



PROGRAM MANAGEMENT REPORT

PROGRAMS

Homeless Rental Assistance Program – Outreach Navigators

HRAP has seen many changes since the conception in 2017. Our most recent exciting change is the Emergency Services Grant funding that we have received to expand our HRAP team with three new limited duration outreach navigators. This will allow us to cover more ground and encourage more people to engage with services. We would like to introduce our three new navigators. Each comes to us with different background and that is why this team works so well. We are so excited to continue to change lives here at Salem Housing.



Abby Pagett – Abby grew up in Salem, OR and graduated from Seattle Pacific University majoring in Urban Studies, a degree that focused on the sociology of homelessness, poverty, racism, and urban planning. Abby has experience working with tent cities in Seattle, mobile shower unit outreach teams, day centers for the homeless, volunteer coordination, and most recently had been a case manager at Arches with the housing program. Abby loves singing songs on her guitar and rollerblading in her spare time.



Tehra Savage – Tehra spent 25yrs on and off the streets, struggling with addiction, she now has nearly 3yrs clean. Tehra has spent the last year working with the unsheltered population, breaking down the barriers that are holding them back from obtaining and maintaining housing. Tehra is a recent graduate from the HRAP (May 2021) and wants to give back to the community by being the spark of hope that encourages others to improve their lives as well. Tehra says she is beyond blessed to be part of the SHA team and is looking forward to what this next stage of life will bring.



Tracy White –Tracy came to SHA with 31 years’ experience in the Human Services field ranging from working with people diagnosed with Intellectual Disabilities to people diagnosed with a Mental Illness, and at times they had dual diagnosis. She was also a Director for the Stabilization and Crisis unit for the State of Oregon for four years. In her spare time Tracy enjoys spending time with her husband, kids, and grandkids out on the boat or traveling. Tracy is excited to start a new adventure in the Human Service field.

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 \$58,500 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 April 8, 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	\$58,500	\$58,500	\$0	79	\$ 740.51	7/2020-6/2021	100%	100.0%

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 2,554 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 68 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 65 of 68 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 105 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

86.47%	Enrolled	Served
Currently Housed	49	57
Section 8	81	102
PSH achieved	13	17
Evicted after Voucher/ or terminated Voucher:	6	6
Subsidized Housing	9	9
Housed Death	7	7
Death before placement	10	10
Pending Placement	10	10

Evictions from the start of program 2017	41	41
Voluntary Withdrawn	9	10
Current unhoused enrolled	33	39
Enrolled files returned	35	40
Total	303	348