

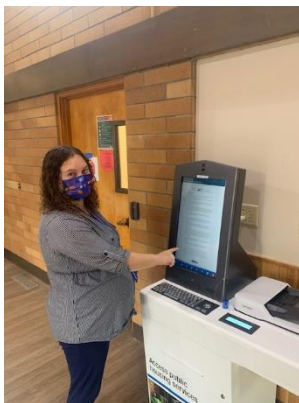


PROGRAM MANAGEMENT REPORT

PROGRAMS

Salem Housing Authority has opened its doors!

Since March of 2020 Salem Housing Authority has kept its doors closed due to the global pandemic. Despite our physical doors being closed, we have managed to continue the amazing support that we give to all our customers. Some programs have gone to online, some to telephone appointments, and some via other virtual platforms, but the jobs were always being done and expectations being met. Except one, our staff has been lonely!!



And now, Salem Housing Authority is delighted to announce the soft reopening of our brand spanking new lobby! Staff has resumed meeting with clients in person in our newly reconstructed space designed to reduce transmission of infectious disease and reduce proximity to tenants of the adjacent residential property for seniors.

SHA's and new front desk staff members are now assisting clients one at a time as we navigate the use of newly installed hardware and software systems.

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 on the next page shows the breakdown of funds as of November 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
Security Deposit	\$81,000	\$26,259	\$54,741	31	\$ 847.06	7/2021-6/2022	25%	32.4%

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 2,559 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 75 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	31	32
Section 8	100	126
PSH achieved	16	20
Evicted after Voucher/ or terminated Voucher:	7	7
Subsidized Housing	8	8
Housed Death	10	11
Death before placement	14	14
Pending Placement	0	0
Evictions from the start of program 2017	44	45
Voluntary Withdrawn	11	12
Current unhoused enrolled	40	44
Enrolled files returned	36	44
<u>Total</u>	317	363

Housing Navigators

Housing navigators work with low-income people who have received Section 8 Housing Choice vouchers but are unable to find suitable housing within the required 120-day period.

Lack of housing and bad credit or bad rental history are factors that make the housing search nearly impossible. Someone who loses their voucher will need to start all over again after having waited many years.

Currently there is one housing navigator, but with \$1 million from the Legislature Salem Housing Authority will hire two more navigators.

