

# Salem Housing Authority



Shop with A Cop



## PROGRAM MANAGEMENT REPORT

SEPTEMBER 2024  
ISSUE #14



# OUR MISSION

Salem Housing Authority's mission is to assist low- and moderate-income families to achieve self-sufficiency through stable housing, economic opportunity, community investment, and coordination with social service providers.

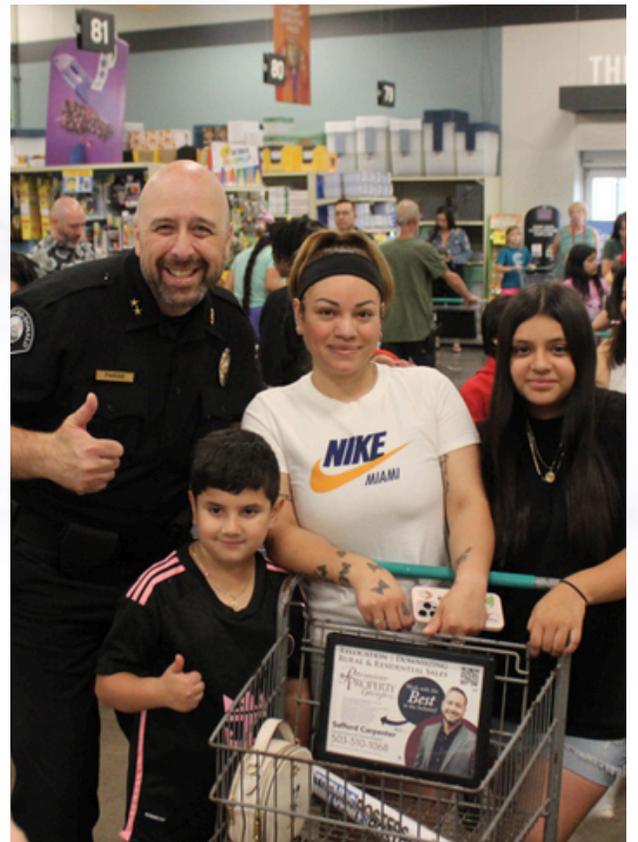
Established in 1969 under provisions of Oregon state law, Salem Housing Authority serves approximately 9,000 Salem area residents within Salem/Keizer's Urban Growth Boundary with safe and affordable rental housing.

Salem Housing Authority is committed to building a stronger community through public housing, housing choice vouchers, affordable housing, and supportive services. We serve families, individuals, people with disabilities, and senior citizens.

# Shop With A Cop Back To School



The Salem Housing Authority has teamed up with Believe in your Community, assigning a number of children from six different agencies to take part in the event. Law Enforcement, Correction Officers, Search and Rescue, and the Marion County Sheriff's Law Enforcement volunteer their time to make sure the kids get to have a great experience with the children.



# Shop With A Cop Back To School



# National Night Out



National Night Out was filled with joy and community spirit at our Salem Parkway East/West Apartments. The event featured Cesar the No-Drama-Llama, Arches, Salvation Army, Kona Ice, face painting, food, a dunk tank, corn hole, and a book exchange, courtesy of the Salem Library. It was a heartwarming and memorable experience for everyone who attended.



# SECTION 8

## Voucher Lease Up

On July 1, 2024, Salem Housing Authority Vouchers were under lease:

Section 8 Voucher	Total Allotment	Total Leased	Housing Assistance Payments
Housing Choice Vouchers	2819	2644	\$2,378,811
Family Unification Program (FUP)	119	104	\$115,432
Veterans Affairs Supportive Housing (VASH)	113	104	\$80,982
Mainstream Vouchers	192	154	\$134,807
Emergency Housing Vouchers	34	31	\$35,205



**3277**

Total Allotment



**3037**

Total Leased



**\$2,745,237**

Housing Assistance Payments

Housing Assistance Payments (also called "HAP") are made monthly directly to property owners on behalf of leased Voucher participants. During the month of July 2024, the Voucher program brought almost \$2.8 million dollars into the economy in Salem and Keizer through payment of HAP.

# SECTION 8

## Section 8 Team June 2024

### Waiting List and Intake

As of July 31, 2024, we had 110 total Vouchers issued to individuals and families who are actively seeking housing. This month, we ended with a total of 59 families in the eligibility screening process.

We continue to work closely with our Shortfall Prevention Team to curb program expenses, which includes suspending the issuance of Vouchers to applicants from the waiting list. While in shortfall, we are still able to lease up new special purpose Vouchers, such as Veterans Affairs Supportive Housing (VASH) Vouchers, as well as Project-Based Vouchers. We were also informed in July that eligible Project-Based Voucher tenants who request a Housing Choice Voucher may receive a Housing Choice Voucher to move with.

