

Marion County

**2021-2025
Consolidated Plan**

Final Report

August 5, 2021

MARION COUNTY
2021-2025 CONSOLIDATED PLAN

Prepared for:
Marion County
Board of Commissioners
555 Court St NE, Suite 5232
Salem, OR 97301

Prepared by:
Western Economic Services, LLC
212 SE 18th Avenue
Portland, OR 97214
Phone: (503) 239-9091
Toll Free: (866) 937-9437
Fax: (503) 239-0236

Website: <http://www.westernes.com>

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
THE PROCESS	4
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	4
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	5
PR-15 Citizen Participation	9
NEEDS ASSESSMENT	10
NA-05 Overview	10
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	11
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	27
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	28
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	32
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	33
NA-35 Public Housing – 91.205(b)	35
NA-40 Homeless Needs Assessment – 91.205(c)	39
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	42
NA-50 Non-Housing Community Development Needs – 91.215 (f)	46
HOUSING MARKET ANALYSIS	48
MA-05 Overview	48
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	48
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	54
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	62
MA-25 Public and Assisted Housing – 91.210(b)	70
MA-30 Homeless Facilities and Services – 91.210(c)	72
MA-35 Special Needs Facilities and Services – 91.210(d)	74
MA-40 Barriers to Affordable Housing – 91.210(e)	75
MA-45 Non-Housing Community Development Assets – 91.215 (f)	78
MA-50 Needs and Market Analysis Discussion	87
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	91
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	92
STRATEGIC PLAN	93
SP-05 Overview	93
SP-10 Geographic Priorities – 91.215 (a)(1)	95
SP-25 Priority Needs - 91.215(a)(2)	96
SP-30 Influence of Market Conditions – 91.215 (b)	100
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	101
SP-40 Institutional Delivery Structure – 91.215(k)	103
SP-45 Goals Summary – 91.215(a)(4)	107

SP-50 Public Housing Accessibility and Involvement – 91.215(c)	110
SP-55 Barriers to affordable housing – 91.215(h)	111
SP-60 Homelessness Strategy – 91.215(d)	113
SP-65 Lead based paint Hazards – 91.215(i)	115
SP-70 Anti-Poverty Strategy – 91.215(j)	116
SP-80 Monitoring – 91.230	117
2021 ANNUAL ACTION PLAN	118
AP-15 Expected Resources – 91.220(c)(1,2)	118
AP-20 Annual Goals and Objectives	120
AP-35 Projects – 91.220(d)	122
AP-38 Project Summary	123
AP-50 Geographic Distribution – 91.220(f)	127
AP-55 Affordable Housing – 91.220(g)	128
AP-60 Public Housing – 91.220(h)	129
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	130
AP-75 Barriers to affordable housing – 91.220(j)	132
AP-85 Other Actions – 91.220(k)	134
PROGRAM SPECIFIC REQUIREMENTS	136
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	136
DATA APPENDIX	137

EXECUTIVE SUMMARY

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG) and HOME Investment Partnership (HOME). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the Marion County Board of Commissioners hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan.

Marion County has prepared this Draft Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG and HOME programs are to provide decent housing, a suitable living environment for the area's low- and moderate-income residents, and economic opportunities for low-moderate income residents. The County strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:

- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for low-

and moderate-income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

Evaluation of past performance

This is the first year Marion County is receiving CDBG and HOME funds. Performance will be evaluated annually through the county's Consolidated Annual Performance and Evaluation Report (CAPER).

Summary of citizen participation process and consultation process

Summary of public comments

A summary of comments will be included below. Full transcripts of the meetings are included in the Appendix.

Summary of comments or views not accepted and the reasons for not accepting them

To be determined.

Summary

The Needs Assessment and Market Analysis, which has been guided by the 2021 Housing and Community Development Survey and public input, identified 6 priority needs. These are described below.

- Disaster Relief
- Low-to-Moderate Income Housing
- Special Needs Populations
- Public Facilities & Infrastructure
- Homelessness
- Economic Development

These priority needs are addressed with the following goals:

Increase Availability and Affordability of Housing Options

Improve the condition and availability of affordable housing over a five-year period through homeowner housing rehabilitation, new housing construction, and tenant-based rental assistance.

Provide for Community Housing Development Organizations (CHDO) Set-Aside

Improve the condition and availability of affordable housing over a five-year period through the investment in CHDOs.

Support Disaster Recovery Efforts

Support disaster recovery efforts with CDBG eligible activities in fire-affected areas.

Invest in Vital Community Facilities and Infrastructure

Ensure the livability of communities through the rehabilitation and development of public facilities and infrastructure.

Increase Access to Community Services

Help address the needs of non-homeless special needs populations in the Marion County Service Area (Marion County except for the City of Salem) through the funding of public services.

Encourage Economic Opportunities

Improve economic opportunities through activities aimed at improving the conditions needed for successful business and economic development that benefit low-to-moderate income households.

Support Program Success

Support program implementation in the Marion County Service Area through program administration. These actions include:

1. Support CDBG programs with CDBG program administration funds
2. Support HOME programs with HOME program administration funds

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MARION COUNTY	Board of Commissioners
CDBG Administrator	MARION COUNTY	Board of Commissioners
HOME Administrator	MARION COUNTY	Board of Commissioners

Table 1 – Responsible Agencies

Narrative

The Marion County Board of Commissioners is the lead agency in charge of the county's Consolidated Plan and administering CDBG and HOME funds.

Consolidated Plan Public Contact Information

Lisa Trauernicht
Senior Policy Analyst
Board of Commissioners
Marion County
555 Court St NE, Suite 5232
Salem, OR 97301
LTrauernicht@co.marion.or.us

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

In the development of its Consolidated Plan, the county consulted with a variety of agencies, organizations, and private and public partners. While the county has been in partnership with various agencies in the past, as the county enters into this planning process, additional efforts are being made to increase coordination and outreach. In the development of this plan it included a series of focus groups, which solicited additional information about how to best encourage consultation and coordination in the future. The county is continuing to develop on-going practices to increase consultation efforts countywide.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Marion County works closely with public and private housing providers, including the Marion County Housing Authority. During the development of the 2021-2025 Consolidated Planning, the county engaged in focus groups that invited housing providers throughout the Area to help give input in both the community needs and ways to increase coordination and collaboration. In addition, Marion County works closely with State health agencies to connect residents with available services in the community. The county has a robust public and behavioral health network. This system provides care to residents throughout the county. These efforts will be expanded as the county enters this new phase of outreach in conjunction with the dissemination of CDBG and HOME funds.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The county works directly with the Mid-Willamette Valley Homeless Alliance through the CoC Collaborative Committee. A Commissioner serves on the Board of Directors and Executive Committee for the Mid-Willamette Valley Homeless Alliance. The county will present findings from the report to the committee during the public review process to allow for comment from participating organizations. A staff member also serves as co-chair of the CoC Performance & Evaluation Committee.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

While the county does not receive ESG funds, it does work with the Mid-Willamette Valley Community Action Agency which is the HUD recipient of ESG funds for the Marion-Polk region. The Community Action Board of Directors includes one elected official for each of the two counties: Kevin Karvandi represents Marion County as an elected official designee and Commissioner Lyle Mordhorst represents Polk County. Through the Coc Board of Directors, Marion County will also engage in future discussions about ESG funding allocations for the region.

(See MWVCAA website: Board of Directors - Mid-Willamette Valley Community Action (mwvcaa.org)).

Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Marion County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
2	Agency/Group/Organization	Department of Human Services and Oregon Health Authority
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
3	Agency/Group/Organization	Fair Housing Council of Oregon
	Agency/Group/Organization Type	Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
4	Agency/Group/Organization	United Way of the Mid-Willamette Valley
	Agency/Group/Organization Type	Services – Homeless Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
5	Agency/Group/Organization	Center for Hope & Safety
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
6	Agency/Group/Organization	City of Woodburn
	Agency/Group/Organization Type	Other government: local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
7	Agency/Group/Organization	Marion County Economic Development
	Agency/Group/Organization Type	Economic Development Other: Broadband
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process. Broadband information in Section MA-60 Broadband Needs on page 90.
8	Agency/Group/Organization	Salem Health
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan focus groups, public input meeting, and comment on the draft plan.
9	Agency/Group/Organization	Marion County Emergency Management
	Agency/Group/Organization Type	Hazard Mitigation
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process. Hazard Mitigation information in Section MA-65 Hazard Mitigation on page 91.

Identify any agency types not consulted and provide rationale for not consulting

The county made every attempt to be inclusive of its outreach efforts.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Mid-Willamette Valley Homeless Alliance	The goals established in the MWVHA's Strategic Plan are incorporated into this Plan in any funding the county undertakes to address homelessness. These goals are outlined in Section NA-40 Homeless Needs Assessment on page 39.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Marion County works closely with the jurisdictions within the County. Many city representatives attended focus groups during the development of the Consolidated Plan. Continuing outreach and coordination efforts are being developed to enhance on-going efforts to involve local communities in decision making.

Narrative (optional):

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In the development of its 2021-2025 Consolidated Plan, the County sought out public participation on a variety of fronts. Due to the on-going COVID-19 pandemic, meetings were held virtually via webinar. There were a series of three (3) focus groups with the topics of housing and homelessness, public services, and economic development. Public input meetings were held on the evenings of May 5 and May 6 to gather additional feedback from the public. A Housing and Community Development survey was widely distributed to increase participation and input in the needs of Marion County. The document will be released for a 30 day public review period. During that time, an additional public review meeting will be held. These public outreach efforts are used in conjunction with collected data to determine Priority Needs and the subsequent goals that will address these needs over the five year planning period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Surveys	Non-targeted/broad community	The Housing and Community Development Survey received a total of 252 responses.	Results are included throughout this report and in the Appendix.	
2	Focus Groups	Stakeholders	Three focus groups were held for the following topics: housing and homelessness, public services, and economic development.	Transcripts from these meetings are included in the Appendix.	
3	Public Meeting	Non-targeted/broad community	Two (2) public meetings were held on May 5 and May 6, 2021 at 6pm via webinar	Transcripts from these meetings are included in the Appendix.	
4	Public Hearing	Non-targeted/broad community	A public hearing will be held after the release of the draft plan on July 20.	TBD	

Table 4 – Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

The following needs assessment outlines a variety of need throughout the Marion County Service Area. The data discussed in this section, as well as the Market Analysis, consists of what is called the “Marion County Service Area.” This area includes the entirety of Marion County excluding the area within the Salem city limits. Salem has received its own CDBG and HOME funding. In any instance where the whole County is discussed, it will be noted as such.

The County’s Service Area has experienced a level of growth that has not quite kept up with the statewide rate, but nevertheless saw a 6.8 percent growth rate since 2010. This growth did not result in much change in the racial and ethnic makeup of the service area. Incomes overall are growing, and poverty is shrinking. However, even with this income growth, housing problems continue to impact a large swath of the community. This is particularly true for housing cost burdens, or households that pay more than 30 percent of their income on housing. An estimated 30.0 percent of households overall and 43.8 percent of renters face housing cost burdens.

In addition, there are a number of special needs groups that are in need of housing and service options. These include persons experiencing homelessness, the elderly, persons with disabilities, persons with substance abuse problems, survivors of domestic violence, and youth.

The county also experienced devastating fires in September 2020 that damaged large areas of the County. The fires are estimated to have impacted 700 homes and structures in the County. This has had a dramatic impact on the housing availability and infrastructure needs in the County that are not yet captured by the data presented in this analysis. The State of Oregon’s report **Recovering and Rebuilding from Oregon’s 2020 Wildfires** found that statewide, there was 1.15 billion dollars in wildfire/wind damage, over 4,000 homes destroyed, and a lack of resources for residents to recover from losses.¹ This report also identified the primary goals of (1) Housing and Sheltering, (2) Debris and Cleanup, and (3) Recovery and Rebuilding. This disaster is recognized as a significant on-going need for Marion County, as it is with other surrounding counties in the state.

There are two sets of tables provided throughout this report. First, are the blue tables that show the HUD auto-populated data from the eCon Planning Suite. Second, are the tan tables that provide the most up-to-date information available. These supplemental tables will be the primary source of data for most narrative throughout the document, and will be referred to by table number. In some instances the HUD auto-generated data (in the blue tables) did not populate in IDIS. In these instances, supplementary data is provided in the tan tables. These blank tables, however, have been kept in the document in order to keep consistency with the document that will be submitted to HUD.

¹ <https://www.oregon.gov/gov/policy/Documents/WERC-2020/Wildfire%20Report%20FINAL.pdf>

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

The Marion County Service Area population grew from 184,937 in 2010 to 197,430 by 2019, or at a rate of 6.8 percent. This population growth is slightly less than the statewide growth rate of 9.4 from 2010 to 2019. The population will be described in this section, as well as the rate of housing problems and other issues households face in the community. This information will be used to help analyze the level of need in the Marion County Service Area and ultimately how HOME and CDBG funds will be used to address need.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	180,382	193,745	7%
Households	63,770	67,275	5%
Median Income	\$46,453.00	\$53,828.00	16%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Population Estimates

The Marion County Service Area population by race and ethnicity is shown in NA-10.1. The white population represented 81.8 percent of the population in 2019, compared with the Black population accounting for 1.1 percent of the population in 2019. Hispanic households represented 27.6 percent of the population in 2019.

Table NA-10 1				
Population by Race and Ethnicity				
Marion County Service Area				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	145,260	78.5%	161,475	81.8%
Black	1,265	0.7%	2,106	1.1%
American Indian	2,949	1.6%	1,626	0.8%
Asian	2,500	1.4%	3,309	1.7%
Native Hawaiian/ Pacific Islander	963	0.5%	882	0.4%
Other	25,418	13.7%	15,296	7.7%
Two or More Races	6,582	3.6%	12,736	6.5%
Total	184,937	100.0%	197,430	100.0%
Non-Hispanic	136,884	74.0%	142,866	72.4%
Hispanic	48,053	26.0%	54,564	27.6%

The change in race and ethnicity between 2010 and 2019 is shown in Table NA-10.2. During this time, the total non-Hispanic population was 142,866 persons in 2019, while the Hispanic population was 54,564.

Table NA-10 2				
Population by Race and Ethnicity				
Marion County Service Area				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	126,874	92.7%	129,816	90.9%
Black	990	0.7%	1,732	1.2%
American Indian	1,753	1.3%	1,044	0.7%
Asian	2,362	1.7%	3,286	2.3%
Native Hawaiian/ Pacific Islander	918	0.7%	867	0.6%
Other	224	0.2%	269	0.2%
Two or More Races	3,763	2.7%	5,852	4.1%
Total Non-Hispanic	136,884	100.0%	142,866	100.0%
Hispanic				
White	18,386	38.3%	31,659	58.0%
Black	275	0.6%	374	0.7%
American Indian	1,196	2.5%	582	1.1%
Asian	138	0.3%	23	0.0%
Native Hawaiian/ Pacific Islander	45.0	0.1%	15.0	0.0%
Other	25,194	52.4%	15,027	27.5%
Two or More Races	2,819	5.9%	6,884	12.6%
Total Hispanic	48,053	100.0	54,564	100.0%
Total Population	184,937	100.0%	197,430	100.0%

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table NA-10.3, between 2000 and 2010, the institutionalized population changed -87.7 percent in Marion County Service Area, from 7,113 people in 2000 to 877 in 2010. The non-institutionalized population changed -71.1%, from 3,475 in 2000 to 1,006 in 2010.

Table NA-10 3					
Group Quarters Population					
Marion County Service Area					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	4,426	62.2%	9	1.0%	-99.8%
Juvenile Facilities	.	.	288	32.8%	.
Nursing Homes	1,390	19.5%	576	65.7%	-58.6%
Other Institutions	1,297	18.2%	4.0	0.5%	-99.7%
Total	7,113	100.0%	877	100.0%	-87.7%
Noninstitutionalized					
College Dormitories	1,341	38.6%	98	9.7%	-92.7%
Military Quarters	0.0	0.0%	0.0	0.0%	%
Other Noninstitutionalized	2,134	61.4%	908	90.3%	-57.5%
Total	3,475	100.0%	1,006	100.0%	-71.1%
Group Quarters Population	10,588	100.0%	1,883	100.0%	-82.2%

Households by type and tenure are shown in Table NA-10.4. Family households represented 72.3 percent of households, while non-family households accounted for 27.7 percent. These changed from 72.6 and 27.4 percent, respectively.

Table NA-10 4				
Household Type by Tenure				
Marion County Service Area				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	47,248	72.6%	49,169	72.3%
Married-Couple Family	36,191	76.6%	36,743	74.7%
Owner-Occupied	28,141	77.8%	28,226	76.8%
Renter-Occupied	8,050	22.2%	8,517	23.2%
Other Family	11,057	23.4%	12,426	22.5%
Male Householder, No Spouse Present	3,506	31.7%	3,591	28.2%
Owner-Occupied	1,650	47.1%	1,902	53.0%
Renter-Occupied	1,856	52.9%	1,689	47.0%
Female Householder, No Spouse Present	7,551	68.3%	8,835	60.8%
Owner-Occupied	3,366	44.6%	4,078	46.2%
Renter-Occupied	4,185	55.4%	4,757	53.8%
Non-Family Households	17,850	27.4%	18,861	27.7%
Owner-Occupied	10,026	56.2%	10,684	56.6%
Renter-Occupied	7,824	43.8%	8,177	43.4%
Total	65,098	100.0%	68,030	100.0%

Household Income and Poverty

Households by income for the 2010 and 2019 five-year American Community Survey (ACS) are shown in Table NA-10.5. Households earning more than 100,000 dollars per year represented 25.9 percent of households in 2019, compared to 14.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.3 percent of households in 2019, compared to 10.3 percent in 2010.

Table NA-10 5				
Households by Income				
Marion County Service Area				
2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	6,681	10.3%	4,982	7.3%
\$15,000 to \$19,999	3,796	5.9%	2,673	3.9%
\$20,000 to \$24,999	4,025	6.2%	3,025	4.4%
\$25,000 to \$34,999	7,272	11.2%	6,396	9.4%
\$35,000 to \$49,999	10,943	16.9%	9,546	14.0%
\$50,000 to \$74,999	13,872	21.4%	13,617	20.0%
\$75,000 to \$99,999	8,505	13.1%	10,197	15.0%
\$100,000 or More	9,624	14.9%	17,594	25.9%
Total	64,718	100.0%	68,030	100.0%

The rate of poverty for Marion County Service Area is shown in Table NA-10.6. In 2019, the poverty rate was 12.3 percent meaning there were an estimated 24,119 people living in poverty, compared to 26,241 persons living in poverty in 2010. In 2019, some 17.2 percent of those in

poverty were under age 6 and 5.9 percent were 65 or older. The geographical concentration of poverty is described in Section **MA-50 Needs and Market Analysis Discussion**.

Table NA-10 6				
Poverty by Age				
Marion County Service Area				
2000 Census SF3 & 2019 Five-Year ACS Data				
Age	2000 Census		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	3,986	24.9%	2,624	17.2%
6 to 17	7,232	22.1%	6,058	18.2%
18 to 64	13,221	12.4%	13,521	11.8%
65 or Older	1,802	7.5%	1,916	5.9%
Total	26,241	100.0%	24,119	100.0%
Poverty Rate	14.6%	.	12.3%	.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,849	6,627	10,668	7,400	36,720
Small Family Households *	1,959	2,180	3,601	2,823	18,299
Large Family Households *	500	819	1,797	1,124	3,594
Household contains at least one person 62-74 years of age	1,083	1,591	2,702	1,808	10,461
Household contains at least one person age 75 or older	957	1,428	1,788	1,027	3,129
Households with one or more children 6 years old or younger *	1,257	1,494	2,460	1,560	3,790

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing Lacking complete plumbing or kitchen facilities	240	190	194	34	658	14	10	75	29	128
Severely Overcrowded With >1.51 people per room (and complete kitchen and plumbing)	98	104	99	84	385	0	50	75	42	167

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	235	324	491	235	1,285	35	119	220	192	566
Housing cost burden greater than 50% of income (and none of the above problems)	2,326	1,479	397	39	4,241	1,208	742	920	317	3,187
Housing cost burden greater than 30% of income (and none of the above problems)	237	1,442	1,612	539	3,830	359	757	1,535	1,488	4,139
Zero/negative Income (and none of the above problems)	484	0	0	0	484	122	0	0	0	122

Table 7 – Housing Problems Table

Data 2013-2017 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,901	2,094	1,183	398	6,576	1,263	902	1,286	569	4,020
Having none of four housing problems	528	1,928	3,554	2,416	8,426	558	1,724	4,657	4,050	10,989
Household has negative income, but none of the other housing problems	484	0	0	0	484	122	0	0	0	122

Table 8 – Housing Problems 2

Data 2013-2017 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,379	1,282	968	3,629	259	404	969	1,632
Large Related	357	485	410	1,252	93	88	365	546
Elderly	600	881	603	2,084	1,057	963	1,011	3,031
Other	704	673	283	1,660	214	122	225	561
Total need by income	3,040	3,321	2,264	8,625	1,623	1,577	2,570	5,770

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,369	401	142	1,912	255	193	431	879
Large Related	248	295	45	588	63	49	14	126
Elderly	503	539	281	1,323	718	520	390	1,628
Other	604	398	45	1,047	204	38	92	334
Total need by income	2,724	1,633	513	4,870	1,240	800	927	2,967

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	312	478	595	269	1,654	35	119	280	185	619
Multiple, unrelated family households	20	15	45	4	84	0	50	24	44	118
Other, non-family households	0	0	0	50	50	0	0	0	0	0
Total need by income	332	493	640	323	1,788	35	169	304	229	737

Table 11 – Crowding Information - 1/2

Data 2013-2017 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Housing Problems

The Census identified the following four housing problems in the Comprehensive Housing Affordability Strategy (CHAS) data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-10.7. In 2019, an estimated 3.7 percent of households were overcrowded, and an additional 0.9 percent was severely overcrowded.

Table NA-10 7 Overcrowding and Severe Overcrowding Marion County Service Area 2010 & 2019 Five-Year ACS							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	42,194	97.3%	914	2.1%	255	0.6%	43,363
2019 Five-Year ACS	43,574	97.1%	1,064	2.4%	252	0.6%	44,890
Renter							
2010 Five-Year ACS	19,192	89.9%	1,511	7.1%	652	3.1%	21,355
2019 Five-Year ACS	21,314	92.1%	1,435	6.2%	391	1.7%	23,140
Total							
2010 Five-Year ACS	61,386	94.9%	2,425	3.7%	907	1.4%	64,718
2019 Five-Year ACS	64,888	95.4%	2,499	3.7%	643	0.9%	68,030

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table NA-10.8 and NA-10.9, on the following page.

There were a total of 159 households with incomplete plumbing facilities in 2019, representing 0.2 percent of households in Marion County Service Area. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2010.

Table NA-10 8		
Households with Incomplete Plumbing Facilities		
Marion County Service Area 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	64,447	67,871
Lacking Complete Plumbing Facilities	271	159
Total Households	64,718	68,030
Percent Lacking	0.4%	0.2%

There were 784 households lacking complete kitchen facilities in 2019, compared to 796 households in 2010. This represented 1.2 percent of households in both 2010 and 2019.

Table NA-10 9		
Households with Incomplete Kitchen Facilities		
Marion County Service Area 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	63,922	67,246
Lacking Complete Kitchen Facilities	796	784
Total Households	64,718	68,030
Percent Lacking	1.2%	1.2%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table NA-10.10, in Marion County Service Area 17.5 percent of households had a cost burden and 12.5 percent had a severe cost burden. Some 22.1 percent of renters were cost burdened, and 21.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.3 percent and a severe cost burden rate of 4.4 percent. Owner occupied households with a mortgage had a cost burden rate of 19.3 percent, and severe cost burden at 9.6 percent.

