

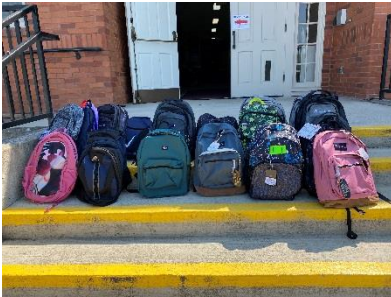
FOR HOUSING AUTHORITY COMMISSION MEETING OF:

September 27, 2021



## PROGRAM MANAGEMENT REPORT

### PROGRAMS



### **Let Class begin!!**

The Family Self Sufficiency (FSS) team is pleased to collaborate with The Boys and Girls Club, The First Presbyterian Church, and Good Shephard Lutheran Church again this year to help families get ready for this school year with the annual backpack drive. As you know, many families have a hard time meeting all the needs as kids head back to school. We feel so lucky to be a part of helping these families get what they need.

One hundred five back packs were received from the community.

Boys and girls club – 74 backpacks

First Presbyterian Church - 21 backpacks

Good Shephard Lutheran Church - 10

Salem Housing FSS team were able to deliver 67 backpacks to Children and Families in the FSS program and have another 38 waiting to go out. The collaboration in our community is amazing and we love that we get to be a part of it. A HUGE thank you to the Boys and Girls club that do so much for our community!

## 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 2021-22 HOME funds of \$81,000 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 September 1, 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	\$81,000	\$6,635	\$74,365	11	\$ 603.18	7/2021-6/2022	17%	8.2%

## 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 2,545 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 72 of 84 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 106 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**

86.36%	Enrolled	Served
Currently Housed	40	44
Section 8	92	115
PSH achieved	16	20
Evicted after Voucher/ or terminated Voucher:	6	6
Subsidized Housing	9	9
Housed Death	9	9
Death before placement	12	12
Pending Placement	0	0
Evictions from the start of program 2017	42	43
Voluntary Withdrawn	10	10
Current unhoused enrolled	37	41
Enrolled files returned	36	44
<b>Total</b>	<b>309</b>	<b>353</b>

## **What are our new OUTREACH Navigators doing?**

With the funding of the ESG grant SHA hired three outreach navigators (Navigators). Since becoming a part of the HRAP the navigators hit the ground running. Each has been through safety training, and Homeless Management Information System used to enter data. Navigators have been out in the field daily connecting with our unsheltered neighbors.

During the month of August Navigators have connected with approximately 67 unsheltered individuals and offered services and resources, sleeping bags, water, hygiene kits, and clothing. Navigators also tried to connect unsheltered individuals with shelters here in our community or get them connected with housing options. Sometimes their job in outreach is to be a listening ear or just creating trust for those that have been through systems trauma and are not ready to engage. The more that we do this, the more we increase the chances of helping these individuals.

While offering services at Cascade during the clean-up, Navigators were able to find three clients that HRAP had been searching for, and with the invaluable help of Salem PD were able to get barriers for one individual cleared up by cleaning up his warrants and getting him back on track. Our outreach has been invaluable to the HRAP program and to our clients on the streets.