### Inspections

Initial Inspections Status Report	Total
<b>Total Completed for the month</b>	52
<b>Passed</b>	52
<b>Of the passed inspections, number that passed the first time</b>	30
<b>Of the passed inspections, number that passed reinspection</b>	22
<b>Failed - still waiting repairs</b>	0
<b>Scheduled/waiting to schedule</b>	0

Annual/Biennial Inspections Status Report	Total
<b>Total Completed for the month</b>	147
<b>Passed</b>	89
<b>Of the passed inspections, number that passed the first time</b>	56
<b>Of the passed inspections, number that passed reinspection</b>	33
<b>Failed - still waiting repairs</b>	0

# SECTION 8

## Monthly Activities Report

Monthly Activity	Total
Annual Recertifications completed	115
Write-ups completed	85
Intake Appointments completed	0
Tenant Requests completed (rent adjustments for lower income)	14
Family Size Changes completed	13
Move-ins completed	22
Vouchers issued (for Moves)	39
Terminations - EOP	4
Voluntary terminations (client gave up assistance)	6
Hearings	1
Port Outs	11
Port In Appointments completed	4
Mandatory Conferences	7

## SECTION 8

### Successes and Other Good News

During the month of July, one of our Housing Specialists stated that a highlight was making calls to families regarding Camp Rosenbaum. The Housing Specialist recognized one family's name from her previous place of employment, and contacting them made a particular impact. She stated, "It was so rewarding to reach out to Mom, who was still in the unit I placed her in over three years ago and hear that life is moving forward. Mom recognized my name and sent me a wonderful update on the family: all the kids are doing well, they LOVED camp (She sent over 25 pictures to prove it!), and she said her husband is giving back to the community by sitting on the board of a backpack drive for foster children. This encounter was a great reminder of the value of our community working with other agencies to assist those in need. Even more importantly, the difference and impact that stable housing makes in our families' lives."

Another Housing Specialist reports that she was able to assist an elderly participant in figuring out that she had been wrongfully charged for water/sewer/garbage for over five years and is due a big refund.

Lastly, another Housing Specialist reports receiving an email from a client after he moved this month and had been very worried about the process: "Thank you so much for your help. I talked to the landlord. He is very familiar with the process, so it really helped put me at ease. This is all very new to me, so I was getting a bit worried. Thanks again. I love the new apartment, and the location is ideal. It is a flat, even, sidewalk all the way to the bus stop! I have a super small area in the back for plants, but it is so small that I should be able to avoid planting too many things and regretting it in August when you need to water things constantly."

Housing isn't just about buildings and rental assistance. Housing is about home.

# SPECIAL PROGRAMS

## Special Programs Team July 2024

Special Programs has distinct teams that come together to serve our community: Outreach Navigators, Landlord Navigator, Housing Specialists, and Family Self Sufficiency Coordinators.

Special Program Vouchers	Total Allotment	Total Leased
Mainstream Vouchers (MS)	190	154
Emergency Housing Vouchers	34	31
Project Based Voucher (PBV)	294	148

## Family Self Sufficiency

For the month of June our FSS team supported 123 active participants. Of these 123 participants, 59 are currently escrowing (44%).

The FSS team started conducting a (in person and virtual) budgeting 101 class.

Family Self Sufficiency Data Metrics	July
Total Active Contracts Beginning of the Month	123
Graduates with Escrow	1
Escrow Paid Out (Graduates)	\$2521
Total Monthly Escrow Current Participants	\$28402
Exits (Voluntary or Involuntary Termed)	2
Extensions	0
Clients Actively Engaging with Coordinators	66

# SPECIAL PROGRAMS

## Housing Specialists

Special Programs Housing Specialist Data Metrics	July
Annual Recertification Completed	5
Tenant Requests Completed	1
Tenant Requests Denied	0
Family Size Changes	5
Moves	4
Issuance of Voucher	2
Mandatory Conferences	0
Terminations	3
Port-Outs	0

## Outreach Navigators

So far this month, we have made significant progress in our housing efforts. With the RRH grant, we are currently working with 21 households, and we are thrilled to announce that we have successfully housed 7 of these households. Several others are approved and eagerly awaiting their move-in dates.

We had our resource fair, during which 5 individuals completed their assessments. Others were able to schedule for one later in the week. During this event, we worked with the Salem Police Department to assist in getting individuals into the Navigation Center.

Our team attended another Resource Fair later in the month. By having conversations, we were able to connect with several agency partners who had clients in need of Security Deposit assistance. This resulted in removing barriers for an additional 3 households with children.

Our team has been able to complete 17 coordinated entry assessments so far this month. Through collaborative Outreach we were able to directly connect several people in Cascade with Mentorship Programs and addiction services. These efforts resulted in multiple individuals signing up for services they need.

We are continuing to assist The Salem Outreach and Livability Services (SOS) team with collaborative efforts. We will be increasing these efforts more in the coming months.