Table NA-10 10
Cost Burden and Severe Cost Burden by Tenure
 Marion County Service Area
 2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	17,333	57.0%	8,835	29.1%	4,175	13.7%	54	0.2%	30,397
2019 Five-Year ACS	20,859	71.0%	5,667	19.3%	2,817	9.6%	36	0.1%	29,379
Owner Without a Mortgage									
2010 Five-Year ACS	10,823	83.5%	1,291	10.0%	741	5.7%	111	0.9%	12,966
2019 Five-Year ACS	13,571	87.5%	1,127	7.3%	682	4.4%	131	0.8%	15,511
Renter									
2010 Five-Year ACS	10,546	49.4%	5,042	23.6%	4,551	21.3%	1,216	5.7%	21,355
2019 Five-Year ACS	11,677	50.5%	5,115	22.1%	5,011	21.7%	1,337	5.8%	23,140
Total									
2010 Five-Year ACS	38,702	59.8%	15,168	23.4%	9,467	14.6%	1,381	2.1%	64,718
2019 Five-Year ACS	46,107	67.8%	11,909	17.5%	8,510	12.5%	1,504	2.2%	68,030

Describe the number and type of single person households in need of housing assistance.

There were an estimated 8,812 single person households in the Marion County Service Area in 2019, according to 2019 ACS Data. These households at or below 30 percent the HUD Area Median Income (HAMI) are most likely to be in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Disability by age, as estimated by the 2019 ACS, is shown in Table NA-10.12, below. The disability rate for females was 14.5 percent, compared to 13.8 percent for males. The disability rate grew precipitously higher with age, with 51.7 percent of those over 75 experiencing a disability.

Table NA-10 12
Disability by Age
 Marion County Service Area
 2019 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	17	0.3%	60.0	0.9%	77	0.6%
5 to 17	1,267	6.9%	638	3.5%	1,905	5.2%
18 to 34	1,564	7.2%	1,563	7.7%	3,127	7.5%
35 to 64	4,719	13.4%	5,625	15.2%	10,344	14.3%
65 to 74	2,600	30.1%	2,795	26.3%	5,395	28.0%
75 or Older	3,105	52.6%	3,794	50.9%	6,899	51.7%
Total	13,272	13.8%	14,475	14.5%	27,747	14.1%

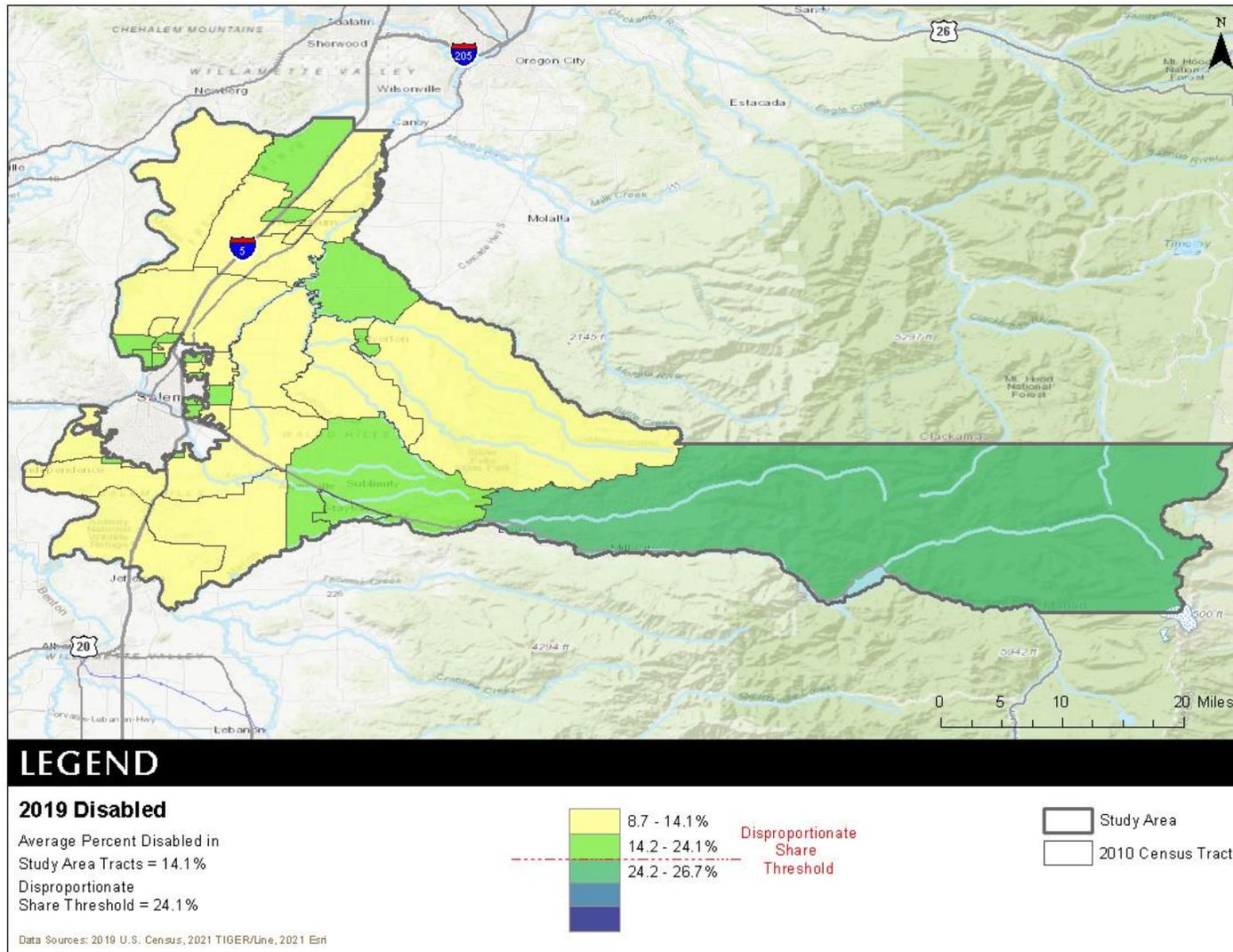
The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table NA-10.13. Some 7.8 percent have an ambulatory disability, 6.4 have an independent living disability, and 3.0 percent have a self-care disability.

Table NA-10 13		
Total Disabilities Tallied: Aged 5 and Older		
Marion County Service Area		
2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	8,777	4.5%
Vision disability	5,084	2.6%
Cognitive disability	11,192	6.1%
Ambulatory disability	14,395	7.8%
Self-Care disability	5,442	3.0%
Independent living difficulty	9,372	6.4%

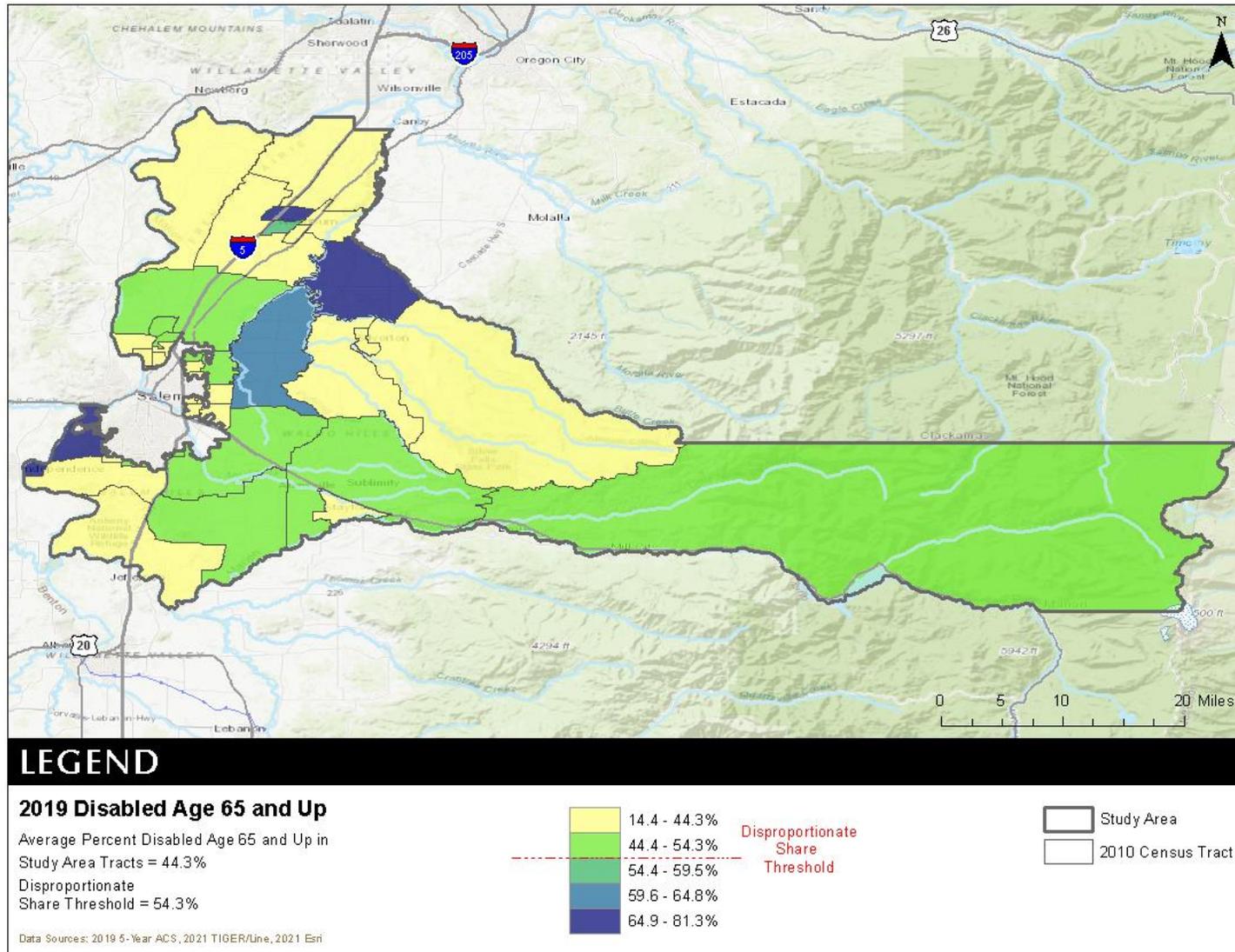
Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, the Center for Hope and Safety, a local domestic violence service provider, averages approximately 20,000 contacts to their program per year². The Program has received over 385,000 contacts in their history. The number of survivors of domestic violence in the Marion County Service Area, however, may exceed this number due to underreporting.

² <https://hopeandsafety.org/about-us/>

Map NA-10.1
2019 Persons with Disabilities
 Marion County Service Area
 2019 ACS, Tigerline



Map NA-10.2
2019 Persons with Disabilities Age 65 and Older
 Marion County Service Area
 2019 ACS, Tigerline



What are the most common housing problems?

As seen in Tables NA-10.7 through NA-10.10, the most common housing problems, by far, are cost burdens. An estimated 0.2 percent of households have incomplete plumbing facilities, 1.2 percent have incomplete kitchen facilities, and 4.6 percent are overcrowded. This is compared to the 30.0 percent of households overall that face housing cost burdens or severe cost burdens.

Table NA-10 14									
Cost Burden and Severe Cost Burden by Tenure									
Marion County Service Area 2010 & 2019 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	17,333	57.0%	8,835	29.1%	4,175	13.7%	54	0.2%	30,397
2019 Five-Year ACS	20,859	71.0%	5,667	19.3%	2,817	9.6%	36	0.1%	29,379
Owner Without a Mortgage									
2010 Five-Year ACS	10,823	83.5%	1,291	10.0%	741	5.7%	111	0.9%	12,966
2019 Five-Year ACS	13,571	87.5%	1,127	7.3%	682	4.4%	131	0.8%	15,511
Renter									
2010 Five-Year ACS	10,546	49.4%	5,042	23.6%	4,551	21.3%	1,216	5.7%	21,355
2019 Five-Year ACS	11,677	50.5%	5,115	22.1%	5,011	21.7%	1,337	5.8%	23,140
Total									
2010 Five-Year ACS	38,702	59.8%	15,168	23.4%	9,467	14.6%	1,381	2.1%	64,718
2019 Five-Year ACS	46,107	67.8%	11,909	17.5%	8,510	12.5%	1,504	2.2%	68,030

Are any populations/household types more affected than others by these problems?

The rate of cost burdens is significantly higher for renter households than owner households, at a rate of 43.8 percent of renters and 28.9 percent of homeowners with a mortgage. For homeowners, elderly non-family groups experience housing cost burdens at the highest rate, at 38.3 percent, followed by “other” households at 34.8 percent. In addition, lower income homeowner (those at under 30 percent HAMFI) households experience cost burdens at a rate of 83.3 percent. We see a similar pattern for renter households. Elderly non-family renter households experience cost burdens at a rate of 67.3 percent. Households below 30 percent HAMFI experience housing cost burdens at a rate of 78.1 percent and those between 30 and 50 percent HAMFI experience cost burdens at a rate of 82.8 percent. Large family renter households below 30 percent HAMFI experience housing cost burdens at the highest rate, at 89.7 percent. These data are shown in Tables NA-10.15 and NA-10.16, on the following pages.

Table NA-10 15
Owner-Occupied Households by Income and Family Status and Cost Burden

Marion County Service Area
 2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$20,820	20.0	75.0	0.0	90	5	190
\$20,821 to \$34,700	195	260	85	460	50	1,050
\$34,701 to \$55,520	1,135	680	330	965	235	3,345
\$55,521 to \$69,400	880	725	340	585	225	2,755
Above \$69,400	6,445	13,180	2,710	1,930	2,000	26,265
Total	8,675	14,920	3,465	4,030	2,515	33,605
Cost Burden						
\$0 to \$20,820	95	5	30.0	230	5	365
\$20,821 to \$34,700	45	210	36	390	85	766
\$34,701 to \$55,520	300	540	345	315	135	1,635
\$55,521 to \$69,400	280	585	220	210	195	1,490
Above \$69,400	435	1,290	175	270	545	2,715
Total	1,155	2,630	806	1,415	965	6,971
Severe Cost Burden						
\$0 to \$20,820	175	255	55	545	200	1,230
\$20,821 to \$34,700	135	190	50	360	35	770
\$34,701 to \$55,520	220	430	10	185	95	940
\$55,521 to \$69,400	75	160	0.0	25	51.0	311
Above \$69,400	50	105	0.0	0.0	20.0	175
Total	655	1,140	115	1,115	401	3,426
Cost Burden Not Computed						
\$0 to \$20,820	15.0	25	0.0	50	40	130
\$20,821 to \$34,700	0.0	0.0	0.0	0.0	0.0	0.0
\$34,701 to \$55,520	0.0	0.0	0.0	0.0	0.0	0.0
\$55,521 to \$69,400	0.0	0.0	0.0	0.0	0.0	0.0
Above \$69,400	0.0	0.0	0.0	0.0	0.0	0.0
Total	15.0	25	0.0	50	40	130
Total						
\$0 to \$20,820	305	360	85	915	250	1,915
\$20,821 to \$34,700	375	660	171	1,210	170	2,586
\$34,701 to \$55,520	1,655	1,650	685	1,465	465	5,920
\$55,521 to \$69,400	1,235	1,470	560	820	471	4,556
Above \$69,400	6,930	14,575	2,885	2,200	2,565	29,155
Total	10,500	18,715	4,386	6,610	3,921	44,132

Table NA-10 16
Renter-Occupied Households by Income and Family Status and Cost Burden
 Marion County Service Area
 2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$20,820	45.0	115	40.0	25	85	310
\$20,821 to \$34,700	60	230	160	160	75	685
\$34,701 to \$55,520	75	975	690	230	480	2,450
\$55,521 to \$69,400	120	1,080	470	45	445	2,160
Above \$69,400	620	3,555	675	365	1,765	6,980
Total	920	5,955	2,035	825	2,850	12,585
Cost Burden						
\$0 to \$20,820	4.0	10	105.0	95	105	319
\$20,821 to \$34,700	105	870	190	235	275	1,675
\$34,701 to \$55,520	150	815	350	170	240	1,725
\$55,521 to \$69,400	0.0	265	85.0	50	155	555
Above \$69,400	100	85	15.0	45	75	320
Total	359	2,045	745	595	850	4,594
Severe Cost Burden						
\$0 to \$20,820	65	1,360	245	435	595	2,700
\$20,821 to \$34,700	120	395	295	415	390	1,615
\$34,701 to \$55,520	40	140	45.0	245	45	515
\$55,521 to \$69,400	21.0	0.0	0.0	50.0	5.0	76
Above \$69,400	45.0	10.0	0.0	70	0.0	125
Total	291	1,905	585	1,215	1,035	5,031
Cost Burden Not Computed						
\$0 to \$20,820	16.0	100	0.0	55	365	536
\$20,821 to \$34,700	16.0	0.0	0.0	0.0	0.0	0.0
\$34,701 to \$55,520	0.0	0.0	0.0	0.0	0.0	0.0
\$55,521 to \$69,400	0.0	0.0	0.0	0.0	0.0	0.0
Above \$69,400	0.0	0.0	0.0	0.0	0.0	0.0
Total	16.0	100	0.0	55	365	536
Total						
\$0 to \$20,820	130	1,585	390	610	1,150	3,865
\$20,821 to \$34,700	285	1,495	645	810	740	3,975
\$34,701 to \$55,520	265	1,930	1,085	645	765	4,690
\$55,521 to \$69,400	141	1,345	555	145	605	2,791
Above \$69,400	765	3,650	690	480	1,840	7,425
Total	1,586	10,005	3,365	2,690	5,100	22,746

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households most likely to be at risk of becoming unsheltered are those with extremely low incomes that are severely cost-burdened. There are 3,930 households in the Marion County Service Area that are below 30 percent HAMFI and severely cost burdened. These include 2,700 renter households and 1,230 homeowner households.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

In addition, a report by the Oregon Community Foundation found that the State of Oregon has a disproportionately larger share of the homeless population than other states. While the State has 1.3 percent of the national population, it has 2.6 percent of the homeless population. The report found that two causes of this are the inadequate supply of affordable housing and the persistence of smaller groups of chronically homeless persons that are in need of additional supportive services.³ While much of the homeless population is centered in Multnomah County, similar issues can be found in Marion County.

Discussion

While the population in the Marion County Service Area continues to grow, the need for housing options becomes even more evident. While incomes, in general, are on the rise, and poverty is declining, the rate of housing cost burden continues to be a significant challenge for households in the Service Area. This sentiment was echoed in public outreach efforts.

In addition, the results of the September, 2020 fires left many residents without housing options and lacking infrastructure. The impacts of these fires and disasters may be long felt by the county in terms of housing needs.

³ <https://oregoncf.org/community-impact/research/homelessness-in-oregon/>

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The tables in NA-15 through NA-25 did not auto-populate in the eCon Planning Suite in IDIS. These tables are supplemented with the table provided in NA-30, as well as with the county's 2021 Analysis of Impediments discussion. A disproportionate housing need exists if any one racial or ethnic group experiences housing problems at a rate at least ten percentage points higher than the jurisdictional average.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole			
White			
Black / African American			
Asian			
American Indian, Alaska Native			
Pacific Islander			
Hispanic			

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole			
White			
Black / African American			
Asian			
American Indian, Alaska Native			
Pacific Islander			
Hispanic			

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole			
White			
Black / African American			
Asian			
American Indian, Alaska Native			
Pacific Islander			
Hispanic			

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole			
White			
Black / African American			
Asian			
American Indian, Alaska Native			
Pacific Islander			
Hispanic			

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The tables in NA-15 through NA-25 did not auto-populate in the eCon Planning Suite in IDIS. These tables are supplemented with the table provided in NA-30, as well as with the County's 2021 Analysis of Impediments discussion. A disproportionate severe housing need exists if any one racial or ethnic group experiences severe housing problems at a rate at least ten percentage points higher than the jurisdictional average.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole			
White			
Black / African American			
Asian			
American Indian, Alaska Native			
Pacific Islander			
Hispanic			

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole			
White			
Black / African American			
Asian			
American Indian, Alaska Native			
Pacific Islander			
Hispanic			

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole			
White			
Black / African American			
Asian			
American Indian, Alaska Native			
Pacific Islander			
Hispanic			

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole			
White			
Black / African American			
Asian			
American Indian, Alaska Native			
Pacific Islander			
Hispanic			

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The tables in NA-15 through NA-25 did not auto-populate in the eCon Planning Suite in IDIS. These tables are supplemented with the table provided in NA-30, as well as with the County's 2021 Analysis of Impediments discussion. A disproportionate cost burden exists if any one racial or ethnic group experiences cost burdens at a rate at least ten percentage points higher than the jurisdictional average.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole				
White				
Black / African American				
Asian				
American Indian, Alaska Native				
Pacific Islander				
Hispanic				

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The overall rate of housing problems in the Marion County Service Area is 33.9 percent, according to Comprehensive Housing Affordability Strategy (CHAS) data. Black and Hispanic households experience housing problems at a disproportionate rate overall, at 48.8 percent and 50.5 percent, respectively.

When this is broken down by income range, Black, Asian, Pacific Islander/Native Hawaiian households, and Hispanic households at incomes below 30 percent HAMFI face a disproportionate share of housing problems. At this income range, 77.9 percent of households experience housing problems. Black, Asian, and Pacific Islander/Native Hawaiian households experience housing problems at a rate of 100 percent, however, these represent less than 100 households in each racial group and may not be statistically significant. Hispanic households below 30 percent HAMFI experience housing problems at a rate of 90.8 percent and represent 1,380 households with housing problems, signifying a disproportionate rate of housing problems for Hispanic households in this income range.

Black households between 30 and 50 percent HAMFI, and Pacific Islander / Native Hawaiian households between 80 and 100 percent HAMFI also experience a disproportionate share of housing problems. Again, however, within this income range this represents 90 and 25 households, respectively, and may not be statistically significant.

If they have needs not identified above, what are those needs?

The county's 2021 Analysis of Impediments identified lower levels of access to low poverty areas, proficient schools, and labor market engagement for Black and Hispanic households. These findings are described more thoroughly in ***SP-55 Barriers to Affordable Housing***.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are several areas in the Marion County Service Area where Hispanic households are concentrated. These areas that have a disproportionate share of Hispanic households are located in east Salem and in the Woodburn area. These are shown in Section ***MA-50 Needs and Market Analysis***.

Table NA-30 1
Total Households with Housing Problems by Income and Race

Marion County Service Area
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,820	2,990	70	10	30	0.0	240	1,380	4,720
\$20,821 to \$34,700	3,195	90	5	40	20.0	105	1,670	5,125
\$34,701 to \$55,520	3,895	20	50	26.0	0.0	155	1,445	5,591
\$55,521 to \$69,400	2,170	20.0	15	34.0	0.0	15	705	2,959
Above \$69,400	3,325	0.0	40	10.0	25.0	70	825	4,295
Total	15,575	200	120	140	45	585	6,025	22,690
Without Housing Problems								
\$0 to \$20,820	345	0.0	35.0	0.0	0.0	35.0	40	455
\$20,821 to \$34,700	1,230	0.0	0.0	10.0	0.0	40.0	170	1,450
\$34,701 to \$55,520	3,595	10	55	39	0.0	100	1,235	5,034
\$55,521 to \$69,400	3,040	70	130	66.0	0.0	75	1,015	4,396
Above \$69,400	27,555	120	390	165	70	755	3,255	32,310
Total	35,765	200	610	280	70	1,005	5,715	43,645
Not Computed								
\$0 to \$20,820	410	10.0	0	0.0	0.0	15.0	180	615
\$20,821 to \$34,700	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$34,701 to \$55,520	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$55,521 to \$69,400	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Above \$69,400	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	410	10.0	0	0.0	0.0	15.0	180	615
Total								
\$0 to \$20,820	3,745	80	45	30	0.0	290	1,600	5,790
\$20,821 to \$34,700	4,425	90	5	50	20.0	145	1,840	6,575
\$34,701 to \$55,520	7,490	30	105	65	0.0	255	2,680	10,625
\$55,521 to \$69,400	5,210	90	145	100	0.0	90	1,720	7,355
Above \$69,400	30,880	120	430	175	95	825	4,080	36,605
Total	51,750	410	730	420	115	1,605	11,920	66,950

NA-35 Public Housing – 91.205(b)

Introduction

The Marion County Housing Authority (MCHA) was established in 1968 and provides low income housing properties and manages Housing Choice Vouchers outside the urban growth boundaries of Salem and Keizer. MCHA owns and operates five (5) senior housing facilities, four (4) family housing facilities, and two (2) farm labor properties. In addition, MCHA administers Housing Choice Vouchers (HCV) and Project Based Vouchers (PBV). The data presented in this section is gathered from the Public Housing Information database.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,041	39	1,182	30	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	30,887	12,125	13,454	12,124	0	0
Average length of stay	0	0	7	4	10	4	0	0
Average Household size	0	0	5	2	4	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	0	247	0	247	0	0
# of Disabled Families	0	0	1	214	0	214	0	0
# of Families requesting accessibility features	0	0	14	1,041	1	1,040	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	14	969	1	968	0	0	0
Black/African American	0	0	0	48	0	48	0	0	0
Asian	0	0	0	6	0	6	0	0	0
American Indian/Alaska Native	0	0	0	13	0	13	0	0	0
Pacific Islander	0	0	0	5	0	5	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Hispanic	0	0	7	188	0	188	0	0	0
Not Hispanic	0	0	7	853	1	852	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Access to affordable housing options continues to be a challenge for those applicants on the waiting list and those trying to access publicly assisted housing. Many of the households on the waiting list are experiencing high levels of need for housing and other supportive services, such as employment and education services, health services, and childcare services.

