



Staff Report

File #: 17-144
Version: 1

Date: 4/10/2017
Item #: 3.2e.

TO: Chair and Housing Authority Commissioners
THROUGH: Steve Powers, Executive Director
FROM: Andrew Wilch, Administrator
SUBJECT:

Funding from Oregon Housing and Community Services to house clients with mental illness.

Ward(s): All Wards
Commissioners(s): All Commissioners
Neighborhood(s): All Neighborhoods

ISSUE:

Shall the Authority adopt Resolution No. 2206 approving the submittal of a grant application to Oregon Housing and Community Services for up to Four Million Dollars to renovate Yaquina Hall and Southfair Apartments and provide up to twenty units of supported housing for mental health clients?

RECOMMENDATION:

Adopt Resolution No. 2206 approving the submittal of a grant application to Oregon Housing and Community Services for up to Four Million Dollars to renovate Yaquina Hall and Southfair Apartments and provide up to twenty units of supported housing for mental health clients.

SUMMARY AND BACKGROUND:

Affordable housing in Salem has been a desired goal for the past several years. Currently, the Housing Authority of the City of Salem (SHA) is working on a combined project at Yaquina Hall and Southfair Apartments that will increase the supply and quality of affordable housing. State funding from Oregon Housing and Community Services is a critical financing mechanism to renovate Yaquina Hall and Southfair Apartments, See Attachment 2, Sources and Uses of Funds. If funded, SHA will have 92 units of new or renovated housing and 20 households will have a supported living environment with wrap around social services.

Over the past several years the ability to access public funding has been defined by increasing obligations to housing developers. Recipients of public funding now must agree to support populations that are hard to house, with fewer options in the housing market. SHA's mission and programs have always been to house low-income clients, including those with challenges to prosper

in the mainstream.

In 2015 the legislature directed the Oregon Housing and Community Services (OHCS) to work with Oregon Health Authority (OHA) to partner in awarding \$20 million to projects for individuals with serious mental illness or addictions disorders. OHCS and OHA will fund supported permanent housing for individuals with a mental health disabilities and services to maintain affordable housing. Staff is recommending applying for funding from the category of supported housing serving individuals with mental health disabilities and living in permanent housing and support services.

SHA currently has a purchase and sale agreement for the Yaquina Hall property, and expects to close in the next six months. SHA intends to renovate the property by constructing 50 new, one bedroom affordable housing units within Yaquina Hall located at the North Campus at the Oregon State Hospital.

Southfair Apartments is owned by SHA and located on Fairgrounds Rd. NE. The complex has 40 units providing one, two, and three bedrooms. The Southfair Apartments were purchased at the request of the Salem City Council in 1999 and received a modest renovation and now need systems upgrades. Through the renovation, two new, fully accessible units will be added, increasing the number of units to 42.

Combining the renovation work needed for Yaquina Hall and for the Southfair Apartments into one tax credit project offers additional financing opportunities to the project and enhances the overall financial feasibility of both projects.

FACTS AND FINDINGS:

The residents with serious mental illness housed at Yaquina Hall and Southfair Apartments will receive a comprehensive wraparound program of support. SHA staff and community service providers have begun coordination of the services the residents may need, both on-site and off-site.

The funding will help residents with long-term housing stability. The potential needs of all residents include general supportive services, independent living skills, health & medical services, mental health & substance abuse services, employment services, family supports and more. The services include counseling, medication management, therapeutic services, addiction counseling, intensive case management, medical health services, support groups and peer mentoring services. The community spaces on site will be utilized for mental health service delivery, support groups, recreational and socialization activities, and other support services all voluntary and accessible by all residents of the property.

On-site staff will support the residents to access services. SHA staff will work closely with local emergency services including police and fire departments, psychiatric services and others if a higher degree of assistance is necessary. The property will be staffed during business hours and supported by accessible staff for after-hours emergencies. Surveillance camera and security monitoring are also included.

Andrew Wilch
Housing Administrator

Attachments:

1. Attachment 1. Resolution No. 2206
2. Attachment 2. Sources and uses of funds

3/24/2017