

FOR HOUSING AUTHORITY COMMISSION MEETING OF:

February 22, 2021



## **PROGRAM MANAGEMENT REPORT**

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### **Community Connections:**

#### **Landlords Wanted!**

Salem Housing Authority's Homeless Rental Assistance Program (HRAP) is still going strong and enrolling people into our program. The next step for our unhoused is to find an apartment for them. We need landlords to continue making this program successful. As we all know, housing is hard to find here in the Salem area, but we encourage anyone with a rental to reach out to Salem Housing to become a part of the solution for our homeless citizens. HRAP offers guaranteed rent to our landlords, with wrap around services for the client, and constant communication with our landlords to make sure that our clients are succeeding and transitioning well. The HRAP program also includes a \$5,000.00 guarantee if there are any damages to the unit besides normal wear and tear. We look forward to working with all landlords that would like to be part of the solution for our unhoused community. Please contact Kimm McBeth at 503-588-6453 if you or someone you know would like to be a part of the solution.

## **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 January 6, 2021.

#### 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	\$32,496	\$19,944	45	\$ 722.13	7/2020-6/2021	67%	55.5%

## 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 2,702 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 awards + 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 thirteen 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

<b>86.41%</b>	Enrolled	Served
Currently Housed	65	74
Section 8	73	92
PSH achieved	9	13
Evicted after Voucher/ or terminated Voucher:	3	3
Subsidized Housing	7	7
Housed Death	7	7
Death before placement	9	9
Pending Placement	2	2
Evictions	39	39
Voluntary Withdrawn	7	8
Current unhoused enrolled	66	72
<b><u>TOTAL</u></b>	<b>287</b>	<b>326</b>