Most immediate needs of residents of public housing and Housing Choice voucher holders

There are a variety of needs for public housing and HCV holders that include access to public services, including job training, credit counseling, child care, and transportation option. Access to mainstream services, such as health and dental care are also high priorities for these households. In addition, accessible units are needed at a higher rate for households residing in public housing than for the general population.

How do these needs compare to the housing needs of the population at large.

The need for the services mentioned above are present in the population at large, but occur at a higher rate for public housing residents. In addition, those on the waiting list for housing vouchers and public housing units are at risk of unstable housing and homelessness.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

After participating with the Balance of State Continuum of Care from 2011 to 2019, the Marion and Polk County Continuum of Care was re-formed and is headed by the Mid-Willamette Valley Homeless Alliance. Below are the Point-in-Time (PIT) Homeless Count results for Marion and Polk Counties. The 2020 PIT only includes the sheltered population, due to the on-going COVID-19 pandemic. As the most up-to-date for Marion and Polk Counties that is within HUD's database, this information is used in the tables below.

Table NA-40 1 Homeless Persons Marion and Polk Counties CoC Point-in-Time Counts					
	2016	2017	2018	2019	2020
Total Homeless Count	1,617	1,152	1,218	1,462	624

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	21	0	0	0	0	0
Persons in Households with Only Children	21	0	0	0	0	0
Persons in Households with Only Adults	583	0	0	0	0	0
Chronically Homeless Individuals	45	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	51	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	3	0	0	0	0	0

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	593	0
Black or African American	2	0
Asian	3	0
American Indian or Alaska Native	13	0
Pacific Islander	6	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	25	0
Not Hispanic	599	0

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

During the 2020 PIT, there were 21 persons in households with at least one adult and one child, and there were 21 households with only children. Of these, 36 were in emergency sheltered and six were in transitional housing. There were 51 veterans sheltered during the 2020 count, with some 13 in emergency shelters and 38 in transitional housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

During the 2020 PIT, there were 593 persons considered to be white, two persons considered to be Black, three Asian, 13 American Indian or Alaskan Native, and six Pacific Islander or Native Hawaiian. In terms of ethnicity, there were 25 Hispanic persons and 599 non-Hispanic persons counted.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Due to the on-going pandemic, the unsheltered population was not counted during the 2020 PIT count. However, in past counts, the unsheltered population has accounted for approximately 50 to 60 percent of the counted population. This may be lower than the actual number of persons experiencing homelessness in the Marion and Polk County areas due to the nature of the Point-in-Time count.

Discussion:

The goals of the Mid-Willamette Valley homeless Alliance Strategic Plan (2020) are as follows:

1. HOMELESS SERVICES SYSTEM. Develop a robust, responsive, coordinated and client-focused system of services to engage and support individuals and families experiencing homelessness to achieve housing stability.
2. AFFORDABLE HOUSING. Increase access and expand affordable housing units to help fill the 15,000-household gap.
3. SHELTERS. Address gaps in shelter beds, including the need for low-barrier shelters.

4. **TRANSITIONAL HOUSING.** Address gaps in transitional housing, including capacity for transitional case management.
5. **PERMANENT HOUSING.** Utilize the resources of Rapid Rehousing and expand Permanent Supportive Housing to address the needs of the high percentage of chronically homeless individuals concentrated in the Salem/Keizer area.
6. **HEALTH & SAFETY.** Address physical and mental health and safety issues relating to homelessness.
7. **PREVENTION SERVICES & SYSTEMS ALIGNMENT.** Align systems and expand strategies that mitigate risks of becoming homeless or returning to homelessness.
8. **SPECIFIC POPULATIONS.** Address the unique needs and characteristics of specific populations (chronically homeless, youth, families, seniors, LBGTQ populations, farmworkers, Veterans, survivors of domestic violence, survivors of human trafficking, and persons with disabilities, including those who are medically fragile).
9. **COMMUNITY ENGAGEMENT.** Increase leadership, communication, collaboration and community engagement in preventing and reducing homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section describes the non-homeless special needs populations in the Marion County Service Area. These non-homeless special needs population include the elderly, persons with disabilities, people with drug and alcohol addictions, victims of domestic violence, and persons with HIV/AIDS.

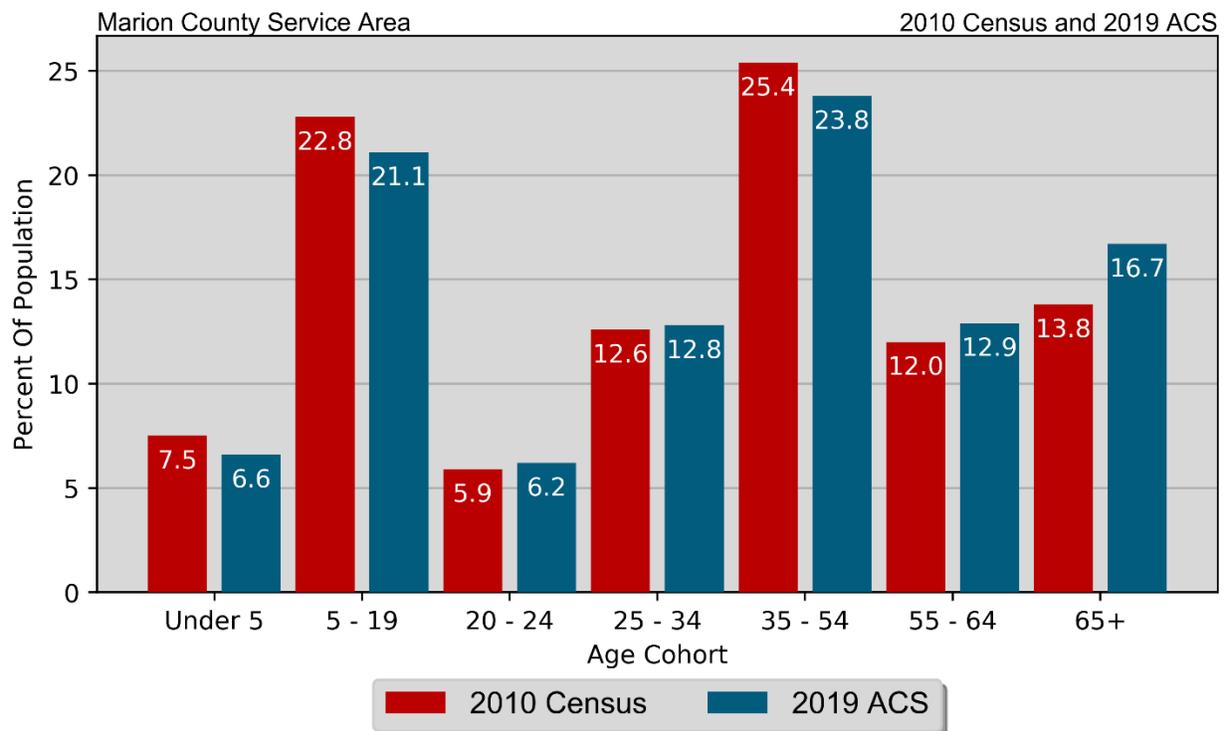
Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Table NA-45.1 shows the population in the Marion County Service Area by age and gender. In 2010, there were 23,310 people aged 25 to 34, made up of 11,780 men, and 11,530 women. In comparison, in 2019, there were 25,204 people in the 25 to 34 age cohort, with 12,835 men and 12,369 women. This is illustrated in Diagram NA-45.1

Table NA-45.1 Population by Age and Gender Marion County Service Area 2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	7,110	6,758	13,868	7.5%	6,659	6,433	13,092	6.6%
5 to 19	21,603	20,485	42,088	22.8%	20,975	20,603	41,578	21.1%
20 to 24	5,703	5,262	10,965	5.9%	6,438	5,715	12,153	6.2%
25 to 34	11,780	11,530	23,310	12.6%	12,835	12,369	25,204	12.8%
35 to 54	23,342	23,553	46,895	25.4%	23,154	23,773	46,927	23.8%
55 to 64	10,742	11,505	22,247	12.0%	12,245	13,243	25,488	12.9%
65 and Older	11,288	14,276	25,564	13.8%	14,684	18,304	32,988	16.7%
Total	91,568	93,369	184,937	100%	96,990	100,440	197,430	100%

Diagram NA-45.1
Population Distribution by Age
 Marion County Service Area
 2010 Census and 2019 Five-Year ACS Data



People with Disabilities

Disability by age, as estimated by the 2019 ACS, is shown in Table NA-45.2, below. The disability rate for females was 14.5 percent, compared to 13.8 percent for males. The disability rate grew precipitously higher with age, with 51.7 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	17	0.3%	60.0	0.9%	77	0.6%
5 to 17	1,267	6.9%	638	3.5%	1,905	5.2%
18 to 34	1,564	7.2%	1,563	7.7%	3,127	7.5%
35 to 64	4,719	13.4%	5,625	15.2%	10,344	14.3%
65 to 74	2,600	30.1%	2,795	26.3%	5,395	28.0%
75 or Older	3,105	52.6%	3,794	50.9%	6,899	51.7%
Total	13,272	13.8%	14,475	14.5%	27,747	14.1%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table NA-45.3. Some 7.8 percent have an ambulatory disability, 6.4 have an independent living disability, and 3.0 percent have a self-care disability.

Table NA-45 3		
Total Disabilities Tallied: Aged 5 and Older		
Marion County Service Area 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	8,777	4.5%
Vision disability	5,084	2.6%
Cognitive disability	11,192	6.1%
Ambulatory disability	14,395	7.8%
Self-Care disability	5,442	3.0%
Independent living difficulty	9,372	6.4%

People with Alcohol and Drug Addictions

According to Marion County data from the Oregon Department of Human Service report, an estimated 8 percent of females and 20 percent of males in Marion County engaged in binge alcohol use, and 3 percent of females and 6 percent of males engaged in heavy alcohol use.⁴ According to County Health Rankings, an estimated 17 percent of adults in Marion County reported excessive alcohol drinking, and an estimated 312 drug overdose deaths per 100,000 persons.⁵ Both of these rates are lower than the estimated average for the State of Oregon, at 18 percent excessive alcohol consumption, and 13 drug overdose deaths per 100,000.

Victims of Domestic Violence

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, the Center for Hope and Safety, a local domestic violence service provider, averages approximately 20,000 contacts to their program per year⁶. The Program has received over 385,000 contacts in their history. The number of survivors of domestic violence in the Marion County Service Area, however, may exceed this number due to underreporting.

⁴ <https://www.co.marion.or.us/HLT/PH/PS/prevention/Documents/marionunderagealcoholusesummary.pdf>

⁵ <https://www.countyhealthrankings.org/app/oregon/2019/rankings/marion/county/outcomes/overall/snapshot>

⁶ <https://hopeandsafety.org/about-us/>

What are the housing and supportive service needs of these populations and how are these needs determined?

The 2021 Housing and Community Development (HCD) survey found that the top rated needs for special needs groups include persons with mental illness, persons who are experiencing homelessness and persons with substance abuse addictions. This was followed by youth aging out of foster care, survivors of domestic violence, and persons with developmental disabilities.

Table NA-45.5 Needs of Special Populations Marion County Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons with mental illness	6	13	23	119	11	80	252
Persons who are experiencing homeless	6	18	26	116	6	80	252
Persons with substance abuse addictions	7	13	25	104	22	81	252
Youth aging out of foster care	4	14	29	96	26	83	252
Survivors of domestic violence	4	16	37	78	36	81	252
Persons with developmental disabilities	4	16	42	73	37	80	252
Persons recently released from jail/prison	8	20	39	72	30	83	252
Veterans	5	18	43	69	35	82	252
Persons with physical disabilities	5	13	54	64	36	80	252
Seniors (65+)	8	23	57	60	23	81	252
Persons with HIV/AIDS	14	30	40	24	62	82	252

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the HIV Surveillance Data from the State of Oregon Health Authority, Public Health Division, there are currently 159 males living with HIV and 27 females in Marion County. In addition, there are 267 males living with AIDS and 40 females. This represents a total of 493 persons living with HIV/AIDS, at a rate of 144.5 per 100,000.⁷

Discussion:

The special needs populations in the Marion County Service Area include the elderly and frail elderly, persons with disabilities, which account for 14.1 percent of the population and 51.7 percent of those aged 75 and older. In addition, there are other special needs population, such as persons with alcohol and drug abuse disorders, victims of domestic violence, and persons with HIV/AIDS that are in need of services in the County.

⁷

<https://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/COMMUNICABLE/DISEASES/SURVEILLANCE/DATA/HIV/DATA/Documents/LivingWithHIV/Marion.pdf>

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The HCD survey found that the greatest level of need was for homeless shelters, childcare facilities, and facilities for abused/ neglected children. This was followed by healthcare facilities, youth centers, and parks and recreational facilities.

Table NA-50.1 Providing a Suitable Living Environment Marion County Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Homeless shelters	13	17	34	105	10	73	252
Childcare facilities	11	19	30	94	23	75	252
Facilities for abused/neglected children	3	17	36	75	42	79	252
Healthcare facilities	12	28	50	71	16	75	252
Youth centers	14	23	53	66	21	75	252
Residential treatment centers	12	21	42	64	37	76	252
Parks and recreational facilities	11	35	62	63	7	74	252
Community centers	16	27	59	60	16	74	252
Fire stations/equipment	4	31	50	60	34	73	252
Facilities for persons living with disabilities	6	21	54	60	37	74	252
Senior centers	13	36	56	49	24	74	252
Improved accessibility of public buildings	15	53	43	23	43	75	252

How were these needs determined?

These needs were determined by the HCD survey, as well as through public input meetings and focus groups.

Describe the jurisdiction’s need for public improvements:

The HCD survey found the highest rated need for sidewalk improvements, bicycle and walking paths, and bridge improvements. This was followed by street and road improvements, new tree planting, and water system capacity improvements. Public sentiment also echoed these highest needs in focus groups and public input meetings.

How were these needs determined?

These needs were determined by the HCD survey, as well as through public input meetings and focus groups.

Describe the jurisdiction’s need for public services:

The HCD survey found the top rated needs were mental health services, substance abuse services, and homelessness services.

How were these needs determined? These needs were determined by the HCD survey, as well as through public input meetings and focus groups.

Table NA-50.2
Providing a Suitable Living Environment
 Marion County
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Sidewalk improvements	6	22	63	79	9	73	252
Bicycle and walking paths	14	35	49	74	7	73	252
Bridge improvements	9	23	49	70	27	74	252
Street and road improvements	1	18	92	63	5	73	252
Water system capacity improvements	7	27	43	57	45	73	252
New tree planting	23	35	51	57	11	75	252
Water quality improvements	12	37	48	51	31	73	252
Sewer system improvements	12	24	41	47	55	73	252
Park and recreation improvements	15	42	69	46	7	73	252
Flood drainage improvements	7	24	60	43	44	74	252
Storm sewer system improvements	8	26	58	42	44	74	252
Other	4	0	3	13	14	218	252

Table NA-50.3
Providing a Suitable Living Environment
 Marion County
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem):							
Mental health services	4	10	28	121	14	75	252
Substance abuse services	2	11	26	120	18	75	252
Homelessness services	9	20	33	108	8	74	252
Services for youth aging out of foster care	5	15	28	101	27	76	252
Food banks	4	27	48	89	8	76	252
Childcare services	9	19	36	87	25	76	252
Transportation services	9	21	48	85	14	75	252
Services for survivors of domestic violence	3	18	44	83	28	76	252
Youth services	4	19	59	81	15	74	252
Fair housing activities	14	22	37	74	28	77	252
Rental assistance	12	25	37	74	27	77	252
Healthcare services	9	28	50	73	16	76	252
Utility assistance	9	25	53	67	23	75	252
Veterans services	3	21	55	66	29	78	252
Employment services	3	22	71	64	15	77	252
Eviction prevention	18	23	42	63	30	76	252
Senior services	7	23	66	59	19	78	252
Home-buyer education	12	28	65	49	21	77	252
Tenant/Landlord counseling	8	27	63	45	33	76	252
Crime awareness education	19	44	54	36	22	77	252
Reduction of lead-based paint hazards	18	50	36	26	44	78	252
Mitigation of asbestos hazards	16	46	43	24	45	78	252
Mitigation of radon hazards	14	47	44	21	46	80	252
Other	3	0	2	8	12	227	252

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

Between 2010 and 2019, the number of housing units in the Marion County Service increased by 6.2 percent. However, the majority of units were built between 1960 and 2000. Meanwhile, housing costs have continued to rise. The proportion of vacant units has remained steady since 2010, while “other vacant” units have increased.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table MA-10.1 below shows housing units by type in 2010 and 2019. In 2010 there were 68,458 housing units compared with 72,692 in 2019. Single-family units accounted for 69.6 percent of units in 2019, compared to 70.3 in 2010. Apartment units accounted for 11.5 percent in 2019 compared to 11.7 percent in 2010.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	48,310	67%
1-unit, attached structure	2,346	3%
2-4 units	5,202	7%
5-19 units	5,135	7%
20 or more units	2,893	4%
Mobile Home, boat, RV, van, etc	8,247	11%
Total	72,133	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Table MA-10 1 Housing Units by Type Marion County Service Area 2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	48,099	70.3%	50,591	69.6%
Duplex	2,164	3.2%	2,182	3.0%
Tri- or Four-Plex	3,434	5.0%	3,722	5.1%
Apartment	7,980	11.7%	8,376	11.5%
Mobile Home	6,637	9.7%	7,620	10.5%
Boat, RV, Van, Etc.	144	0.2%	201	0.3%
Total	68,458	100.0%	72,692	100.0%

Table MA-10.2 shows housing units by tenure from 2010 to 2019. By 2019, there were 72,692 housing units. An estimated 66.0 percent were owner-occupied, and 6.4 percent were vacant.

Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	65,098	93.4%	68,030	93.6%
Owner-Occupied	43,183	66.3%	44,890	66.0%
Renter-Occupied	21,915	33.7%	23,140	34.0%
Vacant Housing Units	4,634	6.6%	4,662	6.4%
Total Housing Units	69,732	100.0%	72,692	100.0%

The distribution of unit types by race are shown in Table MA-10.3. An estimated 73.2 percent of white households occupy single-family homes, while 40.8 percent of Black households do. Some 9.6 percent of white households occupied apartments, while 19.5 percent of Black households do. An estimated 80.0 percent of Asian, and 61.3 percent of American Indian households occupy single-family homes.

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	73.2%	40.8%	61.3%	80.0%	70.7%	49.2%	46.3%
Duplex	2.8%	0.0%	5.5%	0.0%	0.0%	6.3%	5.9%
Tri- or Four-Plex	4.2%	24.5%	7.7%	4.7%	8.4%	10.8%	9.1%
Apartment	9.6%	19.5%	18.8%	12.3%	20.9%	22.4%	24.7%
Mobile Home	10.1%	15.2%	6.6%	3.1%	0.0%	10.4%	13.4%
Boat, RV, Van, Etc.	0.2%	0.0%	0.0%	0.0%	0.0%	1.0%	0.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table MA-10.4 shows households by year home built for the 2010 and 2019 Five-year ACS data. Housing units built between 2000 and 2009, account for 12.1 percent of households in 2010 and 14.6 percent of households in 2019. Housing units built in 1939 or earlier represented 6.8 percent of households in 2019 and 7.0 percent of households in 2010.

Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	4,528	7.0%	4,620	6.8%
1940 to 1949	2,531	3.9%	2,102	3.1%
1950 to 1959	4,673	7.2%	4,214	6.2%
1960 to 1969	7,999	12.4%	7,565	11.1%
1970 to 1979	16,888	26.1%	17,670	26.0%
1980 to 1989	7,245	11.2%	6,890	10.1%
1990 to 1999	13,047	20.2%	12,545	18.4%
2000 to 2009	7,807	12.1%	9,921	14.6%
2010 or Later	.	.	2,503	3.7%
Total	64,718	100.0%	68,030	100.0%

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	106	0%	1,113	5%
1 bedroom	655	1%	2,915	13%
2 bedrooms	8,019	18%	10,236	45%
3 or more bedrooms	35,573	80%	8,673	38%
Total	44,353	99%	22,937	101%

Table 29 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Programs will target households that have housing problems in the Marion County Service Area. This includes over 22,000 households in the Marion County Service Area, some 11,471 of which are owner households, and 11,204 of which are renter households. As seen in Table MA-10.5, there are 4,715 households with income less than 30% HAMFI with housing problems, 5,126 households with incomes between 30.1 and 50% HAMFI with housing problems, 5,585 households between 50.1 and 80% HAMFI with housing problems, and 2,955 households between 80.1 and 100% HAMFI with housing problems.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Map MA-10.1, on the following page shows the number of Section 8 contracts that are set to expire. In the range of this Consolidated Plan, there is one contract expected to expire in 2021. Additional contracts are set to expire in 2022 and 2023.

Does the availability of housing units meet the needs of the population?

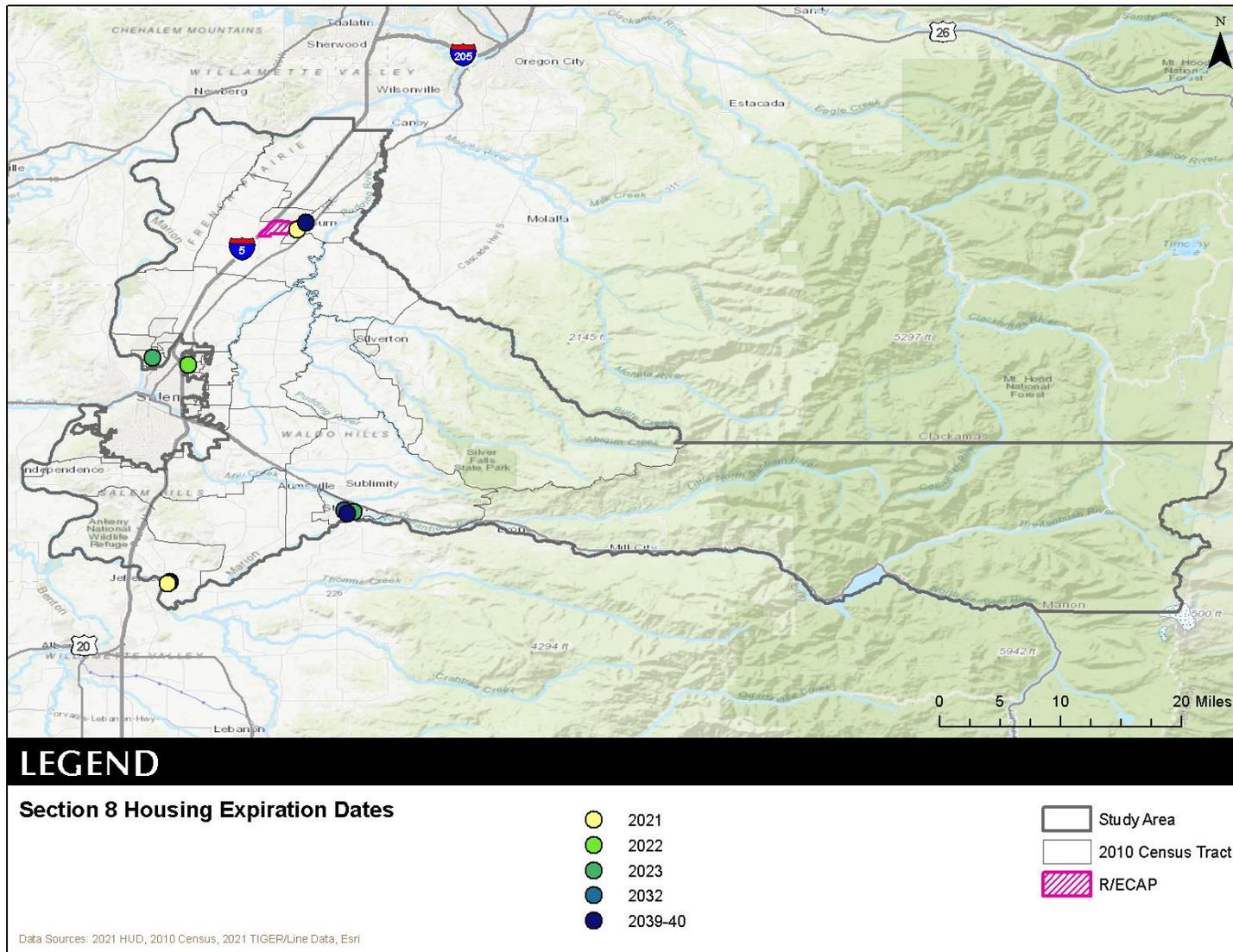
As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most marked in the rate of cost burdens in the Service Area. In 2019, an estimated 30.0 percent of the population was cost burdened. Renter households are more likely to be impacted by cost burdens, at 46.1 percent, and are therefore most likely to not have housing units that meet their needs.

