



PROGRAM MANAGEMENT REPORT

Community Connections:

We were chosen for the Permanent Supportive Housing Institute! What happens next?

Salem Housing Authority applied to become a participant in the next Permanent Supportive Institute Cohort. After a short amount of time, we were notified of our acceptance. This acceptance means we are able use a current project concept and model it through the institute with the project team. Currently our team consists of a team lead, property management lead, development consultant lead, PSH services lead, and a lead with lived expertise.

The institute is a two day per month commitment where our team will learn about best practices in permanent supportive housing. So far, we have attended 4 sessions out of the 12 needed to complete the institute. The sessions have included panels of current tenants, those who have previously developed PSH properties, history of supportive housing, housing barriers, service plans and equity in housing.

In the upcoming months, we will be coming in front of the board and requesting the ability to continue forward with Sequoia Crossings. The current project is in the concept phase. We are moving forward into the design phase and in December we hope to bring forward a request to secure a CMGC through the design and into construction. In February, we anticipate bringing forward a request to apply for project financing. Whether through tax credits, grant funding or any combination thereof. The institute participation also allows us to apply for specific state funding for both capital and operation funds. In March, we anticipate we will graduate the institute with a project ready to hit the ground running.

Salem Housing Authority is excited to bring the second Permanent Supportive Housing project to our community and continue the long-term fight in combatting homelessness.

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 November 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	\$10,446	\$48,054	16	\$ 652.88	7/2020-6/2021	42%	17.9%

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 2,978 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 ten 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
275	315	58	69	2	41	73	3	9	5	7

Business Profile:

RAD Conversion Update

The RAD project is coming up on the one-year mark. So, how far have we come?

Both East side communities (Northgate and Livingston Village) have completed 100% of the interior renovations. All residents were successfully relocated during the renovation period and are all back home. All units that were vacant going into the relocation have now been filled with applicants from our waiting list. Both properties are now 100% occupied. The exterior renovation is also complete, and we are currently finalizing all the remaining spend down funds. This half of the project will be 100% complete, both interior and exterior, by the end of 2020.

The second half of the project is also well underway. Meadowlark (South Salem) is now fully turned over to construction, awaiting completion of the unit interiors. We are expected to receive them all back and be fully occupied by April of 2021. Brush College (West Salem) has approximately half of the units turned over to construction and half awaiting relocation. This process is expected to continue through Mid-2021.

Overall, the residents are very pleased with the updates to the units, both the cosmetic ones as well as the ones working to save on utility costs. The new windows and heating systems are making a big impact!

