers funding to be fully utilized when 100% of the maximum number of Vouchers are leased, or at least 95% of funds are expended. Efforts are currently underway to identify eligible applicants from the existing Section 8 waiting list for these Vouchers, which are targeted at homeless and at-risk households

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. One-hundred and seventeen 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
259	293	44	50	2	41	73	4	7	6	6

Business Profile:

Redwood Crossings

SHA is excited to share that Redwood Crossings, Salem's first permanent supportive housing, will be opening its doors in early August 2020. Prospective tenants are currently in screening and the finishing touches are being installed in the building this July. SHA is working with the City Emergency Operations Center to ensure all guidance and recommendations with relation to Covid-19 and communal housing is considered.

SHA is working alongside Arches and Salem Health, who are securing service providers that will work inside the building. Residents will have access to these service partners without having to leave the building. Throughout the month of July, SHA and the service providers will be moving in and getting ready to welcome our first residents.