Table MA-10 5
Housing Problems by Income and Tenure

Marion County Service Area
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$20,820	\$20,821 to \$34,700	\$34,701 to \$55,520	\$55,521 to \$69,400	Above \$69,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	15.0	10.0	80.0	35.0	85	225
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0.0	46.0	75.0	45.0	130	296
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35.0	115	225	185	325	885
Housing cost burden greater than 50% of income (and none of the above problems)	1,210	715	905	305	175	3,310
Housing cost burden greater than 30% of income (and none of the above problems)	340	740	1,530	1,455	2,690	6,755
Zero/negative income (and none of the above problems)	125	0.0	0.0	0.0	0.0	125
Has none of the 4 housing problems	195	960	3,105	2,535	25,745	32,540
Total	1,920	2,586	5,920	4,560	29,150	44,136
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	235	190	195	25	115	760
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	95	110	95	90.0	45	435
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	235	325	470	235	300	1,565
Housing cost burden greater than 50% of income (and none of the above problems)	2,305	1,455	395	45	110	4,310
Housing cost burden greater than 30% of income (and none of the above problems)	245	1,420	1,615	535	320	4,135
Zero/negative income (and none of the above problems)	490	0.0	0.0	0.0	0.0	490
Has none of the 4 housing problems	260	485	1,925	1,860	6,540	11,070
Total	3,865	3,985	4,695	2,790	7,430	22,765
Total						
Lacking complete plumbing or kitchen facilities	250	200	275	60	200	985
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	95	156	170	135	175	731
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	270	440	695	420	625	2,450
Housing cost burden greater than 50% of income (and none of the above problems)	3,515	2,170	1,300	350	285	7,620
Housing cost burden greater than 30% of income (and none of the above problems)	585	2,160	3,145	1,990	3,010	10,890
Zero/negative income (and none of the above problems)	615	0.0	0.0	0.0	0.0	615
Has none of the 4 housing problems	455	1,445	5,030	4,395	32,285	43,610
Total	5,785	6,571	10,615	7,350	36,580	66,901

Map MA-10.1 Expiring Section 8 Contracts Marion County Service Area 2021 HUD, Tigerline



Describe the need for specific types of housing:

As seen in Table MA-10.7, the highest rated need is for supportive housing for people who are experiencing homelessness, rental housing for very low-income households, and construction of new affordable rental housing. This was followed by construction of new affordable housing for home ownership, first-time home-buyer assistance, energy efficiency improvements, and rental assistance. This sentiment is echoed by public input as well.

Table 1.4
Providing Decent and Affordable Housing
 Marion County
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Supportive housing for people who are experiencing homelessness	16	21	24	124	3	64	252
Rental housing for very low-income households	6	17	33	121	12	63	252
Construction of new affordable housing for home ownership	8	19	39	120	5	61	252
Construction of new affordable rental housing	10	14	40	119	7	62	252
First-time home-buyer assistance	10	17	36	111	17	61	252
Rental assistance	13	13	41	101	19	65	252
Energy efficiency improvements	7	18	47	99	18	63	252
Housing located adjacent or near transportation options	10	20	43	93	22	64	252
Homeownership for racial and ethnic minority populations	16	19	43	85	26	63	252
Supportive housing for people who have disabilities	5	11	62	85	26	63	252
Preservation of federal subsidized housing	17	21	32	75	41	66	252
Senior citizen housing	12	25	48	69	30	68	252
Homeowner housing rehabilitation	9	19	61	68	33	62	252
ADA (Americans with Disabilities Act) improvements	3	23	54	67	41	64	252
Rental housing rehabilitation	10	23	49	65	41	64	252
Retrofitting existing housing to meet seniors' needs	5	13	68	65	38	63	252
Mixed income housing	20	25	54	60	26	67	252
Heating/cooling HVAC replacement or repairs	10	24	56	56	43	63	252
Mixed use housing	17	33	51	55	32	64	252
Other	4	0	4	20	20	204	252
Housing demolition	25	58	18	17	69	65	252
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		

Discussion

The current housing stock may not be meeting the needs of the population in the Marion County Service Area, especially those in lower income levels. The rate and type of market housing production, as described in the following section, may not be meeting the needs of all income ranges in the Area. Those households in lower income levels are met with fewer choices that meet their needs.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Marion County Service Area decreased from 410 authorizations in 2018 to 385 in 2019.

The real value of single-family building permits increased from 284,873 dollars in 2018 to 302,112 dollars in 2019.

The concentration of homeowner households are shown in Map MA-15.1. The highest rates of homeownership were seen in the central county. The lowest rates, were conversely around the City of Salem and in the northeastern parts of the County. Renter households are shown in Map MA-15.2. Renter households are more heavily concentrated in and around the City of Salem and near Woodburn.

Housing costs varied widely by location. The highest median home values are found in the central Marion County, at values exceeding \$346,600. Areas adjacent to Marion County saw home values below \$200,600. The lowest rental prices, however, are in the eastern and southern areas of the county, while the highest rates are in areas surrounding Salem.

Cost of Housing		

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500		
\$500-999		
\$1,000-1,499		
\$1,500-1,999		

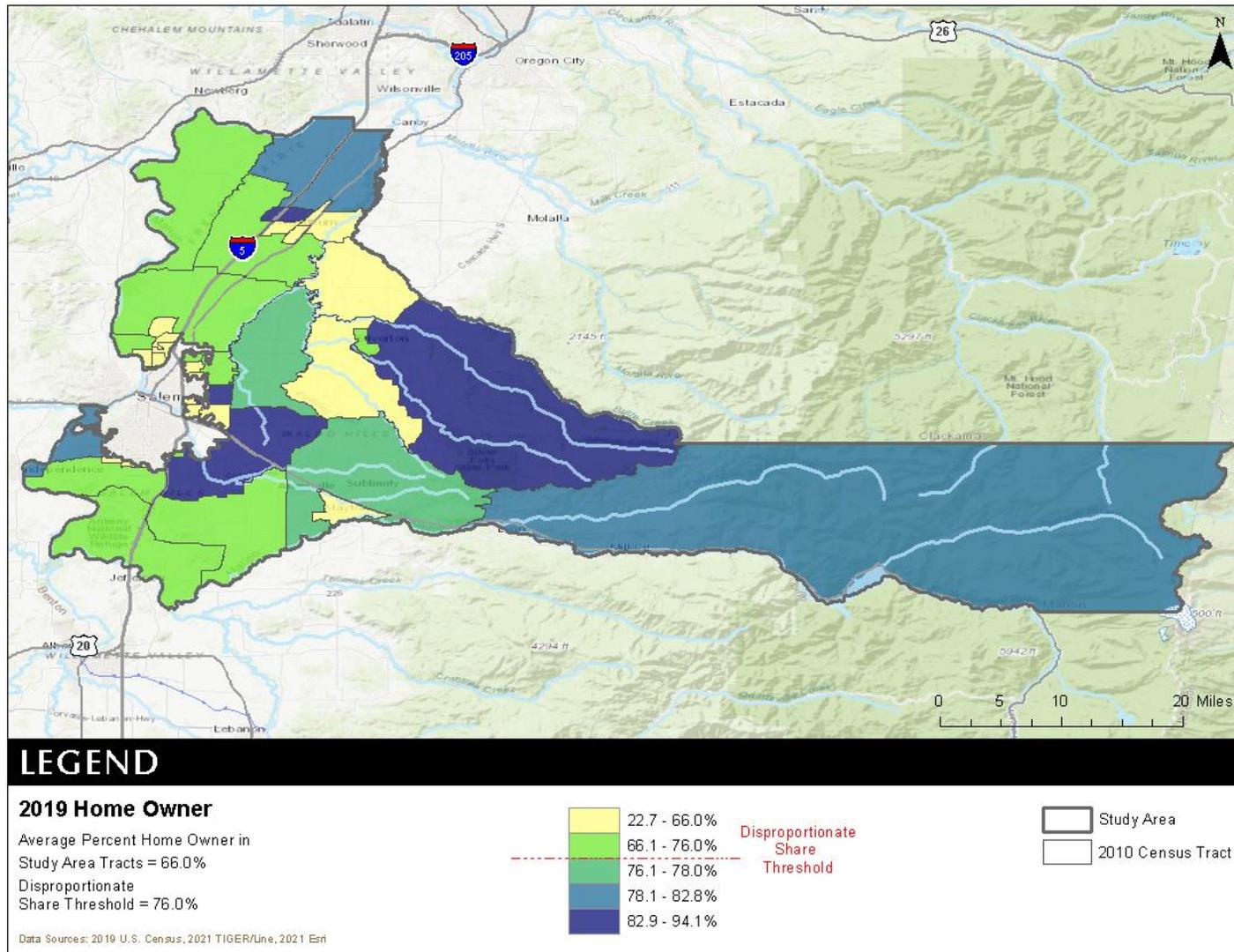
Table 31 - Rent Paid

Data Source: 2013-2017 ACS

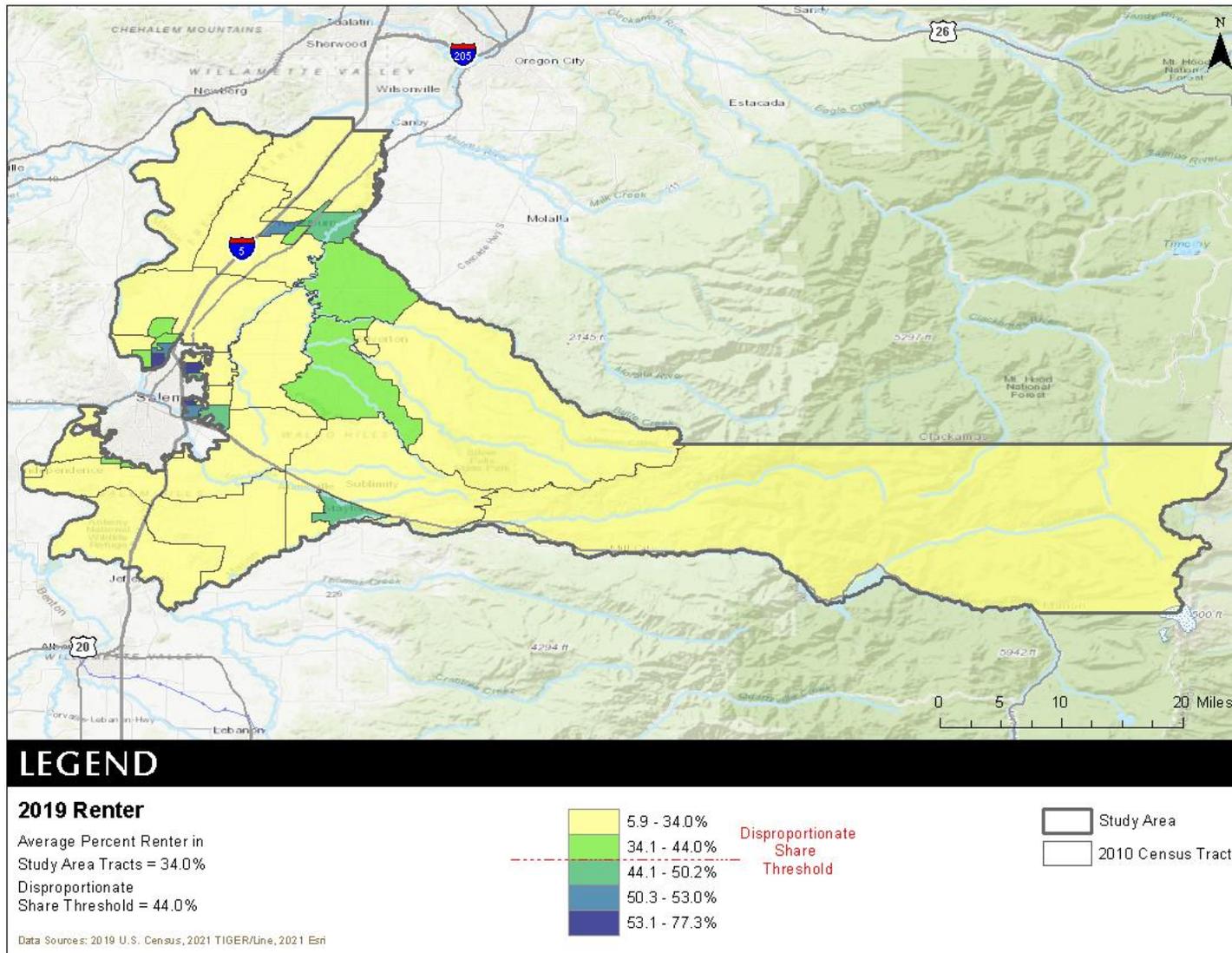
Table MA-15 1
Building Permits and Valuation
 Marion County Service Area
 Census Bureau Data, 1980–2019

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	643	84	58	124	909	117,334	41,518
1981	360	48	7	251	666	115,532	32,929
1982	207	8	0	9	224	100,094	35,076
1983	241	6	14	0	261	91,422	0
1984	205	2	4	0	211	99,423	0
1985	157	4	16	71	248	106,810	49,646
1986	225	12	35	98	370	124,507	38,846
1987	281	6	8	124	419	103,623	30,616
1988	305	8	4	155	472	111,277	31,486
1989	462	16	32	245	755	113,565	54,008
1990	492	22	40	451	1005	138,483	32,436
1991	601	56	28	577	1262	144,434	33,429
1992	669	52	17	209	947	151,391	64,228
1993	607	74	14	331	1026	175,054	57,250
1994	658	80	56	142	936	179,064	65,985
1995	615	104	50	212	981	209,522	69,040
1996	688	128	45	482	1343	205,552	81,948
1997	768	56	83	91	998	202,037	80,319
1998	797	26	8	236	1067	187,965	80,978
1999	822	32	24	146	1024	200,697	104,673
2000	677	26	12	48	763	190,239	71,357
2001	567	68	0	104	739	184,516	133,643
2002	716	32	8	134	890	246,484	103,949
2003	616	28	44	186	874	270,568	85,911
2004	742	26	19	63	850	258,428	126,966
2005	831	38	8	55	932	261,134	143,887
2006	850	18	3	232	1103	258,810	105,968
2007	634	12	0	205	851	269,887	91,541
2008	294	6	6	294	600	283,585	61,562
2009	195	6	15	97	313	273,167	101,770
2010	172	4	0	202	378	272,718	116,254
2011	100	2	0	0	102	291,660	0
2012	137	6	11	107	261	263,636	109,374
2013	273	4	0	0	277	250,109	0
2014	336	2	0	69	407	276,283	107,352
2015	384	0	0	180	564	289,650	111,998
2016	335	4	0	68	407	291,409	130,468
2017	294	12	4	62	372	301,812	135,947
2018	410	8	16	78	512	284,873	180,162
2019	385	26	7	186	604	302,112	88,675

Map MA-15.1
2019 Homeowner Households
 Marion County Service Area
 2019 ACS, Tigerline

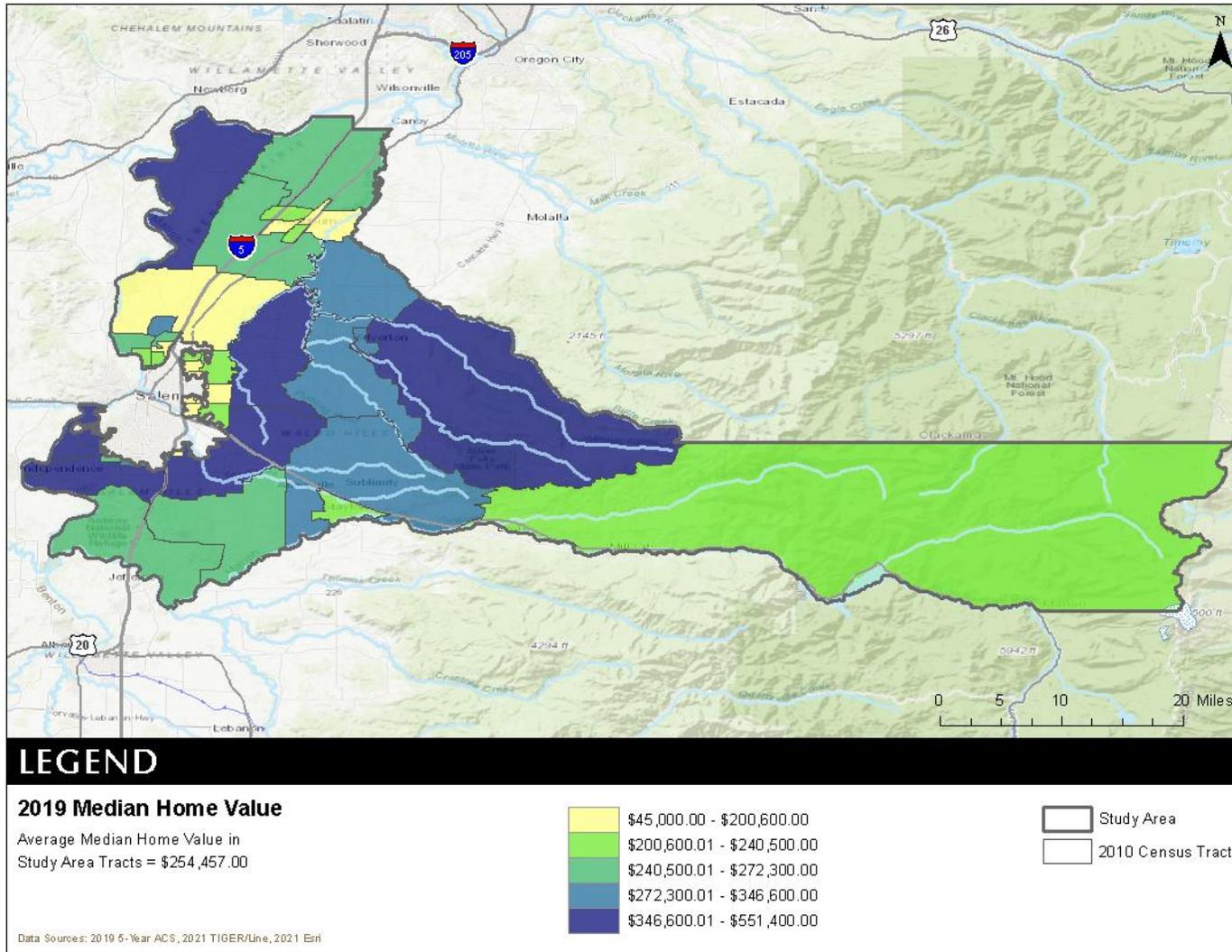


Map MA-15.2
2019 Renter Households
 Marion County Service Area
 2019 ACS, Tigerline

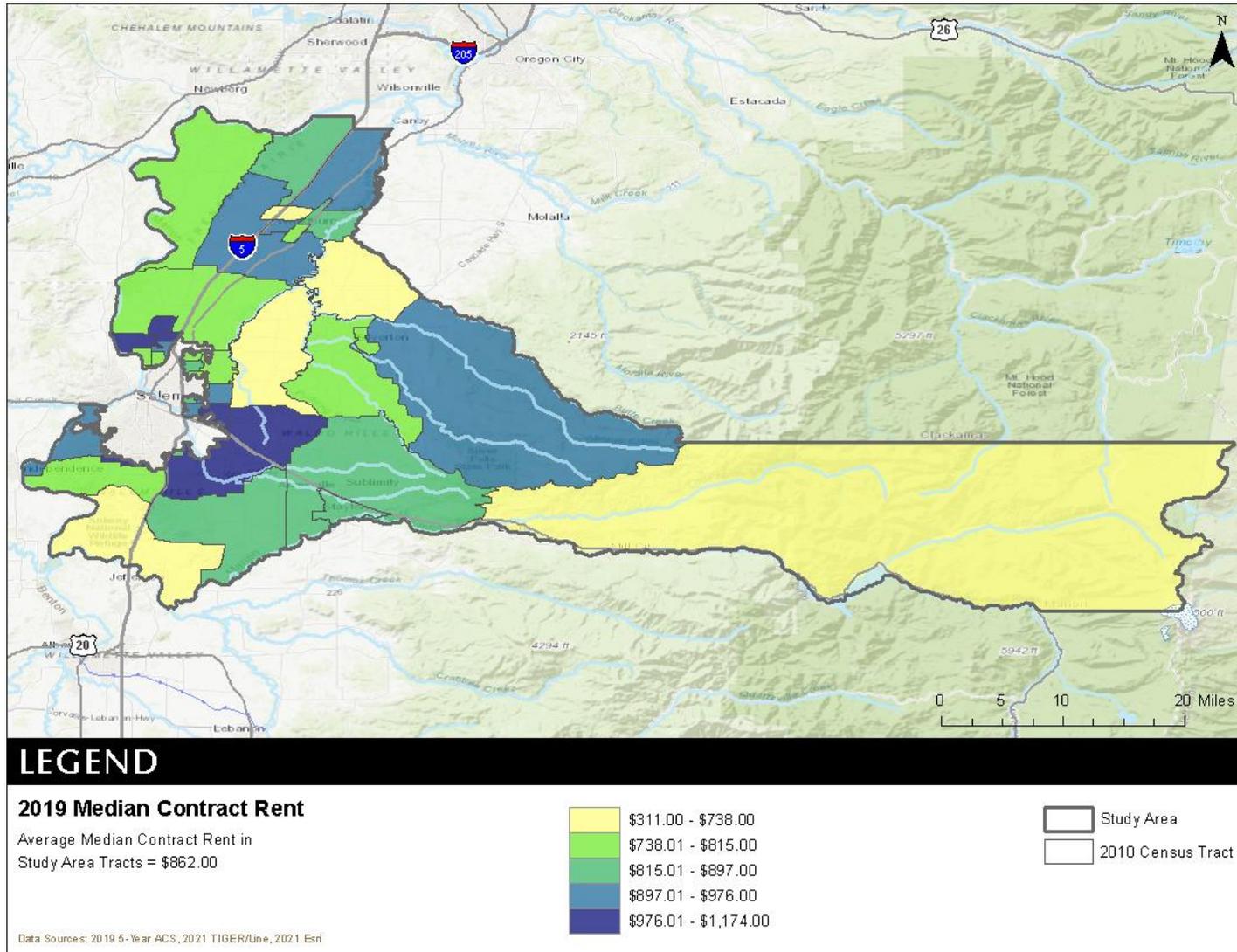


Map MA-15.3

2019 Median Home Value Marion County Service Area 2019 ACS, Tigerline



Map MA-15.4
2019 Median Contract Rent
 Marion County Service Area
 2019 ACS, Tigerline



Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI		No Data
50% HAMFI		
80% HAMFI		
100% HAMFI	No Data	

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom
Fair Market Rent	789	836	1,093	1,564
High HOME Rent	785	836	1,013	1,161
Low HOME Rent	618	663	796	919

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens. This points to the fact that there are not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

The Marion County Service Area saw a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. Home values, in particular, have continued to rise in the area. This would lead to additional households facing cost burdens.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in the Marion County Service Area. This may be especially true for lower-income large families that require larger units, which also have the highest rate of housing problems in the Service Area.

