

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

September 28, 2020



PROGRAM MANAGEMENT REPORT

Community Connections:

Backpacks for Salem Students

Even during these times of COVID-19, Salem Housing Authority and our FSS team have continued to address our community needs and provide key services needed while working remotely. With the help of the Boys and Girls Club and Christ the Good Shepard Lutheran church, we were able to provide 53 elementary, middle, and high school students with backpacks to kick start this alternative school year. The backpacks provided to the students in our community were more than supplies for school, they represented hope and unity to them. The students know they are not alone and that we as key agencies will be there when they need us most. We are proud of our partnerships and commitment to our residents of Salem. We understand the need and see the role of services providers vital to the health and success of our community. We will continue to address needs and serve in all areas possible. Thank you again to our community partners for helping us make this happen.



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 \$58,500 for the provision of Security Deposits equal to one month's rent. Currently, these deposit funds are available to housing clients and the general public in our community that meet the criteria. Lease-up at this time is slow due to most vouchers being utilized and using all the money that has been awarded to pay landlords on our client's behalf. This is largely due to the per-unit-cost rising due to lost income from the pandemic and rent increases. General public can apply for these funds on our website. 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	\$58,500	\$1,245	\$65,000	1	\$ 1,245.00	7/2020-6/2021	25%	2.1%

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 2,998 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 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 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
263	300	46	54	4	41	73	3	7	6	7

Business Profile:

Updates to Salem Housing Authority Voucher Administrative Plan

To better serve low-income families in Salem and Keizer while also alleviating the administrative burden to the Housing Authority, SHA has undertaken updates to its Housing Choice Voucher Administrative Plan, which will be submitted for Commission approval at the September meeting.

The first major update to the Administrative Plan will allow Salem Housing Authority (SHA) to accept applications from homeless and at-risk families with at least one disabled, non-elderly adult member even when the Housing Choice Voucher waiting list is closed. This will enable SHA to ensure that Mainstream Vouchers are targeted to the most vulnerable households.

The second major update is the removal of all criminal background criteria except for those that are required by Federal regulation. Applicants who are subject to lifetime registration as sex offenders and applicants who have previously been convicted of manufacturing methamphetamine will continue to be ineligible to receive assistance. All other applicants will be determined eligible based on income and meeting other criteria related to previous participation in rental assistance programs alone. This will eliminate the costly and time-consuming processes SHA must follow any time an applicant must be denied due to criminal background information, and it will also allow applicants to take responsibility for their own approval as renters once they receive a Voucher.

We anticipate that both changes will allow us to serve more of the community and allow our staff more time to focus on the administration of our programs, which we continue to expand.

In addition to these two significant changes, the updated Administrative Plan also includes minor updates in language, Federal regulations and guidelines, and alignment with current industry best practices, including the implementation of remote technology to complete many of the tasks we have previously been conducting in person.