# PROPERTY MANAGEMENT

Property Name	# of Units	Waiting List Status	Vacant Unit Status	Move in/out Activity	Annual Inspections Completed	AR/IR Completed
Brush College Village	21	1 BR - 373 1 BR ADA - 4 3 BR - 1059 4 BR - 142 All waiting lists are closed.	2 Vacant Units	No move ins and 1 move outs	All annual inspections completed in May.	0
Englewood East Apartments	50	EES 1br - 131 Applicants, EES 2br - 79 Applicants, EEL 1br - 948 Applicants, EEL 2br - 25 Applicants, All WL Closed.	5 Vacant Units	No move-ins and 1 move-out	None	3
Englewood West Apartments	54	1,144 Applications, WL is closed	4 Vacant Units	None	None	2
Glen Creek	29	All PH waitlists closed, PH 3bdm - 704 applicants, PH 4bdm - 345 applicants, PH 5 bdrm - 71 applicants	2 Vacant Unit	None	All annual inspections completed in May.	3
Livingston Village	26	1 BR - 451 1 BR ADA - 78 2 BR - 255 3 BR - 1127 4 BR - 99 All waiting lists are closed.	None	None	All annual inspections completed in May.	0
Meadowlark Village	32	1 BR - 373 1 BR ADA - 4 3 BR - 1059 4 BR - 142 All waiting lists are closed.	3 Vacant Units	1 move-in and 1 move-out	All annual inspections completed in May.	0
Northgate Village	28	1 BR - 451 1 BR ADA - 78 2 BR - 255 3 BR - 1127 4 BR - 99 All waiting lists are closed.	3 Vacant Units	1 move-in and no move-outs	All annual inspections completed in May.	0
Parkway East Apartments	46	2 BR - 540      3 BR - 427	1 Vacant Unit	1 move-in and 1 move-out	Completed in January 2024.	5
Parkway West Apartments	79	2 BR - 328      3 BR - 301	3 Vacant Units	3 Move-ins, 1 Transfer, and 1 move-out	Completed in January 2024.	11
Redwood Crossings	37	925, WL Closed, coordinated entry referrals only	11 Vacant Units	No Move-ins and 1 move-outs	0	0
Robert Lindsey Tower	62	1,428 Applications, WL is open	4 Vacant Units	No Move-ins and 2 move-outs	58	2
Sequoia Crossings	60	N/A - Coordinated Entry Referrals	2 Vacant Units	No Move-ins and 1 move-outs	0	0
Scattered Sites	77	All PH waitlists closed, Scat 2bdm - 1629 applicants, Scat 3bdm - 750 applicants	2 units are offline for extensive remodels	None	All annual inspections completed in July.	0
Shelton Village	25	All PH waitlists closed, PH 3bdm - 704 applicants, PH 4bdm - 345 applicants, PH 5 bdrm - 71 applicants	4 Vacant Units (all units offline for disposition)	None	All annual inspections completed in February.	0
Southfair Apartments	42	All WL are closed. Currently on WL - - SF PBV 1 BEDS - 319 - SF PBV 2 BEDS - 176 - SF PBV 3 BEDS - 141 - SF PBRA 1 BEDS - 386 - SF PBRA 2 BEDS - 283 - SF Accessible 1 bed (LIHTC) - 186	9 Vacant Units	None	All annual inspections completed in September.	0
Southview Terrace Apartments	60	1,114 Applicants; WL closed	3 Vacant Units	No Move-ins and 2 move-outs	All annual inspections completed in March.	0
Yaquina Hall	51	274 Applicants; WL closed	2 Vacant Units	No Move-ins and 1 move-outs	All annual inspections completed in July.	0

# PROPERTY MANAGEMENT

## Property Management Updates

### Southview Terrace

The new Property Manager Coordinator was introduced to the residents. "Coffee & Friends Meeting," which meets most Wednesdays at 2 p.m. in the community room.

**Robert Lindsey Tower Activities:** Coffee group meetings, game day, and a movie day.

Food Share Day: Some recent changes at Marion-Polk Food Share could impact us. Please know that the time may or may not change, and the quantity of food is and has been decreasing.

### Englewood East

A resident had passed away. She was a longtime resident and a friend to many. She will be greatly missed.

### Sequoia Crossings:

SHA's Family Self-Sufficiency program came to share that FSS is a five-year program, and any SHA tenant is eligible to participate.

## Property Work Order Report

	Total Work Orders Opened	Total Work Orders Closed	Emergency	Non-Emergency	Avg Days Open
<b>Work Orders From: 07/01/2024 through 07/31/2024</b>					
Brush College Village 9	6	3	1	5	4.78
Englewood East	16	15	1	15	2.51
Englewood West	10	9	0	10	4.72
Livingston Village 4	0	0	0	0	0
Meadowlark Village 9	3	2	0	3	15.91
Northgate Village 4	4	1	1	3	12.53
Parkway East	14	14	2	12	1.43
Parkway West	16	15	1	15	5.03
Redwood Crossings	10	9	0	10	0.38
Robert Lindsey Tower (RAD)	14	2	1	13	1.62
Public Housing Scattered Sites	20	14	2	18	2.54
Public Housing Multifamily (Glen Creek, Shelton)	14	8	5	9	6.06
Southfair Apartments	11	8	1	10	15.65
Southview Terrace	16	7	4	12	18.51
Yaquina Hall	18	18	1	17	0.08
<b>Total All Projects Listed:</b>	<b>172</b>	<b>125</b>	<b>20</b>	<b>152</b>	<b>4.08</b>

# SUMMARY

"Salem Housing Authority is fully committed to strengthening our community through public housing, housing choice vouchers, affordable housing, and supportive services. We are here to support families, individuals, people with disabilities, and senior citizens."