Discussion

The cost of housing in the Marion County Service Area continues to be out of reach for many low to moderate income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options in the Marion County Service Area.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section will describe the condition of housing in the Marion County Service Area.

Definitions

A unit is considered to be **substandard** if it: Is dilapidated; does not have operable indoor plumbing; does not have a usable flush toilet inside the unit for the exclusive use of a household; does not have a usable bathtub or shower inside the unit for the exclusive use of a household; does not have electricity, or has inadequate or unsafe electrical service; does not have a safe or adequate source of heat; should, but does not, have a kitchen; or has been declared unfit for habitation by an agency or unit of government.

A unit is considered to be **standard** if it meets all local and state building codes and requirements.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,205	25%	9,968	43%
With two selected Conditions	325	1%	1,229	5%
With three selected Conditions	14	0%	65	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	32,810	74%	11,679	51%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later				
1980-1999				
1950-1979				
Before 1950				
Total				

Table 35 – Year Unit Built

Data Source: 2013-2017 CHAS

Table MA-20.1 shows households by year home built for the 2010 and 2019 Five-year ACS data. Housing units built between 2000 and 2009, account for 12.1 percent of occupied housing units in 2010 and 14.6 percent of housing units in 2019. Housing units built in 1939 or earlier represented 6.8 percent of housing units in 2019 and 7.0 percent of housing units in 2010.

Table MA-20 1				
Households by Year Home Built				
Marion County Service Area				
2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	4,528	7.0%	4,620	6.8%
1940 to 1949	2,531	3.9%	2,102	3.1%
1950 to 1959	4,673	7.2%	4,214	6.2%
1960 to 1969	7,999	12.4%	7,565	11.1%
1970 to 1979	16,888	26.1%	17,670	26.0%
1980 to 1989	7,245	11.2%	6,890	10.1%
1990 to 1999	13,047	20.2%	12,545	18.4%
2000 to 2009	7,807	12.1%	9,921	14.6%
2010 or Later	.	.	2,503	3.7%
Total	64,718	100.0%	68,030	100.0%

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.				
Housing units built before 1980 with children present				

Table 36 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

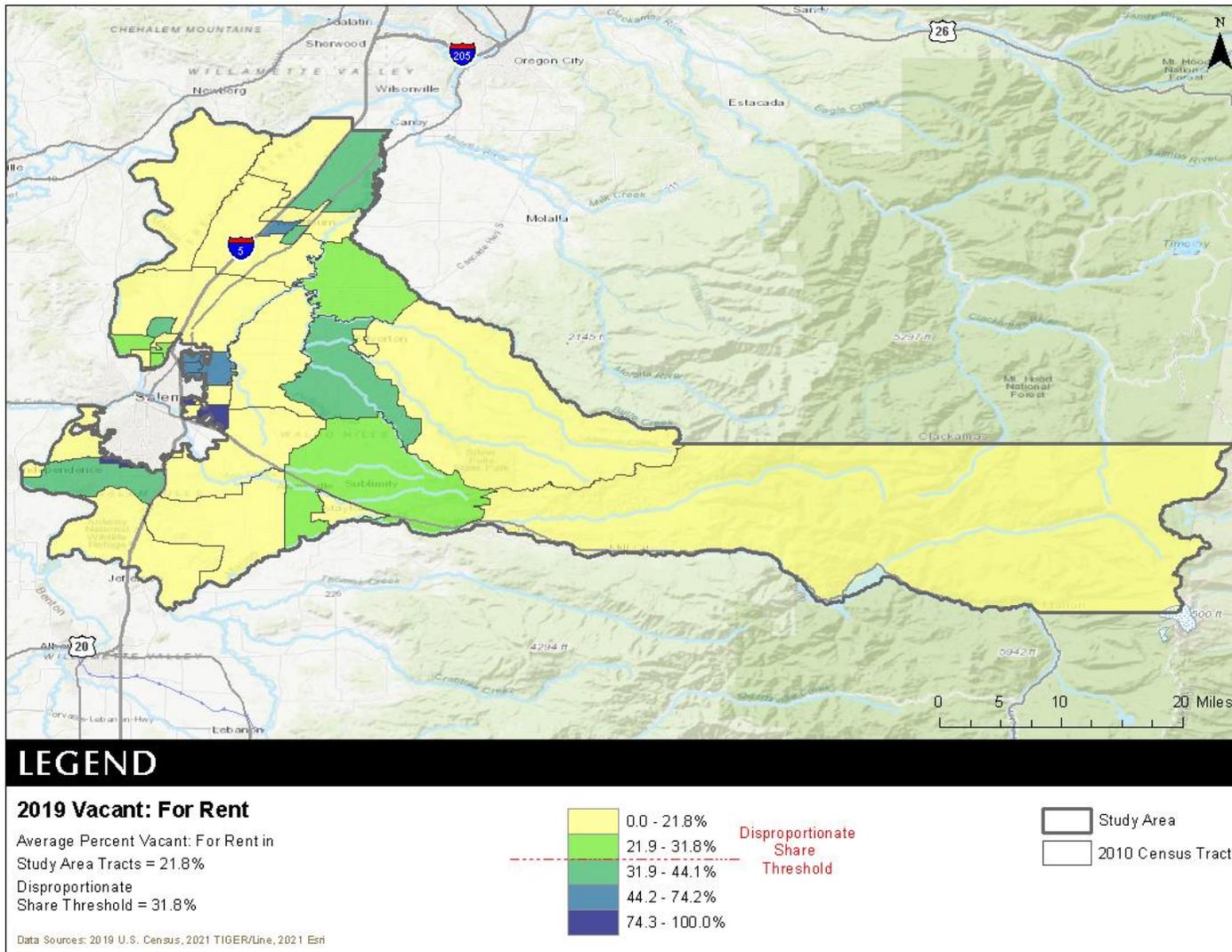
Table 37 - Vacant Units

By 2019, for rent units accounted for 21.8 percent of vacant units, while for sale units accounted for 15.4 percent. “Other” vacant units accounted for 38.3 percent of vacant units, representing a total of 1,784 “other” vacant units.

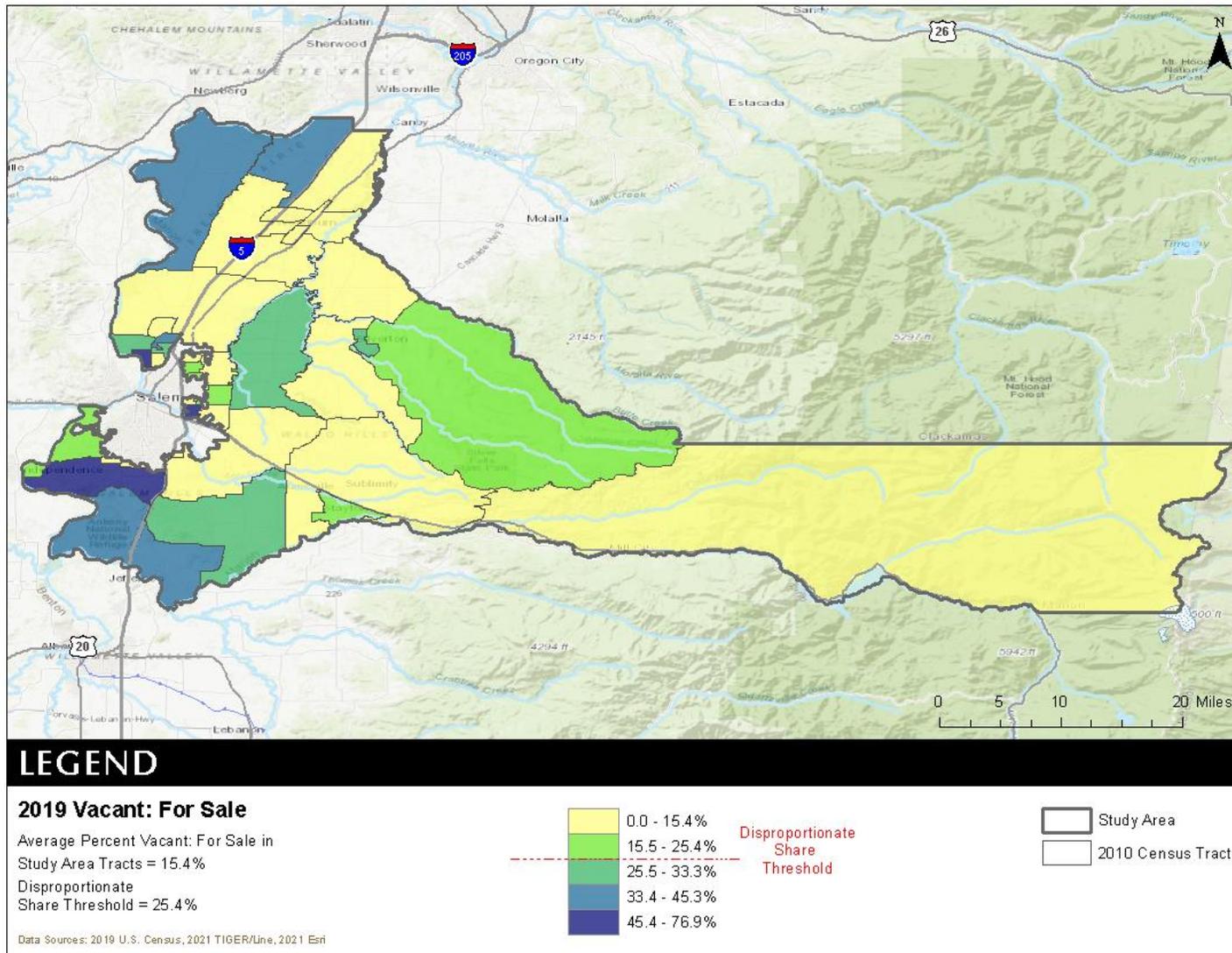
Table MA-20 3				
Disposition of Vacant Housing Units				
Marion County Service Area				
2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	1,610	34.7%	1,014	21.8%
For Sale	906	19.6%	720	15.4%
Rented Not Occupied	89	1.9%	36	0.8%
Sold Not Occupied	170	3.7%	147	3.2%
For Seasonal, Recreational, or Occasional Use	868	18.7%	954	20.5%
For Migrant Workers	16.0	0.3%	7.0	0.2%
Other Vacant	975	21.0%	1,784	38.3%
Total	4,634	100.0%	4,662	100.0%

Vacant housing is shown in Maps MA-20.1 through MA-20.4. Vacant for rent housing was most heavily concentrated directly to the east of Salem. Vacant for sale housing was most heavily concentrated directly west of Salem and in the southwestern areas of the County. "Other" vacant housing is not for sale or for rent, and is not available to the marketplace. When concentrated in one area these units may be problematic and may create a "blighting" effect. These units may also offer an opportunity for redevelopment. The proportion of "other" vacant units increased from 21.0 percent of vacant units in 2010 to 38.3 percent of vacant units in 2019. In 2010, these units were more heavily concentrated in areas to the northern areas of the County. By 2019, however, these areas shifted to southeast of Salem and north of Silverton. This is illustrated in Maps MA-20.3 and MA-20.4.

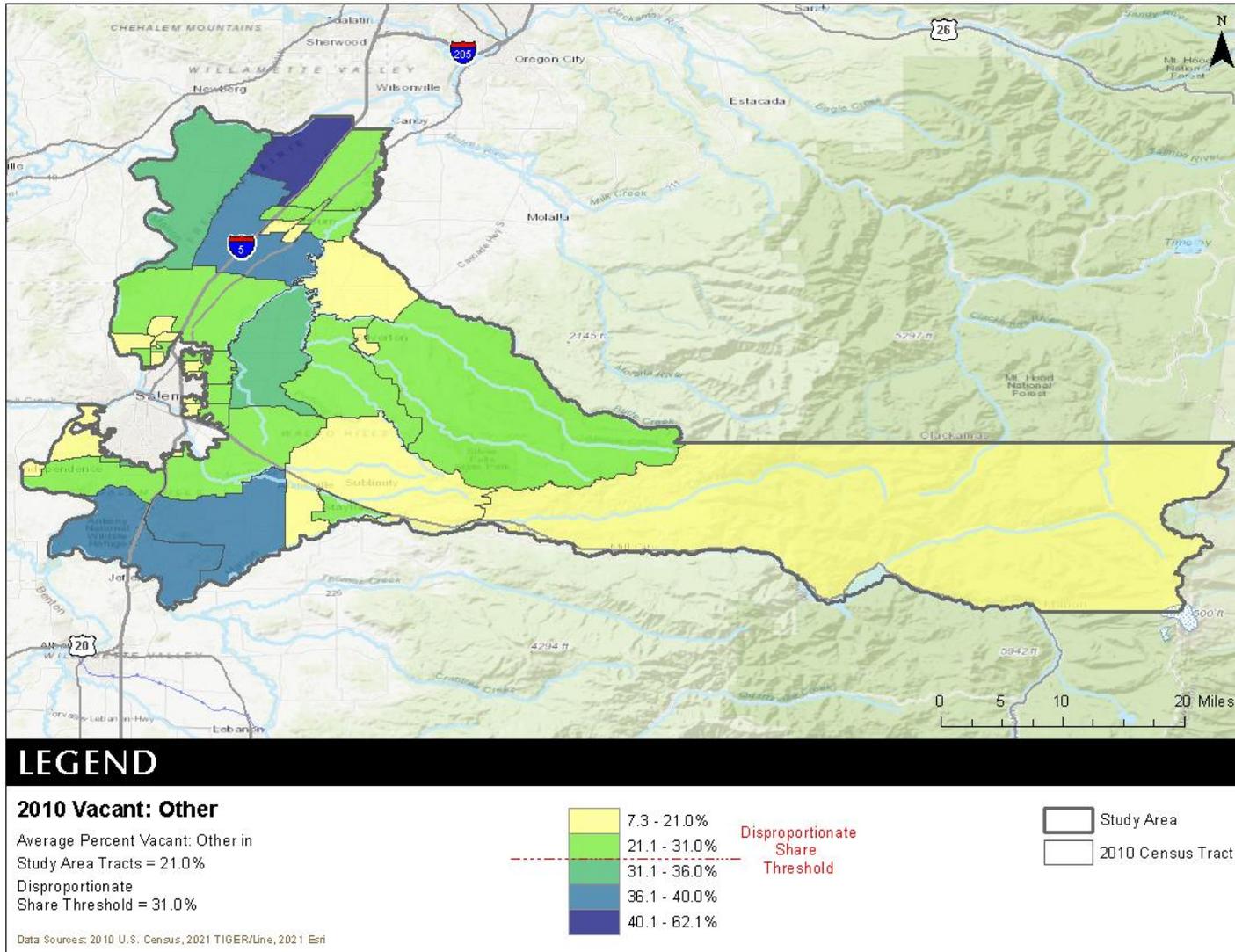
Map MA-20.1
2019 Vacant for Rent
 Marion County Service Area
 2019 ACS, Tigerline



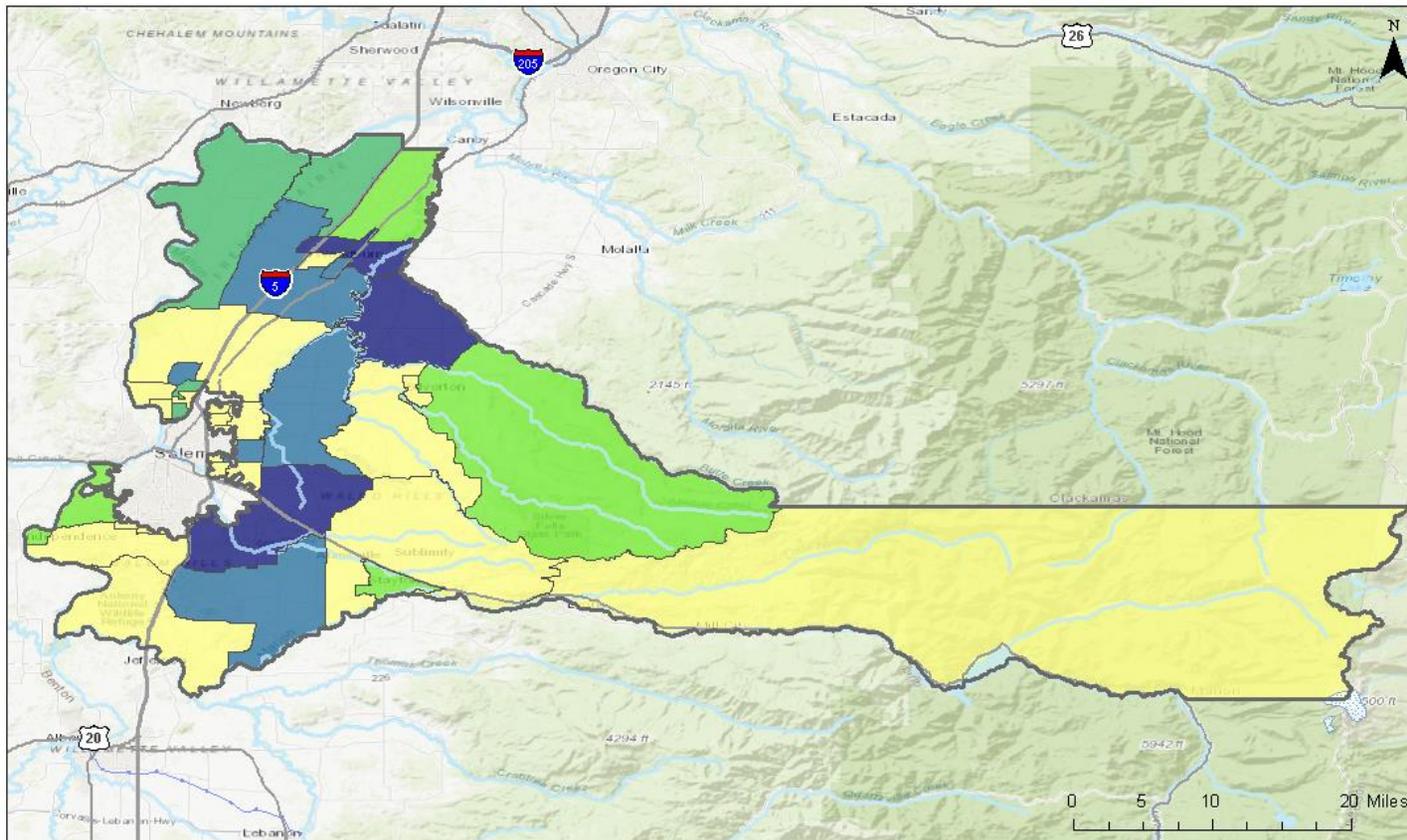
Map MA-20.2
2019 Vacant for Sale
 Marion County Service Area
 2019 ACS, Tigerline



Map MA-20.3
2010 "Other" Vacant
 Marion County Service Area
 2010 Census, Tigerline



Map MA-20.4
2019 “Other” Vacant
 Marion County Service Area
 2019 ACS, Tigerline



LEGEND

2019 Vacant: Other

Average Percent Vacant: Other in
 Study Area Tracts = 38.3%
 Disproportionate
 Share Threshold = 48.3%

Data Sources: 2019 U.S. Census, 2021 TIGER/Line, 2021 Esri



Need for owner and rental rehabilitation

As seen in Section MA-10, table MA-10.7, there is a moderate to high level need for owner rehabilitation. Rental rehabilitation is seen as a slightly lower need than owner rehabilitation. The age of the housing stock may also indicate at least a moderate amount of need for owner and rental rehabilitation. Public input also suggested the need for homeowner housing rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Table MA-20.4 shows the risk of lead-based paint (LBP) for households with young children present. As seen therein, there are an estimated 5,060 households built between 1940 and 1979 with young children present, and 990 built prior to 1939.

Table MA-20 4			
Vintage of Households by Income and Presence of Young Children			
Marion County Service Area 2013–2017 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$20,820	25	340	365
\$20,821 to \$34,700	85	430	515
\$34,701 to \$55,520	185	545	730
\$55,521 to \$69,400	110	305	415
Above \$69,400	585	2,460	3,045
Total	990	4,080	5,070
Built 1940 to 1979			
\$0 to \$20,820	485	2,420	2,905
\$20,821 to \$34,700	530	2,565	3,095
\$34,701 to \$55,520	965	4,325	5,290
\$55,521 to \$69,400	765	3,065	3,830
Above \$69,400	2,315	13,955	16,270
Total	5,060	26,330	31,390
Built 1980 or Later			
\$0 to \$20,820	725	1,805	2,530
\$20,821 to \$34,700	880	2,075	2,955
\$34,701 to \$55,520	1,300	3,295	4,595
\$55,521 to \$69,400	660	2,450	3,110
Above \$69,400	2,580	14,690	17,270
Total	6,145	24,315	30,460
Total			
\$0 to \$20,820	1,235	4,565	5,800
\$20,821 to \$34,700	1,495	5,070	6,565
\$34,701 to \$55,520	2,450	8,165	10,615
\$55,521 to \$69,400	1,535	5,820	7,355
Above \$69,400	5,480	31,105	36,585
Total	12,195	54,725	66,920

Discussion

The current housing stock in the Marion County Service Area is moderately aged and in need of some rehabilitation. This sentiment was echoed in the comments received during public input. The number of vacant unit, particularly “other” vacant units may present an opportunity for investment in these areas.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Marion County Housing Authority owns and manages 11 properties and 1,212 Housing Choice Vouchers, including VASH. The information in the tables below is derived from the Public and Indian Housing (PIH) Information database, as well as the Physical Inspection Scores from HUD’s 2021 Database.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			0	1,143	39		30	0	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 38 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

MCHA owns and manages 11 properties, which are a mix of LIHTC, HOME, and HUD multi-family Section 8 developments. These include five (5) senior properties in Mt. Angel, Woodburn, and Stayton. There are four (4) family housing properties located in Aumsville, Jefferson, and Woodburn. There are two (2) farm labor properties in Woodburn and Silverton.

There are no physical inspection scores in the HUD Inspection Database.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

MCHA does not have any public housing units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

MCHA's goals include improving the quality of assisted housing. This includes improving Section Eight Management Assessment Program (SEMAP) scores, compliance with various regulations and guidance, continuing to utilize the Enterprise Income Verification system, and conduct a minimum of two landlord informational meetings each year.⁸

Discussion:

In addition to the goal described above, the MCHA has the following goals:

- Increase the availability of decent, safe and affordable housing
- Increase assisted housing choices
- Improve community quality of life and economic vitality
- Promote self-sufficiency and asset development of families and individuals
- Ensure equal opportunity in housing
- End chronic homelessness

⁸ <https://www.co.marion.or.us/HA/Documents/2017%20PHA%20Plan.pdf>

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The homeless unit count below is derived from the Marion County / Polk County Continuum of Care (CoC) 2020 Housing Inventory Chart. The MWVHA Gap Analysis, completed in July, 2021, found that in 2021, there were 1,186 total beds, as well as 91 COVID temporary beds. This includes 277 emergency shelter beds, 382 transitional housing beds, and 618 permanent supportive housing beds.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	48		88	339	
Households with Only Adults	256		225	186	
Chronically Homeless Households				2	
Veterans	6		30	235	
Unaccompanied Youth	11		14	68	

Table 40 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are to complement services targeted to homeless persons

Homeless service providers in Marion County provide a wide range of housing and services to their clients, including shelters and transitional housing units, substance abuse treatment, case management, job training, clothes closets to provide clothing suitable for job interviews, food, and transportation. Mainstream services supplement those offered by service providers. These include transportation services, dental care, legal assistance, health and mental health care, job training, and childcare.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Table MA-10 1 Housing Units by Type Marion County Service Area 2010 & 2019 Five-Year ACS Data
Homeless Service Providers
Center for Hope and Safety Church at the Park EasterSeals Oregon Family Promise HOAP Mid-Willamette Valley Community Action Agency Northwest Human Services Shangri-La Corp Simonka Place St. Francis The Salvation Army Union Gospel Mission United Way of the Mid-Willamette Valley WestCare Women at the Well

Table MA-30.1, at right, shows the Marion County homeless service providers in the Marion County/ Polk County CoC. These service providers offer a variety of services, as noted above.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Marion County provides a variety of services for special needs populations. These services are supplemented by a variety of State services, as well as local private providers. A selection of the County services is described below.

