



PROGRAM MANAGEMENT REPORT

Landlord Compensation Fund SHA partnership with Oregon Housing & Community Services

Oregon's Landlord Compensation Fund Program (LCF) is designed to provide relief to residential landlords who have been unable to collect rent due to tenant hardships. The program established under HB 4401, awards 80% of unpaid rent owed by qualified tenants from April 2020 through the application period. Landlords agree to forgive the remaining 20% of unpaid rent, eliminating the rental debt owed.

Oregon Housing & Community Services has partnered with local area Housing Authorities to process the LCF payments and tenant notifications. During this first round, Salem Housing Authority has issued \$1,570,848.97 in assistance payments directly to local area landlords. There is still another \$85,508.48 of payments being processed for Round 1 and we are awaiting the next set of files to begin payments for the approved landlords in Round 2. Round 3 is currently open and has extended eligibility to cover past-due rent of former tenants; the previous 2 rounds were only open to current tenants still residing in the property. Applications and additional information can be found at <https://lcf.oregon.gov/lcf>.

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 May 3, 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
<u>Security Deposit</u>	\$58,500	\$56,705	\$1,795	77	\$ 736.43	7/2020-6/2021	92%	96.9%

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 2,548 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 68 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. Currently 108 households are 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

86.7	Enrolled	Served
Currently Housed	58	68
Section 8	73	92
PSH achieved	12	16
Evicted after Voucher/ or terminated Voucher:	6	6
Subsidized Housing	9	9
Housed Death	7	7
Death before placement	10	10
Pending Placement	4	4
Evictions since inception 2017	40	40
Voluntary Withdrawn	8	9
Current unhoused enrolled	41	47
Enrolled files returned	33	38
<u>TOTAL</u>	301	346

Emergency Housing Vouchers

Salem Housing Authority is happy to announce that we accepted thirty-four Emergency Housing Vouchers (EHVs). These vouchers will become available approximately July 1, 2021 and are targeted to individuals and families who are: (1) homeless; (2) at risk of homelessness; (3) fleeing, attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. Administration of EHVs requires Public Housing Agencies (PHAs) to partner with their local Continuums of Care (CoCs) to receive direct referrals from the community's coordinated entry

system for homeless services.

We have reached out to the local CoC for our community to start preparing a Memorandum of Understanding. In the coming weeks we will be able to start receiving referrals to lease these vouchers. We are hoping to lease them as quickly as possible and will have additional administrative dollars to assist with housing search and lease up.

We are very happy to be partnering with our local CoC to bring these much-needed vouchers to the community and look forward to bringing updated information to the Commission, including an updated Housing Choice Voucher Administrative Plan that will include policies related to the EHV program.