



PROGRAM MANAGEMENT REPORT

Community Engagement in Action!

You may have noticed Salem Housing Authority mentioned in the Commission meetings recently as well as references around town. Community Engagement is a vital part of our daily life as we work to incorporate our community expectations into our upcoming plan years. Our mission is to serve our community. We have asked to join several neighborhood meetings over the last year and have been welcomed with questions as well as positive feedback. We would like to take a moment and thank the Northgate Neighborhood Association for a wonderful piece of feedback! They asked if we could add new projects to our website. Of course we can!

Look for SHA updates on upcoming projects in a new section of our website.

<https://www.salemhousingor.com/upcoming-projects>

Our upcoming projects will be shown on this webpage (web link/address above) as a place of reference for our community. We look forward to continuing to provide our community with the best possible service! If any Neighborhood Associations would like an update from Salem Housing Authority, we would love to join your meeting. Please email housing@salemhousingor.com for more information.

See you at the next meeting!

Your SHA Service Team

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 \$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 October 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	\$14,304	\$69,658	17	\$ 841.41	7/2021-6/2022	17%	17.7%

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 2,549 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 88 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 74 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 107 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	32	35
Section 8	98	122
PSH achieved	16	20
Evicted after Voucher/ or terminated Voucher:	7	7
Subsidized Housing	8	8
Housed Death	9	9
Death before placement	12	12
Pending Placement	2	2
Evictions from the start of program 2017	44	45
Voluntary Withdrawn	11	12
Current unhoused enrolled	38	42
Enrolled files returned	36	44
<u>Total</u>	313	359