The **Marion County Substance Abuse Prevention Program** utilizes the science of prevention to prevent alcohol and drug abuse in our communities. They disseminate information, provide technical assistance in delivering research-based prevention curricula in schools, facilitate Strengthening Families Program 10-14 parenting classes, promote alternatives to substance use/abuse, offer youth development opportunities, and assist our Oregon Together groups in mobilizing our communities toward change.⁹

Marion County Developmental Disability Services participates with the Marion County Health Department in planning and developing resources, coordinating services, and negotiating and monitoring contracts. Marion County provides case management to children and adults who have developmental disabilities.¹⁰

Marion County Public Health provides Case Management and Care Coordination for persons living with HIV/AIDS. HIV testing at the Marion County Health Department is available for people at high risk for HIV. This includes Men who have Sex with Men, People who have used Injected Drugs, and Sex Partners of People Living with HIV.¹¹

Marion County Health and Human Services provides services for health and mental health. Adult mental health services include crisis intervention, screening for potential hospital admission, hospital diversion, respite placement and short term solution focused therapy as well as referral to appropriate community agencies.¹²

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Marion County Housing Authority gives preference to homeless households including those that are exiting systems of care. In addition, the Mid-Willamette Homeless Alliance uses Coordinated Entry to ensure that anyone exiting systems of care will be matched with any available services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with

⁹ <https://www.co.marion.or.us/HLT/PH/PS/prevention>

¹⁰ <https://www.co.marion.or.us/HLT/DD/Pages/default.aspx>

¹¹ <https://www.co.marion.or.us/HLT/PH/HIV/AIDS/Pages/default.aspx>

¹² <https://www.co.marion.or.us/HLT/MH/Pages/adultmentalhealth.aspx>

91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See Below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In 2021, the county is undertaking a variety of projects that will increase access to supportive services for special needs populations. This includes public facility investments that will allow service providers to continue operations and increase access to services. These efforts are described in Section AP-35.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2021 Housing and Community Development survey found that the top barriers to affordable housing include the cost of materials, the cost of land or lot, and the Not in My Back Yard (NIMBY) mentality.

Table MA-40.1						
Providing Decent and Affordable Housing						
Marion County						
Housing and Community Development Survey						
Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Cost of materials	95	65	15	5	71	252
Cost of land or lot	75	73	21	8	72	252
Not In My Back Yard (NIMBY) mentality	74	61	27	9	72	252
Permitting/construction fees	60	42	58	13	72	252
Cost of labor	59	74	30	15	71	252
Lack of affordable housing development incentives	58	68	35	15	71	252
Permitting process	58	34	70	15	71	252
Lack of affordable housing development policies	54	55	48	11	73	252
Planning site plan review and approval process	50	44	64	18	72	252
Density or other zoning requirements	44	52	59	15	74	252
Lack of available land	39	43	40	44	73	252
Lack of property maintenance code enforcement	31	52	61	26	72	252
Lot size	28	48	73	24	73	252
Building codes	26	39	82	23	76	252
Lack of street lighting	23	48	65	31	73	252
Lack of understanding of property care-taking	23	53	65	30	71	252
Lack of police patrol	21	27	59	48	73	252
ADA codes	17	36	78	41	73	252
Lack of qualified contractors or builders	10	32	71	56	72	252

In addition, the county undertook its Analysis of Impediments to Fair Housing Choice in 2021. The results of this study are included in Table MA-40.2.

Table MA-40.2
Contributing Factors
 Marion County Service Area

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	High	Black and Hispanic households have moderate to high levels of segregation, according to the Dissimilarity Index. Native Hawaiian/ Pacific Islander households had high levels of segregation. However, this racial group represents a small percentage of the population, less than one percent.
Access to low poverty areas and concentrations of poverty	Med	Low poverty index is markedly lower for Black and Hispanic populations than white low poverty access, indicating inequitable access to low poverty areas. In addition, there are concentrations of poverty with high concentrations of ethnic minorities in Woodburn.
Access to labor market engagement	Low	Black and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the County has little control over impacting labor market engagement on a large scale.
Access to school proficiency	Low	Hispanic households have lower levels of access to proficient schools in the Marion County Service Area. This also varied geographically with school proficiency index rating across the Service Area.
Insufficient affordable housing in a range of unit sizes	High	Some 30.0 percent of households have cost burdens. This is more significant for renter households, of which 43.8 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
African American, Hispanic, Native American, and Native Hawaiian/Pacific Islander households with disproportionate rates of housing problems	High	The overall rate of housing problems in the Marion County Service Area is 33.9 percent, according to CHAS data. Black and Hispanic households experience housing problems at a disproportionate rate overall, at 48.8 percent and 50.5 percent, respectively.
Discriminatory patterns in Lending	Med	The mortgage denial rates for African American and Hispanic applicants are higher than the jurisdiction average according to 2008-2019 HMDA data. The denial rates for African American applicants are 11.6 percentage points higher than the jurisdiction average, and Hispanic denial rates were 8.3 percentage points higher than non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 51.7 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the County was the Not In My Back Yard (NIMBY) mentality in the County.
Lack of fair housing infrastructure	High	The fair housing survey and public input indicated a lack of collaboration among agencies to support fair housing.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section describes the economic atmosphere in the Marion County Service Area. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statistics (BLS) data. BLS data will reflect the Service Area. BEA data, however, is only available down to the county level and will reflect the entirety of Marion County.

Economic Development Market Analysis Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,164	7,153	7	14	7
Arts, Entertainment, Accommodations	7,651	5,626	11	11	0
Construction	6,534	5,494	9	11	2
Education and Health Care Services	11,972	6,659	17	13	-4
Finance, Insurance, and Real Estate	2,912	1,424	4	3	-1
Information	825	327	1	1	-1
Manufacturing	9,167	5,773	13	11	-2
Other Services	3,244	2,662	5	5	1
Professional, Scientific, Management Services	3,912	1,368	6	3	-3
Public Administration	0	0	0	0	0
Retail Trade	9,397	7,026	13	14	1
Transportation and Warehousing	2,273	2,752	3	5	2
Wholesale Trade	3,149	2,084	4	4	0
Total	66,200	48,348	--	--	--

Table 42 - Business Activity

Data 2013-2017 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	91,017
Civilian Employed Population 16 years and over	84,920
Unemployment Rate	6.70
Unemployment Rate for Ages 16-24	15.95
Unemployment Rate for Ages 25-65	4.45

Table 43 - Labor Force

Data Source: 2013-2017 ACS

Table MA-45.1 shows labor force statistics for Marion County Service Area between 1990 and 2019. The unemployment rate in Marion County Service Area was 4.0 percent in 2019, with 4,788 unemployed persons and 120,903 in the labor force. The statewide unemployment rate in 2019 was 3.7 percent. In 2019, 116,115 people were employed, 4,788 were unemployed, and the labor force totaled 120,903 people.

Table MA-45 1					
Labor Force Statistics					
Marion County Service Area					
1990 - 2019 BLS Data					
Year	Marion County Service Area			Statewide	
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	4,816	82,904	87,720	5.5%	5.4%
1991	5,494	83,508	89,002	6.2%	6.2%
1992	6,497	85,539	92,036	7.1%	7.3%
1993	6,924	88,808	95,732	7.2%	7.0%
1994	5,485	92,411	97,896	5.6%	5.3%
1995	4,990	93,653	98,643	5.1%	4.8%
1996	6,132	95,238	101,370	6.0%	5.6%
1997	6,156	96,430	102,586	6.0%	5.5%
1998	6,469	98,664	105,133	6.2%	5.7%
1999	6,399	100,383	106,782	6.0%	5.5%
2000	5,766	101,397	107,163	5.4%	5.2%
2001	6,588	100,568	107,156	6.1%	6.4%
2002	7,585	101,379	108,964	7.0%	7.5%
2003	8,296	102,778	111,074	7.5%	8.0%
2004	8,000	103,540	111,540	7.2%	7.4%
2005	7,059	104,496	111,555	6.3%	6.2%
2006	6,496	106,244	112,740	5.8%	5.4%
2007	6,167	107,777	113,944	5.4%	5.2%
2008	7,839	108,511	116,350	6.7%	6.2%
2009	13,479	104,613	118,092	11.4%	10.8%
2010	13,800	103,958	117,758	11.7%	10.7%
2011	12,811	103,929	116,740	11.0%	9.6%
2012	11,839	102,211	114,050	10.4%	8.8%
2013	10,005	101,484	111,489	9.0%	7.8%
2014	8,484	104,320	112,804	7.5%	6.7%
2015	6,858	107,366	114,224	6.0%	5.5%
2016	5,997	111,702	117,699	5.1%	4.7%
2017	5,174	114,396	119,570	4.3%	4.1%
2018	5,068	114,732	119,800	4.2%	4.0%
2019	4,788	116,115	120,903	4.0%	3.7%

Diagram MA-45.1 shows the unemployment rate for both the State and Marion County Service Area. During the 1990's the average rate for Marion County Service Area was 6.1 percent, which compared to 5.8 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 6.9 percent, which compared to 6.8 percent statewide. Since 2010, the average unemployment rate was 7.3 percent. Over the course of the entire period the Marion County Service Area had an average unemployment rate higher than the State, 6.8 percent for Marion County Service Area, versus 6.4 statewide.

Diagram MA-45.1
Annual Unemployment Rate
 Marion County Service Area
 1990 – 2019 BLS Data

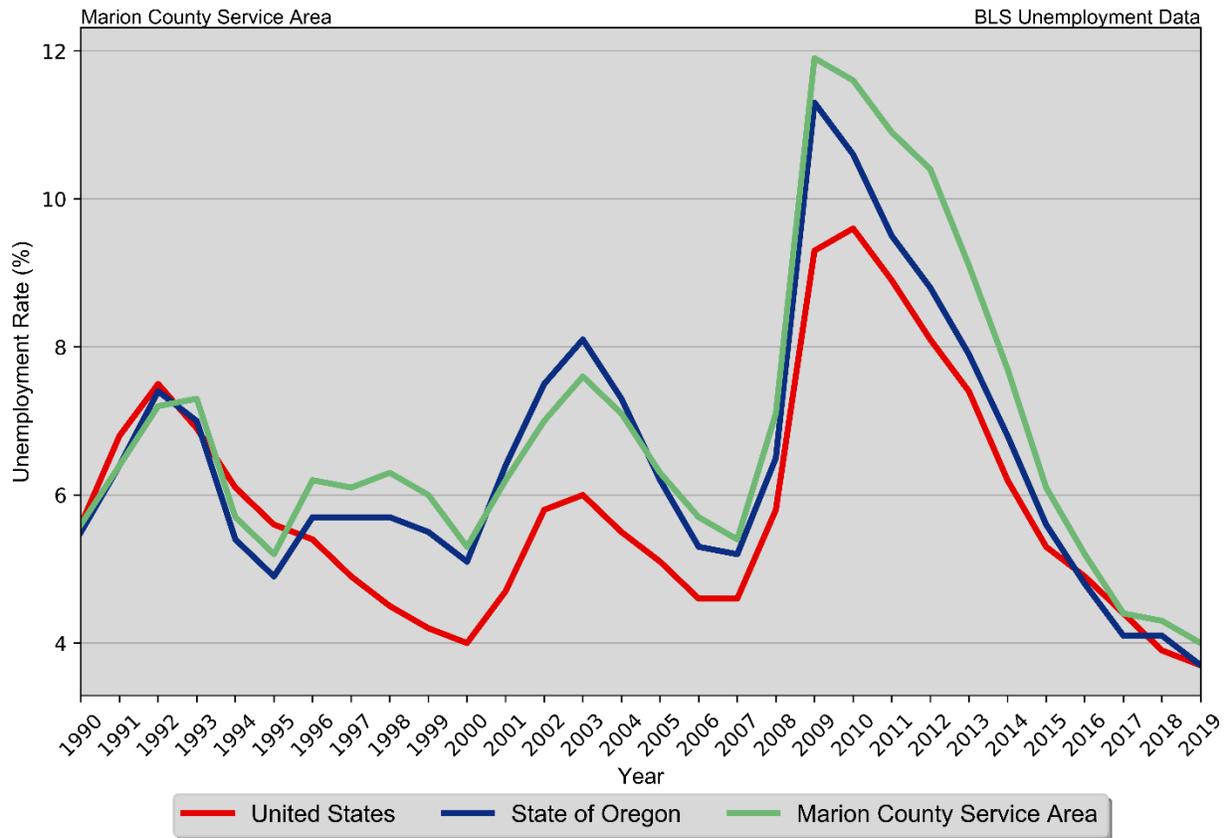
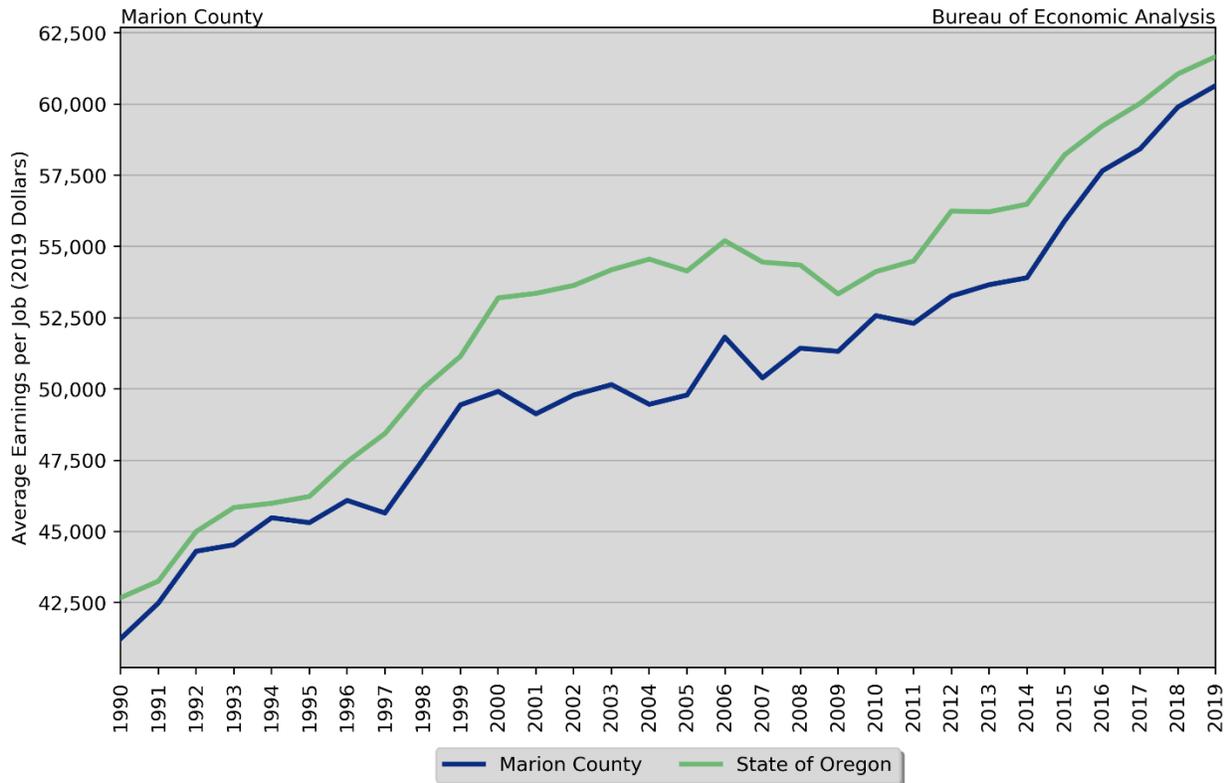


Diagram MA-45.2 shows real average earnings per job for Marion County from 1990 to 2019. Over this period the average earning per job for Marion County was 50,452 dollars, which was lower than the statewide average of 52,810 dollars over the same period.

Diagram MA-45.2
Real Average Earnings per Job
 Marion County



Occupations by Sector	Number of People	Median Income
Management, business and financial		
Farming, fisheries and forestry occupations		
Service		
Sales and office		
Construction, extraction, maintenance and repair		
Production, transportation and material moving		

Table 44 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes		
30-59 Minutes		
60 or More Minutes		
Total		

Table 45 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate			
High school graduate (includes equivalency)			
Some college or Associates degree			
Bachelors degree or higher			

Table 46 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade					
9th to 12th grade, no diploma					
High school graduate, GED, or alternative					
Some college, no degree					
Associates degree					
Bachelors degree					
Graduate or professional degree					

Table 47 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	
High school graduate (includes equivalency)	
Some college or Associates degree	
Bachelors degree	
Graduate or professional degree	

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Education

Education and employment data from the Marion County Service Area 2019 Five-Year ACS is presented in Table MA-45.2, Table MA-45.3, and Table MA-45.4. In 2019, 94,251 people were in the labor force, including 89,074 employed and 5,177 unemployed people. The unemployment rate for Marion County Service Area was estimated at 5.5 percent in 2019.

Table MA-45 2	
Employment, Labor Force and Unemployment	
Marion County Service Area 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	89,074
Unemployed	5,177
Labor Force	94,251
Unemployment Rate	5.5%

Table MA-45.3, and Table MA-45.4 show educational attainment in Marion County Service Area. In 2019, 84.1 percent of households had a high school education or greater, including 29.0 percent with a high school diploma or equivalent, 35.6 percent with some college, 13.5 percent with a Bachelor's Degree, and 6.0 percent with a graduate or professional degree.

Table MA-45 3	
High School or Greater Education	
Marion County Service Area 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	123,993
Total Households	68,030
Percent High School or Above	84.1%

Table MA-45 4		
Educational Attainment		
Marion County Service Area 2019 Five-Year ACS Data		
Education Level	2019 Five-year ACS	Percent
Less Than High School	23,484	15.9%
High School or Equivalent	42,785	29.0%
Some College or Associates Degree	52,436	35.6%
Bachelor's Degree	19,913	13.5%
Graduate or Professional Degree	8,859	6.0%
Total Population Above 18 years	147,477	100.0%

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors shown in the Business Activity table include Agriculture, Mining, Oil & Gas Extraction, Retail Trade, and Education and Health Care Services.

Describe the workforce and infrastructure needs of the business community:

The 2021 Housing and Community Development Survey found that the highest rated needs for businesses and economic development include the retention of existing businesses, fostering businesses with higher paying jobs, and the provision of job re-training, such as after plant or other closures.

Table MA-45.5 Enhancing Economic Opportunities Marion County Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Retention of existing businesses	1	11	42	106	5	87	252
Provision of job re-training, such as after plant closure, etc.	3	20	39	82	21	87	252
Foster businesses with higher paying jobs	4	9	57	82	13	87	252
Provision of job training	4	18	46	76	21	87	252
Attraction of new businesses	6	22	60	70	8	86	252
Expansion of existing businesses	4	24	55	68	13	88	252
Enhancement of businesses infrastructure	3	25	53	60	24	87	252
Provision of technical assistance for businesses	7	25	57	49	27	87	252
Provision of working capital for businesses	11	21	51	47	35	87	252
Development of business incubators	6	26	52	39	42	87	252
Development of business parks	25	39	42	29	29	88	252

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The **North Santiam Regional Wastewater Feasibility and Land Inventory studies** have been completed. This is the first of many phases of the North Santiam Joint Wastewater Project. This sizeable project is intended to be a collaborative effort among interested communities along the North Santiam River who want to address the future wastewater (sewer) needs while protecting the long term health of the watershed. Infrastructure investments, such as this, help to build a foundation to spur additional economic investments throughout the region. These studies were paid

for by Oregon Business Infrastructure Finance Authority and Marion County's portion of the Oregon Lottery dollars.¹³

The **Community Prosperity Initiative** is aimed at supporting incorporated cities within Marion County through small economic development investment projects. These projects are identified by each community and may include downtown improvements, strategic plan updates, matching funds for larger grants, water infrastructure support, or other economic development related projects.¹⁴

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Housing Community Development survey indicated that the need many people in Marion County may not have the job training and job re-training such as after plant closure or skills required to meet the needs of business in the area. Increasing job training may result in access to higher paying jobs in the area, while retaining and attracting businesses.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Chemeketa Agriculture Innovation program provides training opportunities in agriculture. The Chemeketa Agriculture Complex will serve as a hub to expand classes and facilities to better meet the training needs of farms and nurseries in the region.¹⁵ In addition, the county commissioners serve on the Board of Directors of the Willamette Workforce Partnership which offers job training throughout the region, as well as connections with local employers and businesses.¹⁶

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Marion County participates in CEDS through the Mid-Willamette Valley Council of Governments. Commissioner Kevin Cameron serves on the Board of Directors for the Mid-Willamette Valley Economic Development District, designated by the U.S. Economic Development Administration, which includes Marion, Polk, and Yamhill counties. More information is available at: [MWVCOG » Economic Development District](#)

¹³ <https://www.co.marion.or.us/CS/EconomicDevelopment/Pages/North-Santiam-Joint-Wastewater-Project.aspx>

¹⁴ <https://www.co.marion.or.us/CS/EconomicDevelopment/Pages/Community-Prosperity-Initiative.aspx>

¹⁵ <https://www.chemeketa.edu/community-partners/agriculture-complex/>

¹⁶ willwp.org

The Marion County Economic Development Department utilizes a variety of Incentives to promote economic growth. The Marion County Economic Development Strategy is outlined in the following narrative:¹⁷

Goal 1: BUILD ORGANIZATIONAL CAPACITY

- Objective 1.1 Align the governance and management model with the Strategy
- Objective 1.2 Collaborate among departments to remove barriers to business growth
- Objective 1.3 Define alignment of stakeholder strategies with the Strategy

Goal 2: STRATEGICALLY USE LAND

- Objective 2.1 Define developable land inventory
- Objective 2.2 Build strategic infrastructure

Goal 3: CREATE BUSINESS OPPORTUNITIES

The county will focus on small business, start-ups, and micro-enterprises in key industries:

- Forestry & Wood Products
- Agriculture, Food & Beverage Products
- Natural Resource Innovation
- Metals, Machinery & Equipment (including electrical)

- Objective 3.1 Enhance existing industry cluster
- Objective 3.2 Support a healthy workforce
- Objective 3.3 Foster a startup ecosystem

Goal 4: ENHANCE NATURAL RESOURCE INNOVATION

- Objective 4.1 Encourage innovations and R&D
- Objective 4.2 Define and promote market opportunities

Goal 5: FOSTER A GREAT PLACE

- Objective 5.1 Support and promote agri-tourism, rural downtowns, and recreation destination development
- Objective 5.2 Support and promote urban places
- Objective 5.3 Tell the Marion County story of place to attract a skilled workforce

Discussion

In 2019, unemployment in the Marion County Service Area was at 4.0 percent, compared to 3.7 percent for the State of Oregon. This is representative of a labor force of 120,903 people and 116,115 people employed. Real Average Earning per job has remained lower than the state rate in recent years, but has continued to climb.

¹⁷<https://www.co.marion.or.us/CS/EconomicDevelopment/PublishingImages/Pages/default/Marion%20County%20Economic%20Development%20Strategic%20Plan%20Summary.pdf>

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The geographic distribution of housing problems is shown in Map IV.11, on the following page. Housing problems were most heavily concentrated east of the City of Salem and within Woodburn. These areas also tended to have higher rates of poverty and racial and ethnic minorities. In this map, the definition of "concentration" is any area that sees a markedly higher rate of housing problems than the county average.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following maps show the distribution of the population by race and ethnicity. These maps will be used to describe any areas with a disproportionate share of any one racial or ethnic group. A disproportionate share is defined as having at least ten percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0 percent of the total population, there would be a disproportionate share if one area saw a rate of 11.0 percent or more.

The concentration of Hispanic households is shown in Map MA-50.2. In general, the areas directly east of Salem and in the areas in and around Woodburn had the highest concentration of Hispanic households. These areas saw a disproportionate share of Hispanic households (or at a rate greater than 10 percentage points higher than the average). Concentrations of poverty are shown in Map MA-50.3. The areas with the highest rates of poverty are seen in and around Woodburn and to the east of Salem.

What are the characteristics of the market in these areas/neighborhoods?

The housing markets in these areas tended to have a higher proportion of renter households, as shown in Map MA-15.2. In addition, median home values and median contract rents tended to be lower in these areas than in other areas in the Marion County Service Area. This is shown in Maps MA-15.3 and MA-15.4.

