

## **Salem Housing Authority (Community Services Department)**

### **Highlights, Accomplishments and Significant Changes**

- The Housing Authority provides long-term rental housing assistance to 3,600 families in Salem and Keizer through subsidy vouchers paid to private market landlords and in rental units owned and managed by the agency. The Housing Authority continues to be recognized as a "High Performer" by the Department of HUD for its operation of the Housing Choice Voucher and Public Housing programs.
- HUD subsidy funding for the Housing Choice Voucher program declined effective January 1, 2005 by nearly \$1 million. The Authority expects to serve an average of 2,647 households in 2005 or 195 fewer households than the prior year. It may be necessary to cancel some subsidy contracts with landlords during the summer of 2005 to avoid overspending the reduced subsidy budget.
- Fiscal year-end 2004 financial audits for the Housing Authority, Englewood East Apartments and each of four tax credit limited partnership managed by the agency are clean and indicate continued solvent operations.
- The Housing Authority's Family Self Sufficiency (FSS) program is serving a full caseload of 151 families and has a waiting list. The program aids families in achieving the goal to become independent of housing and other forms of governmental assistance within a three to five year period. Families improve education and job skills to earn sufficient income so that assistance is no longer needed. A total of 99 FSS families have graduated from the program in twelve years of operation.
- The Housing Authority opened the Robert Lindsey Tower Neighborhood Networks Computer Lab on October 13, 2004, the 35th anniversary of the agency's establishment. The lab is used by seniors learning computer skills to communicate with family and continue learning. The Gary Kinzman Community Enforcement office and Shelter Management Computer Classroom was opened at Shelton Village Apartments in November 2004. The office provides a heightened Community Enforcement presence in the SESNA Neighborhood while the classroom offers computer instruction to Shelton Village residents by the Boys and Girls Club.
- The Oregon Department of Human Services (DHS) continues to fund a liaison position filled by Housing Authority personnel. The staff member works within the Child Support office and assists mutual clients of DHS and the Housing Authority. The Housing Authority has received specialized "Welfare to Work" and "Family Unification" vouchers due to this collaboration. The Department of HUD has recognized the partnership as a national "Best Practice" model.
- The "School Supplied" program has grown into a major fund raising effort and was again successful in 2004. The Authority, in cooperation with Chemeketa Non-Profit Housing, Inc. gathered grants, cash and material donations sufficient to provide school supplies to over 700 students. The grants and monetary donations alone amounted to over \$16,000. Students from pre-school through college receive packets containing essentials ranging from crayons to calculators. Many local retailers participate by donating materials or providing them at deep discounts.

■ In Fiscal year 2005-2006, the Housing Authority is engaged in the development of housing and service facilities for low-income residents. The agency is serving as developer of Kestrel Ridge Apartments for Chemeketa Non-Profit Housing, Inc. Kestrel Ridge is a planned 14 unit subsidized housing development for persons with disabilities to be located adjacent Meadowlark Village in South Salem. Construction is scheduled to begin in 2006. The Authority is also in the planning stages for construction of a Headstart and daycare facility at Glen Creek Village in partnership with Mid-Willamette Valley Community Action Agency and Family Building Blocks. A community training center and classroom will be developed at Meadowlark Village to serve residents at that 30-unit family complex.

■ The Housing Authority, Chemeketa Non-Profit Housing and Salem Community Development Corporation are undertaking revitalization of properties surrounding Shelton Village, a multi-family Public Housing property in the SESNA neighborhood. Shelton is adversely affected by blight and crime in the surrounding neighborhood. Funding has been obtained to purchase and renovate several substandard properties adjoining Shelton Village. The homes will be renovated or newly constructed for purchase by the Authority's Family Self Sufficiency clients.