

# **Salem Housing Authority**

**Parks, Recreation and Community Services Department**

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

- The Salem Housing Authority operates within the Salem Urban Growth Boundary including the City of Keizer. The mainstay of agency operations is long-term rental housing assistance to approximately 3,500 families. As of December 2007, housing assistance was provided to senior (age 62 and older) heads of household (21.8 percent), disabled heads of household (32.7 percent) and non-elderly/non-disabled families (45.5 percent). At any given time, there are approximately 4,000 households waiting for rental assistance. The waiting time ranges from several months to nearly two years depending on the program.
- HUD subsidy funding for the Housing Choice Voucher program remains stable for calendar year 2008. The Housing Authority expects to serve an average of 2,760 households in privately-owned rental properties. The annual value of voucher subsidy is about \$13.2 million. The vast majority of participating households have annual incomes under \$15,000. The Housing Authority continues to be recognized as a "High Performer" by the Department of Housing and Urban Development (HUD) for its operation of the Section 8 voucher program
- The Housing Authority owns and manages 676 units of affordable housing; 337 of these units are HUD public housing. During the summer of 2007, the Housing Authority grouped properties into four geographical areas and opened a property management office in each service area. Budgeting, accounting and management operations are now done by service area. These changes were made to meet HUD asset management requirements. HUD will evaluate the Housing Authority's asset management compliance in May 2008. The level of future public housing subsidy will be determined by the results of this review.
- 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 151 FSS families have graduated from the program in 14 years of operation. Many of these households become local first-time home buyers.
- Englewood West and Southview Terrace Apartments for seniors have been nominated for awards by the Asset and Property Management Division of Oregon Housing and Community Services (OHCS). These properties are owned and managed by the Housing Authority and serve seniors. The awards are for "project presentation beyond the first impression." OHCS provided loans, grants and tax credits for development of these properties and conducts annual inspections and program compliance reviews. The award nominations are based on outstanding tenant relations, quality and accuracy of tenant files, innovative practices, organizational skills, resident services, curb appeal, the quality of unit "turnover" work and preventive maintenance.