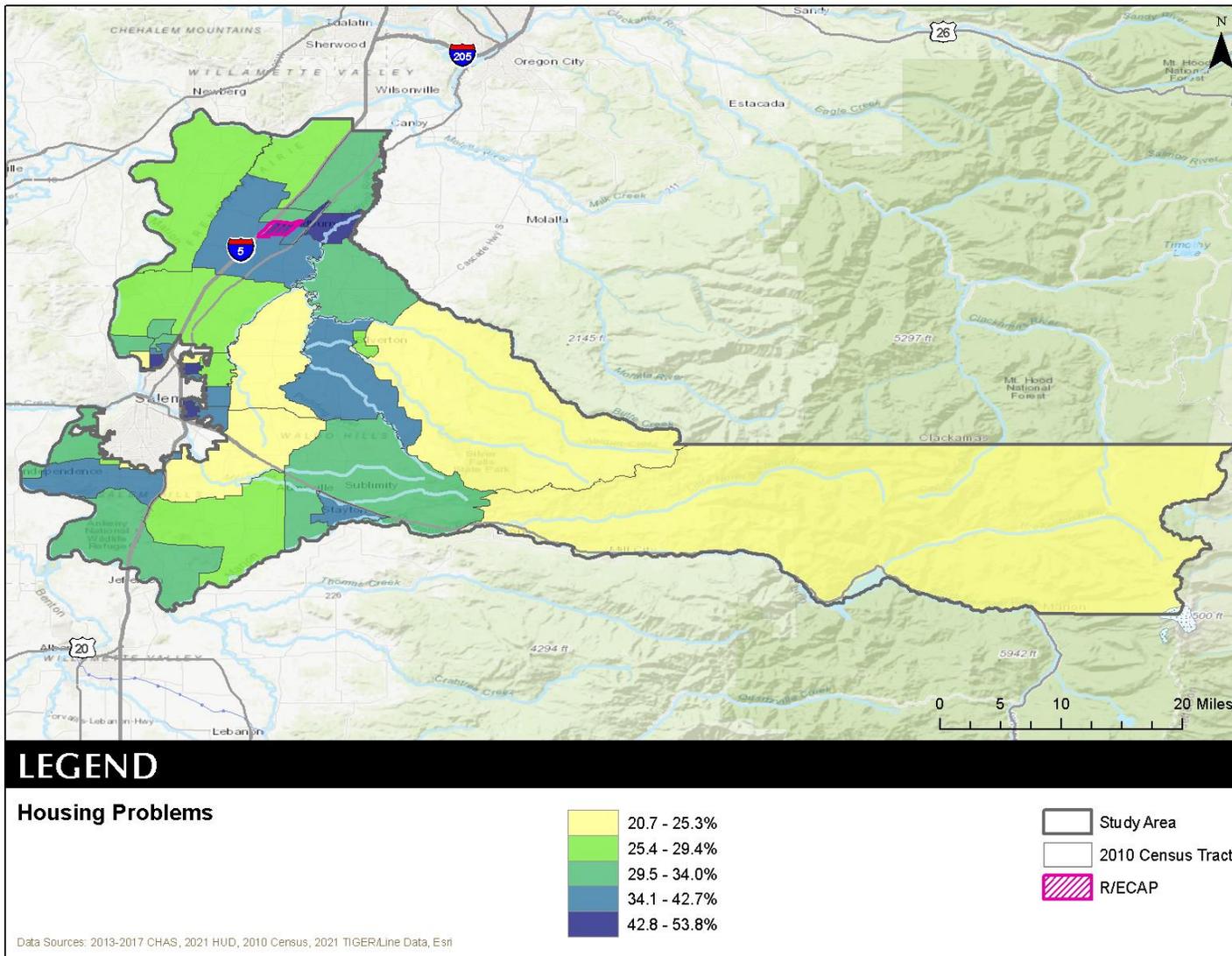
Are there any community assets in these areas/neighborhoods?

These areas are adjacent to a variety of amenities, including access to schools and parks, as well as grocery stores, and service providers.

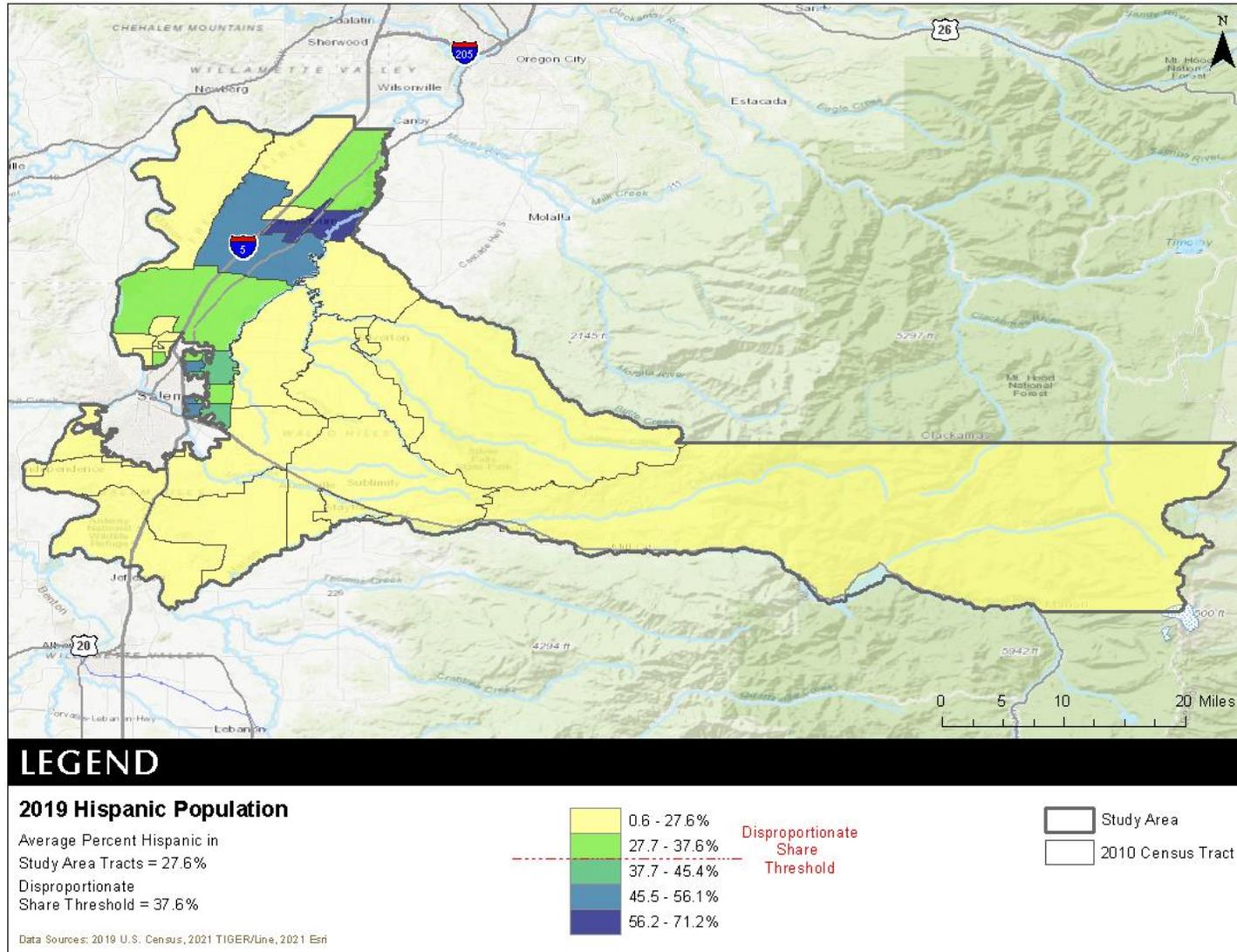
Are there other strategic opportunities in any of these areas?

Areas with high concentrations of low income and poverty level households may present an opportunity for investment through services and public facility funding.

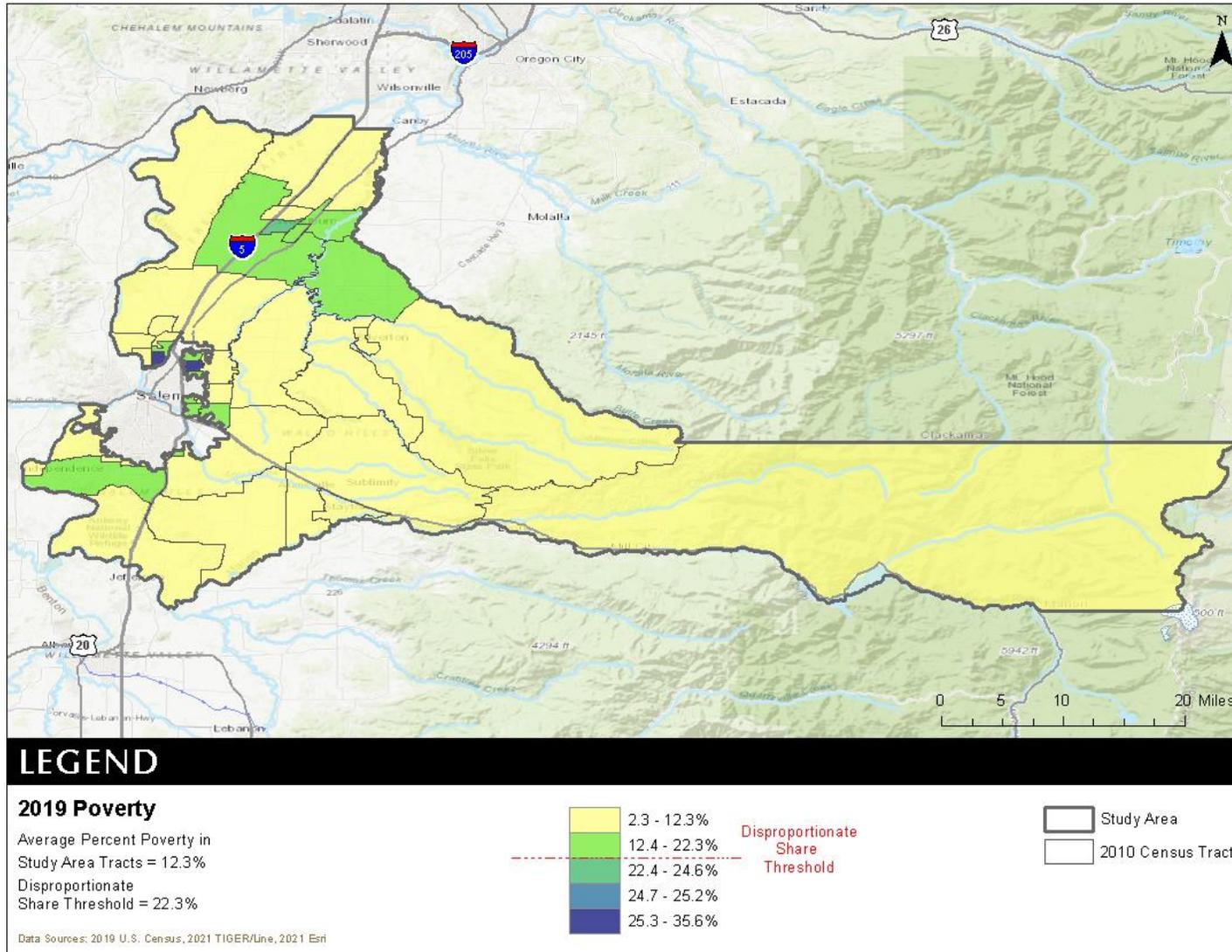
Map MA-50.1
Housing Problems
 Marion County Service Area
 2015 CHAS, Tigerline



Map MA-50.2
2019 Hispanic Households
 Marion County Service Area
 2019 ACS, Tigerline



Map MA-50.3
2019 Poverty
 Marion County Service Area
 2019 ACS, Tigerline



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The County is currently conducting an Economic Broadband Study. Data obtained through the study will be used to identify unserved and underserved areas and to produce a countywide broadband strategy to improve broadband access, reliability, and affordability, particularly in rural communities. The goals of this study is to improve broadband in the county to enhance economic development, access to education, public safety, access to healthcare, and overall quality of life through improved livability.¹⁸

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While there are a number of broadband service providers in the Marion County Service Area, there is a continued need for competition to promote affordability and access, as well as choice, in the community. According to the Information Technology and Innovation Foundation, competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative.¹⁹ In addition, those in rural areas are less likely to have access or competitive services in the area.

¹⁸ <https://www.co.marion.or.us/CS/EconomicDevelopment/Pages/Broadband-Initiative-.aspx>

¹⁹ <https://itif.org/publications/2019/09/03/policymakers-guide-broadband-competition>

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Marion County's 2011 Natural Hazards Mitigation Plan (2011) identifies the following hazards for Marion County: dam failure, drought, earthquakes, flood, landslides, volcanic eruption, wildfire, windstorm, and severe winter storm.²⁰ Large, destructive wildfires in September, 2020 impacted much of the State. Within Marion County, close to 700 homes and other structures were damaged or destroyed. In addition, vital infrastructure and community facilities were damaged by fire. The increased risk of wildfire in the County continues to be a high priority.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-income households are particularly vulnerable to the impacts of natural hazards due to a lack of resources to recuperate any losses. The State of Oregon's Wildfire Report found that there is much work needed to address affordable housing and protect low-income households that were displaced by the 2020 wildfires.²¹ As with this and other resources, the County's CDBG and HOME funds can be directed to assist low-to-moderate income households that are impacted by the wildfires and other natural disasters.

²⁰ <https://www.co.marion.or.us/PW/EmergencyManagement/Pages/NHMP.aspx>

²¹ <https://www.oregon.gov/gov/policy/Documents/WERC-2020/Wildfire%20Report%20FINAL.pdf>

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The Needs Assessment and Market Analysis, which has been guided by the 2021 Housing and Community Development Survey and public input, identified 6 priority needs. These are described below.

- Disaster Relief
- Low-to-Moderate Income Housing
- Special Needs Populations
- Public Facilities & Infrastructure
- Homelessness
- Economic Development

These Priority Needs are addressed with the following Goals:

Increase Availability and Affordability of Housing Options

Improve the condition and availability of affordable housing over a five-year period through homeowner housing rehabilitation, new housing construction, and tenant-based rental assistance.

Provide for Community Housing Development Organizations (CHDO) Set-Aside

Improve the condition and availability of affordable housing over a five-year period through the investment in CHDOs.

Support Disaster Recovery Efforts

Support disaster recovery efforts with CDBG eligible activities in fire-affected areas.

Invest in Vital Community Facilities and Infrastructure

Ensure the livability of communities through the rehabilitation and development of public facilities and infrastructure.

Increase Access to Community Services

Help address the needs of non-homeless special needs populations in the Marion County Service Area through the funding of public services.

Encourage Economic Opportunities

Improve economic opportunities through activities aimed at improving the conditions needed for successful business and economic development that benefit low-to-moderate income households.

Support Program Success

Support program implementation in the Marion County Service Area through Program administration. These actions include:

1. Support CDBG programs with CDBG Program administration funds
2. Support HOME programs with HOME Program administration funds

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

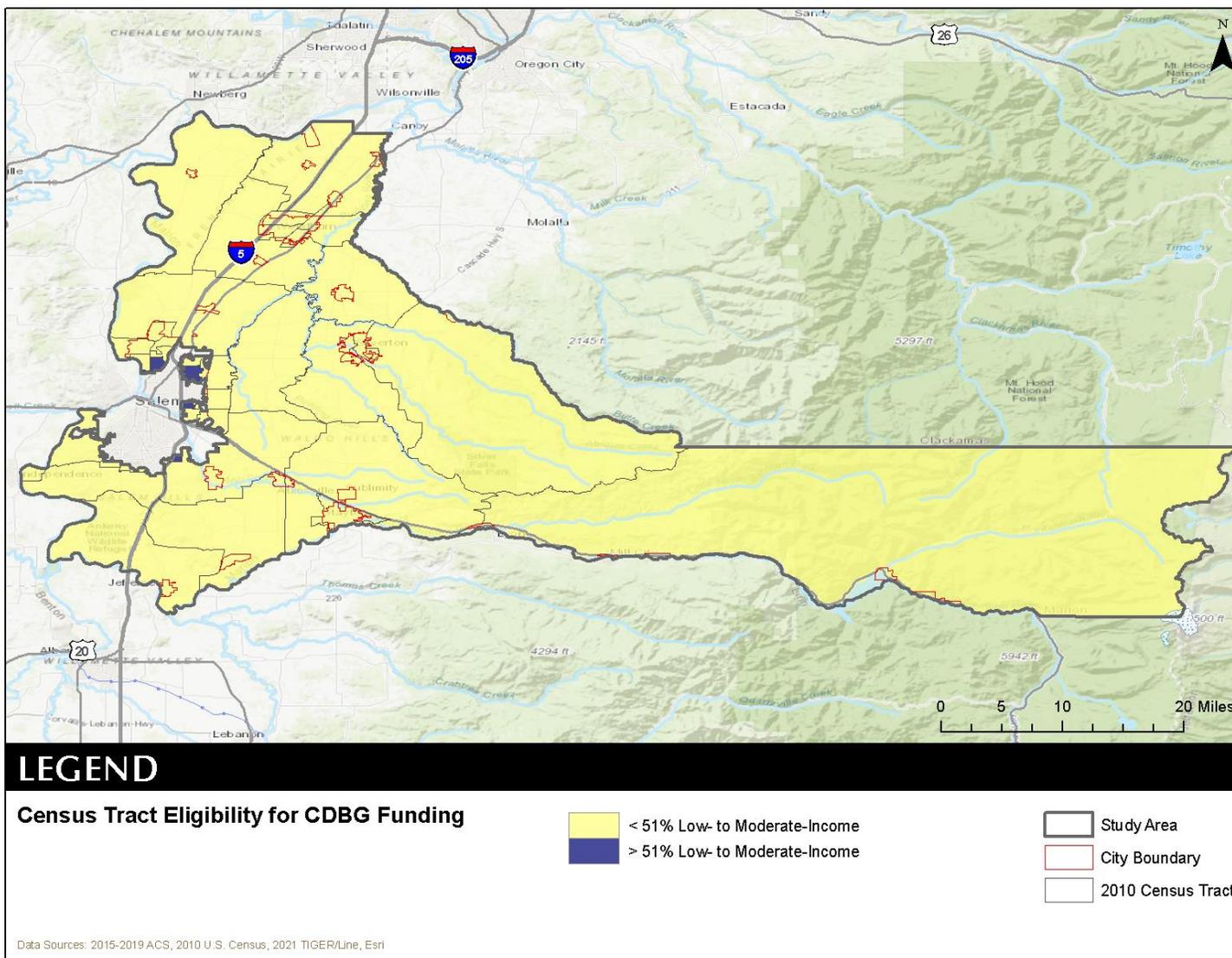
1	Area Name:	LMI Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Marion County Service Area
	Area Type:	OTHER
	Other Target Area Description:	OTHER
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the Eligible Metropolitan Statistical Area (EMSA) for Housing Opportunities for Persons with AIDS (HOPWA))

Investments will be allocated according to responses to programmatic opportunities and applications funding availability. The Low-Mod Income (LMI) areas are shown in Map SP-10.1, on the following page

Map SP-10.1
LMI Area
 Marion County Service Area
 2015 CHAS, Tigerline



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	Disaster Relief
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Marion County Service Area
	Associated Goals	Support Disaster Recovery Efforts Support Program Success
	Description	Impacts from the 2020 Fires devastated much of the County. This urgent need to assist households and the area recover is a high priority for the County.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
2	Priority Need Name	Low-to-Moderate Income Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Marion County Service Area
	Associated Goals	Increase Availability and Affordability of Housing Options Provide for CHDO Set-Aside Program Administration Support Program Success
	Description	Housing for low to moderate income households is a high priority in the Area due to the number of households with housing problems.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
3	Priority Need Name	Special Needs Populations
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Marion County Service Area
	Associated Goals	Increase Access to Community Services Support Program Success

	Description	There are numerous special needs population in the Marion County Service Area that are in-need. These households have a variety of housing and service needs and continue to be a high priority within the Area. These include the elderly, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. This also includes low income households in need of public services such as childcare and job trainings.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
4	Priority Need Name	Public Facilities & Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Marion County Service Area LMI Areas
	Associated Goals	Invest in Vital Community Facilities and Infrastructure Support Program Success
	Description	Public Facilities and Infrastructure improvements, including those named in NA-15, continue to be a highly rated need in the Marion County Service Area.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
5	Priority Need Name	Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Marion County Service Area
	Associated Goals	Increase Access to Community Services Support Program Success
	Description	Homelessness continues to be a high need in the Marion County Service Area. While the County continues to support efforts that seek to end homelessness, it remains a high priority in the Area. These include funding service providers that request funds.
	Basis for Relative Priority	Homelessness
	6	Priority Need Name
Priority Level		High

Population	Extremely Low Low Moderate Non-housing Community Development
Geographic Areas Affected	Marion County Service Area
Associated Goals	Encourage Economic Opportunities Support Program Success
Description	Economic development activities, including but not limited to employment opportunities, job training, small business, etc.
Basis for Relative Priority	Priorities based on the Needs Assessment and public input.

Narrative (Optional)

The priority needs for Marion County’s 2021-2025 Consolidated Plan are based on the Needs Assessment and Market Analysis, as well as the Housing and Community Development Survey, public input, and stakeholder input. These priority needs are integrated into the goals of this Consolidated Plan and will be addressed systematically through a series of projects actions over the next five years.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market conditions continue to be a limiting factor for many families to access rental housing. The use of TBRA will prove to be challenging to find housing units within the rent limits assigned by the programs. The cost of rental housing is out of reach for many households, especially for larger families as demonstrated by the rate of cost burdens for low-income large families. While the use of TBRA may be limited by market conditions, it is also necessary to assist households to prevent homelessness.
TBRA for Non-Homeless Special Needs	Similar with the information outlined above, special needs populations face the trial of high rental housing costs, with the additional complications of some households needing accessible units. The older housing stock also poses as a challenge to accessible units, as many older units do not have accessibility units.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the cost of land and labor act as major barriers to developing any type of new construction in the County with the limited amount of funds available.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. These were noted as a barrier to the development of affordable housing. The age of the housing stock also indicates a greater level of need for these types of rehabilitation.
Acquisition, including preservation	Median home values have increased in recent years, straining the availability of funds to acquire new properties for rehabilitation and/or resale. While the market continues to grow, the county will evaluate the financial effectiveness of acquisition as part of its affordable housing development portfolio. This evaluation will include both the cost of land and structures, but also the costs associated with rehabilitation, as described above.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Marion County is entering into its first year as an entitlement community and anticipates receiving \$1,561,194 in Community Development Block Grant (CDBG) funds and \$621,125 in HOME Investment Partnership (HOME) funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,561,194	0	0	\$1,561,194	\$6,244,776	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$621,125	0	0	\$621,125	\$2,484,500	

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Entering into the first year as an entitlement, Marion County is evaluating resources that will be used to leverage with CDBG and HOME funds. This may consist of match requirements, other state funding options, and local investments.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable in this 2021 Program Year.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Marion County	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Housing Choice Vouchers Owner-Occupied Rehabilitation public facilities public services	Jurisdiction
Aumsville	Government	Non-homeless special needs Planning	Jurisdiction
Aurora	Government	Non-homeless special needs Planning	Jurisdiction
Detroit	Government	Non-homeless special needs Planning	Jurisdiction
Donald	Government	Non-homeless special needs Planning	Jurisdiction
Gervais	Government	Non-homeless special needs Planning	Jurisdiction
Hubbard	Government	Non-homeless special needs Planning	Jurisdiction
Idanha	Government	Non-homeless special needs Planning	Jurisdiction
Jefferson	Government	Non-homeless special needs Planning	Jurisdiction

Keizer	Government	Non-homeless special needs Planning	Jurisdiction
Mill City	Government	Non-homeless special needs Planning	Jurisdiction
Mt. Angel	Government	Non-homeless special needs Planning	Jurisdiction
St. Paul	Government	Non-homeless special needs Planning	Jurisdiction
Scotts Mill	Government	Non-homeless special needs Planning	Jurisdiction
Silverton	Government	Non-homeless special needs Planning	Jurisdiction
Stayton	Government	Non-homeless special needs Planning	Jurisdiction
Sublimity	Government	Non-homeless special needs Planning	Jurisdiction
Turner	Government	Non-homeless special needs Planning	Jurisdiction
Woodburn	Government	Non-homeless special needs Planning	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

As the county works to develop its Consolidated Plan as a first time entitlement, the county is also working to develop its Institutional Delivery System. During the Consolidated Planning process, local governments commented on the need for on-going coordination, as well consultation with the various areas. The county works closely with private and public service providers, the regional CoC, and local cities. This undertaking will strengthen these collaborations to make a more robust and effective delivery system to distribute HOME and CDBG funds.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		X
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X	X	
Other			
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The services targeted to homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of non-profit service providers that constitute the Mid-Willamette Valley Homeless Alliance (MWWHA). These organizations partner with each other, the county, and mainstream service providers to provide a wide ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The MWWHA provide services to persons who are homeless or at risk of homelessness in Marion County. Some of these services include coordinated entry to help identify needs and place households with the appropriate services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service providers in the Marion County Service Area work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. The major gap in the service delivery system is the ability to meet all the needs in the community through the lack of funding options. MWWHA utilizes coordination across members to better serve households in the Marion County Service Area.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Marion County continues to strive to meet the needs of households in the Marion County Service Area through this Consolidated Plan strategy and in addressing priority needs. In developing its first Consolidated Plan, the county is also developing its institutional delivery structure. Through this process the county will:

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with the cities and unincorporated areas throughout the county to create a cohesive and effective delivery strategy.
3. Work with private industry to address important issues that hamper housing and community development efforts.
4. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Availability and Affordability of Housing Options	2021	2025	Affordable Housing	Marion County Service Area	Low-to-Moderate Income Housing	HOME: \$1,164,609 CDBG: \$1,180,597	Homeowner Housing Rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 200 Households Assisted Construction of Rental Housing: 5 New Units
2	Provide for CHDO Set-Aside	2021	2025	Affordable Housing	Marion County Service Area	Low-to-Moderate Income Housing	HOME: \$465,843	Other: 5
3	Support Disaster Recovery Efforts	2021	2025	Non-Housing Community Development Affordable Housing	Marion County Service Area	Disaster Relief	HOME: \$1,164,609 CDBG: \$1,951,492	Homeowner Housing Rehabilitated: 25 Household Housing Unit Public facility and infrastructure activities other than Low/Moderate Income Housing Benefit: 15,000 Households Construction of Rental Housing: 5 New Units

4	Invest in Vital Community Facilities and Infrastructure	2021	2025	Non-Housing Community Development	Marion County Service Area LMI Areas	Public Facilities & Infrastructure	CDBG: \$1,951,492	Public facility and infrastructure activities other than Low/Moderate Income Housing Benefit: 10,000 Households
5	Increase Access to Community Services	2021	2025	Non-Homeless Special Needs	Marion County Service Area	Special Needs Populations Homelessness	CDBG: \$770,895	Public service activities other than Low/Moderate Income Housing Benefit: 16,000 Persons Assisted
6	Encourage Economic Opportunities	2021	2025	Non-Housing Community Development	Marion County Service Area	Economic Development	CDBG: \$390,298	Businesses Assisted: 5 Businesses
7	Support Program Success	2021	2025	Non-Housing Community Development	Marion County Service Area	Low-to-Moderate Income Housing Disaster Relief Public Facilities & Infrastructure Special Needs Populations Homelessness Economic Development	CDBG: \$1,561,194 HOME: \$310,562	Other: 5

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Availability and Affordability of Housing Options
	Goal Description	Improve the condition and availability of affordable housing over a five-year period through homeowner housing rehabilitation, new housing construction, and tenant-based rental assistance.
2	Goal Name	Provide for CHDO Set-Aside
	Goal Description	Improve the condition and availability of affordable housing over a five-year period through the investment in Community Housing Development Organizations (CHDO).
3	Goal Name	Support Disaster Recovery Efforts
	Goal Description	Support disaster recovery efforts with CDBG eligible activities in fire-affected areas.
4	Goal Name	Invest in Vital Community Facilities and Infrastructure
	Goal Description	Ensure the livability of communities through the rehabilitation and development of public facilities and infrastructure.
5	Goal Name	Increase Access to Community Services
	Goal Description	Help address the needs of non-homeless special needs populations in the Marion County Service Area through the funding of public services.
6	Goal Name	Encourage Economic Opportunities
	Goal Description	Improve economic opportunities through activities aimed at improving the conditions needed for successful business and economic development that benefit low-to-moderate income households.
7	Goal Name	Support Program Success
	Goal Description	Support program implementation in the Marion County Service Area through Program administration. These actions include: <ol style="list-style-type: none"> 1. Support CDBG programs with CDBG Program administration funds 2. Support HOME programs with HOME Program administration funds

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The county estimated it will provide affordable housing for 545 households, including 45 very low income, 225 low income, and 275 moderate income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to increase the number of accessible units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to increase resident involvements

The Public Housing Authority's (PHA) goals include: improve community quality of life and economic vitality and promote self-sufficiency and asset development of families and individuals. These goals help increase access to services and involvement within the larger community.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The 2021 Housing and Community Development survey found that the top barriers to affordable housing include the cost of materials, the cost of land or lot, and the Not in My Back Yard (NIMBY) mentality.

Table MA-40.1						
Providing Decent and Affordable Housing						
Marion County						
Housing and Community Development Survey						
Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Cost of materials	95	65	15	5	71	252
Cost of land or lot	75	73	21	8	72	252
Not In My Back Yard (NIMBY) mentality	74	61	27	9	72	252
Permitting/construction fees	60	42	58	13	72	252
Cost of labor	59	74	30	15	71	252
Lack of affordable housing development incentives	58	68	35	15	71	252
Permitting process	58	34	70	15	71	252
Lack of affordable housing development policies	54	55	48	11	73	252
Planning site plan review and approval process	50	44	64	18	72	252
Density or other zoning requirements	44	52	59	15	74	252
Lack of available land	39	43	40	44	73	252
Lack of property maintenance code enforcement	31	52	61	26	72	252
Lot size	28	48	73	24	73	252
Building codes	26	39	82	23	76	252
Lack of street lighting	23	48	65	31	73	252
Lack of understanding of property care-taking	23	53	65	30	71	252
Lack of police patrol	21	27	59	48	73	252
ADA codes	17	36	78	41	73	252
Lack of qualified contractors or builders	10	32	71	56	72	252

In addition, the county undertook its Analysis of Impediments to Fair Housing Choice in 2021. The results of this study are included in Table MA-40.2.

Table MA-40.2
Contributing Factors
 Marion County Service Area

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	High	Black and Hispanic households have moderate to high levels of segregation, according to the Dissimilarity Index. Native Hawaiian/ Pacific Islander households had high levels of segregation. However, this racial group represents a small percentage of the population, less than one percent.
Access to low poverty areas and concentrations of poverty	Med	Low poverty index is markedly lower for Black and Hispanic populations than white low poverty access, indicating inequitable access to low poverty areas. In addition, there are concentrations of poverty with high concentrations of ethnic minorities in Woodburn.
Access to labor market engagement	Low	Black and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the County has little control over impacting labor market engagement on a large scale.
Access to school proficiency	Low	Hispanic households have lower levels of access to proficient schools in the Marion County Service Area. This also varied geographically with school proficiency index rating across the Service Area.
Insufficient affordable housing in a range of unit sizes	High	Some 30.0 percent of households have cost burdens. This is more significant for renter households, of which 43.8 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
African American, Hispanic, Native American, and Native Hawaiian/Pacific Islander households with disproportionate rates of housing problems	High	The overall rate of housing problems in the Marion County Service Area is 33.9 percent, according to CHAS data. Black and Hispanic households experience housing problems at a disproportionate rate overall, at 48.8 percent and 50.5 percent, respectively.
Discriminatory patterns in Lending	Med	The mortgage denial rates for African American and Hispanic applicants are higher than the jurisdiction average according to 2008-2019 HMDA data. The denial rates for African American applicants are 11.6 percentage points higher than the jurisdiction average, and Hispanic denial rates were 8.3 percentage points higher than non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 51.7 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the County was the Not In My Back Yard (NIMBY) mentality in the County.
Lack of fair housing infrastructure	High	The fair housing survey and public input indicated a lack of collaboration among agencies to support fair housing.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The county's strategy, developed by the 2021 Analysis of Impediments is included in Table SP-55.1, on the following page.

Table SP-55.1			
Fair Housing Goal	Fair Housing Issue(s)	Impediments to Fair Housing Choice/ Contributing Factors	Recommended Actions
Promote affordable homeownership and rental opportunities outside of R/ECAPs	Segregation R/ECAPs Disproportionate Housing Needs Publicly Supported Housing	Moderate to high levels of segregation Inequitable access to proficient schools and labor market engagement Insufficient affordable housing in a range of unit sizes Discriminatory patterns in Lending Inequitable access to low poverty areas and concentrations of poverty	Promote homeownership and affordable rental opportunities outside of R/ECAPs with the use of CDBG and HOME funds. Over the next five (5) years: 100 Homeowner Housing Rehabilitated 5 New Construction Developed 200 Homeowner provided Down payment assistance
Promote Community Development activities in areas with higher rates of poverty	Disparities in Access to Opportunity	Moderate to high levels of segregation Inequitable access to proficient schools and labor market engagement Inequitable access to low poverty areas and concentrations of poverty	Promote public services, public facilities, and infrastructure improvements with CDBG funds in low to moderate income neighborhoods or to benefit LMI households. Over the next five (5) years: Benefit 10,000 households with improved access to public services
Promote community and service provider knowledge of ADA laws	Disability and Access Publicly Supported Housing	Insufficient accessible affordable housing	Increase outreach and education for housing providers in the County, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations and Fair Housing Council of Oregon (FHCO). Record activities annually.
Increase outreach and education for housing providers in the County and the public	Fair Housing Enforcement and Outreach Publicly Supported Housing	Discriminatory patterns in Lending Lack of fair housing infrastructure Insufficient fair housing education Insufficient understanding of credit	Partner with FHCO to conduct fair housing outreach and education targeting rental tenants and landlords, providing an overview of fair housing laws and examples of discrimination that housing consumers may encounter in the rental and homeowner housing market. Include materials in both English and Spanish Promote education through website and online materials, as well as printed materials at County offices and community centers/libraries. Record activities annually.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Mid-Willamette Valley Homeless Alliance (MWWHA), the coalition of local homeless service agencies, works with area providers in conducting assessments of homeless individuals, including unsheltered persons, through the Coordinated Entry System. These assessments serve to help focus activities for the coming year, as well as provide documentation in response to HUD program requirements.

Addressing the emergency and transitional housing needs of homeless persons

The Mid-Willamette Valley Homeless Alliance’s Strategic Plan outlines the goals of the organization to reduce homelessness. Part of the measurable outcomes for this Plan is to Increase in the percent of persons who exit the streets to an emergency shelter, sheltered housing, transitional housing or permanent housing destination,²² and to address gaps in shelters beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

MWWHA’s Strategic Goals include utilizing the resources of Rapid Rehousing and expanding permanent supportive housing to address the needs of the high percentage of chronically homeless individuals concentrated in the Salem/Keizer area. In addition, to address the unique needs and characteristics of specific populations (chronically homeless, youth, families, seniors, LBGTQ populations, farmworkers, Veterans, survivors of domestic violence, survivors of human trafficking, and persons with disabilities, including those who are medically fragile).²³

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

MWWHA’s Strategic Goals include aligning systems and expanding strategies that mitigate risks of becoming homeless or returning to homelessness. In addition, the strategic plan includes a goal to increase access and expand affordable housing units to help fill the region’s gap.

²² <http://mwwhomelessalliance.org/wp-content/uploads/2020/07/MWVHA-Strategic-Plan-adopted-6.11.20.pdf>

²³ <http://mwwhomelessalliance.org/wp-content/uploads/2020/07/MWVHA-Strategic-Plan-adopted-6.11.20.pdf>

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazard

The county will commit to following the standards developed by HUD to engage in lead-based paint mitigation and abatement steps in any HOME funded projects that meet the criteria. In addition, the county remains committed to providing education material to the public to help reduce and eliminate their risk of lead-based paint exposure.

How are the actions listed above related to the extent of lead poisoning and hazards?

As seen in Section MA-20 Housing Market Analysis: Condition of Housing, there are an estimated 6,050 housing units built prior to 1979 that have children younger than 6 years old present. These households are at the greatest risk of lead-based paint exposure. However, the rate of lead-based paint exposure has been on the decline nationally. In the State of Oregon, there were 213 children less than 6 years old with confirmed Blood Lead Levels (BLL) over the level of concern between 2010 and 2018.

How are the actions listed above integrated into housing policies and procedures?

The county provides educational materials on both the risks associated with lead-based paint and the steps required for renovation, repair and painting. In addition, the county will adhere to all HUD guidelines for mitigation and abatement for any HOME funded projects.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction goals, programs and policies for reducing the number of poverty-level families

Marion County's poverty level has been on the decline. However, it is always the goal of the County to further reduce poverty and encourage self-sufficiency for families. The County has a variety of services and outside partnerships that help promote the reduction of poverty in the Service Area. In addition to providing affordable housing options with the Marion County Housing Authority, the County also offers supportive services including health, mental health, disability services, and referrals to other available services. With the introduction of CDBG and HOME funds to the community, the County plans to expand offerings to help address poverty in the Service Area, as well as enhance partnerships with outside agencies.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The County's poverty reducing goals are closely linked with the development of this plan in providing housing and service options for our most vulnerable populations, including special needs populations and low to moderate income households. These efforts reflect the overarching principles of the County, as well as the County's mission to "serve the public to protect, promote, and enhance a positive quality of life in Marion County."²⁴

²⁴ <https://www.co.marion.or.us/Pages/mission.aspx>

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Marion County will monitor HOME programs in compliance with HOME Final Rule at 24 CFR 92.504. This includes annual (at a minimum) review of the performance of each entity that receives HOME funds. Annual monitoring can consist of internal audits, remote or desk reviews and on-site visits. The steps to annual monitoring are:

- Assess risk of non-compliance by each entity
- Develop an annual monitoring strategy
- Perform reviews of projects and entities
- Communicate results and indicate the need for any corrective action
- Follow-up with findings

Marion County monitors annually a sample of its HOME and CDBG projects based on applicability and risk assessment criteria. Marion County monitors HOME properties during the affordability period based on applicable regulatory timeframes and requirements.

Monitoring may include the review of monitoring reports, audits and management letters at application, federal requirements during contract signing, periodic reimbursement requests/performance reports, technical assistance, desk reviews, on-site reviews, and other comprehensive monitoring. Monitoring for cross-cutting regulations such as Section 3, minority and women owned (MBE/WBE) business enterprises outreach, and Davis-Bacon will be reviewed annually at receipt of reports and/or during on-site visits for applicable projects.

2021 ANNUAL ACTION PLAN

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Marion County is entering into its first year as an entitlement community and anticipates receiving \$1,561,194 in Community Development Block Grant (CDBG) funds and \$621,125 in HOME Investment Partnership (HOME) funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total:\$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,561,194	0	0	\$1,561,194	\$6,244,776	

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$621,125	0	0	\$621,125	\$2,484,500	
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Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Entering into the first year as an entitlement, Marion County is evaluating resources that will be used to leverage with CDBG and HOME funds. This may consist of match requirements, other state funding options, and local investments.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable in this 2021 Program Year.

Discussion

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide for CHDO Set-Aside	2021	2025	Affordable Housing	Marion County Service Area	Low-to-Moderate Income Housing	HOME: \$93,169	Other: 1
2	Support Disaster Recovery Efforts	2021	2025	Non-Housing Community Development Affordable Housing	Marion County Service Area	Disaster Relief	HOME: \$465,843 CDBG: \$134,178	Homeowner Housing Rehabilitated: 8 Household Housing Unit Construction of Homeowner Housing: 1 New Units
3	Invest in Vital Community Facilities and Infrastructure	2021	2025	Non-Housing Community Development	Marion County Service Area LMI Areas	Public Facilities & Infrastructure	CDBG: \$1,114,773	Public facility and infrastructure activities other than Low/Moderate Income Housing Benefit: 2,000 Households

4	Support Program Success	2021	2025	Non-Housing Community Development	Marion County Service Area	Low-to- Moderate Income Housing Disaster Relief Public Facilities & Infrastructure Special Needs Populations Homelessness Economic Development	CDBG: \$312,238 HOME: \$62,112	Other: 1
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Goal Descriptions

1	Goal Name	Provide for CHDO Set-Aside
	Goal Description	Improve the condition and availability of affordable housing over a five-year period through the investment in Community Housing Development Organizations (CHDO).
2	Goal Name	Support Disaster Recovery Efforts
	Goal Description	Support disaster recovery efforts with CDBG eligible activities in fire-affected areas.
3	Goal Name	Invest in Vital Community Facilities and Infrastructure
	Goal Description	Ensure the livability of communities through the rehabilitation and development of public facilities and infrastructure.
4	Goal Name	Support Program Success
	Goal Description	Support program implementation in the Marion County Service Area through Program administration. These actions include: <ol style="list-style-type: none"> 1. Support CDBG programs with CDBG Program administration funds 2. Support HOME programs with HOME Program administration funds

Table 57 – Goals Summary

AP-35 Projects – 91.220(d)

Introduction

The following projects will be undertaken in the 2021 Program Year. These projects were selected based on the goals outlined in the 2021-2025 Consolidated Plan.

Projects

#	Project Name
1	Community Infrastructure Improvements
2	Boys and Girls Club Northeast Lancaster Clubhouse
3	Food Bank Support
4	Center for Hope and Safety – HOPE Plaza
5	Family Building Blocks (FBB)
6	Affordable Housing Development
7	CHDO Set Aside
8	Administration

Table 58 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities identified in this Action Plan are based on the County’s Priority Needs in the 2021-2025 Consolidated Plan. These priority needs, as well as the identified urgent need activity of addressing the impacts of the 2020 wildfire, are the highest priority for the county to utilize CBG and HOME funds. The activities selected for the 2021 Program Year are in alignment with these priority needs and goals.

AP-38 Project Summary

Project Summary Information

1	Project Name	Community Infrastructure Improvements
	Target Area	MARION COUNTY SERVICE AREA
	Goals Supported	Invest in Vital Community Facilities and Infrastructure
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: \$414,773
	Description	Infrastructure improvements in LMI areas or areas with urgent need
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Infrastructure improvements in LMI areas or areas with urgent need
	2	Project Name
Target Area		MARION COUNTY SERVICE AREA
Goals Supported		Invest in Vital Community Facilities and Infrastructure
Needs Addressed		Public Facilities & Infrastructure
Funding		CDBG: \$250,000
Description		Equipment and supplies for new center.
Target Date		6/30/2022
Estimate the number and type of families that will benefit from the proposed activities		
Location Description		
Planned Activities		Equipment and supplies for new center.

3	Project Name	Food Bank Support
	Target Area	MARION COUNTY SERVICE AREA
	Goals Supported	Invest in Vital Community Facilities and Infrastructure
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: \$100,000
	Description	Provide funds for equipment for food banks to continue operations. \$50,000 for AWARE and \$50,000 for Neighbors Serving Under-sheltered Neighbors in Woodburn.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Woodburn, OR
	Planned Activities	Provide funds for equipment for food banks to continue operations.
4	Project Name	Center for Hope and Safety – HOPE Plaza
	Target Area	MARION COUNTY SERVICE AREA
	Goals Supported	Invest in Vital Community Facilities and Infrastructure
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: \$250,000
	Description	Development of HOPE Plaza
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Development of HOPE Plaza

5	Project Name	Family Building Blocks
	Target Area	MARION COUNTY SERVICE AREA
	Goals Supported	Invest in Vital Community Facilities and Infrastructure
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: \$100,000
	Description	Supporting services for children and families in Marion County, primarily the Stayton classroom
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Supporting services for children and families in Marion County, primarily the Stayton classroom
6	Project Name	Affordable Housing Development
	Target Area	MARION COUNTY SERVICE AREA
	Goals Supported	Support Disaster Recovery Efforts
	Needs Addressed	Disaster Relief
	Funding	CDBG: \$ 134,178 HOME: \$465,843
	Description	Housing rehabilitation and new construction for urgent need activities for households impacts by the 2020 wildfires.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Will assist approximately nine households.
	Location Description	
	Planned Activities	Housing rehabilitation and new construction for urgent need activities for households impacts by the 2020 wildfires.

7	Project Name	CHDO Set-Aside
	Target Area	MARION COUNTY SERVICE AREA
	Goals Supported	Provide for CHDO Set-Aside
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	CDBG: \$93,168
	Description	15% set-aside for CHDO Activities
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	15% set-aside for CHDO Activities – DevNW has been identified as the CHDO to receive funds
8	Project Name	Administration
	Target Area	MARION COUNTY SERVICE AREA
	Goals Supported	Support Program Success
	Needs Addressed	Low-to-Moderate Income Housing Disaster Relief Public Facilities & Infrastructure
	Funding	CDBG: \$312,238 HOME: \$62,112
	Description	Provide for administrative costs for HOME and CDBG programs
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Administrative costs. No Direct benefit.
	Location Description	
	Planned Activities	Administration

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Investments will be allocated according to responses to programmatic opportunities and applications funding availability.

Geographic Distribution

Target Area	Percentage of Funds
LMI Areas	0
Marion County Service Area	100

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funds will not be allocated geographically this year, except for the allocation of funds to address urgent need in the wildfire areas.

Discussion

AP-55 Affordable Housing – 91.220(g)

Introduction

The following describes the estimated affordable housing that Marion County will fund in the 2021 Program Year. These numbers are estimates based on available funding and anticipated capacity.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	9
Special-Needs	
Total	9

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	1
Rehab of Existing Units	8
Acquisition of Existing Units	
Total	9

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Marion County Housing Authority continues to own and operate affordable housing options as well as the Housing Choice Vouchers in the County.

Actions planned during the next year to address the needs to public housing

There are no activities funded by this Action Plan to address the needs of public housing in 2021. However, the County continues to work closely with the Marion County Housing Authority to continue to meet the needs of residents and increase access to publicly supported housing in the county.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

MCHA administers a family self-sufficiency program. MCHA also executed an MOU with DevNW to refer our Family Self Sufficiency participants to DevNW for participation in their suite of services starting with financial education and home ownership courses and including access to Individual Development Accounts which can be used for down payment assistance.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Although there are no projects funded for the 2021 Program Year that specifically address homelessness, the County continues its partnership with regional homeless organizations to promote regional efforts to combat homelessness and provide long term solutions.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Mid-Willamette Valley Homeless Alliance (MWWHA), the coalition of local homeless service agencies, works with area service providers in conducting assessments of homeless individuals, including unsheltered persons, through the Coordinated Entry System. These assessments serve to help focus activities for the coming year, as well as provide documentation in response to HUD program requirements.

Addressing the emergency and transitional housing needs of homeless persons

The Mid-Willamette Valley Homeless Alliance’s Strategic Plan outlines the goals of the organization to reduce homelessness. Part of the measurable outcomes for this Plan is to Increase in the percent of persons who exit the streets to an emergency shelter, sheltered housing, transitional housing or permanent housing destination,²⁵ and to address gaps in shelters beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

MWWHA’s Strategic Goals include utilizing the resources of Rapid Rehousing and expanding permanent supportive housing to address the needs of the high percentage of chronically homeless individuals concentrated in the Salem/Keizer area. In addition, to address the unique needs and characteristics of specific populations (chronically homeless, youth, families, seniors, LBGTQ populations, farmworkers, Veterans, survivors of domestic violence, survivors of human trafficking, and persons with disabilities, including those who are medically fragile).²⁶

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

²⁵ <http://mwwhomelessalliance.org/wp-content/uploads/2020/07/MWVHA-Strategic-Plan-adopted-6.11.20.pdf>

²⁶ <http://mwwhomelessalliance.org/wp-content/uploads/2020/07/MWVHA-Strategic-Plan-adopted-6.11.20.pdf>

MWVHA's Strategic Goals include aligning systems and expanding strategies that mitigate risks of becoming homeless or returning to homelessness. In addition, the strategic plan includes a goal to increase access and expand affordable housing units to help fill region's gap.

Discussion

Marion County continues to work closely with the MWVHA in order to combat homelessness and increase access to services and shelter options. These efforts will continue during the 2021 Program Year as the county continues to coordinate efforts with regional organizations in the Mid-Willamette Valley.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In 2021, Marion County conducted its Analysis of Impediments to Fair Housing Choice. This study identified barriers to the development of affordable housing and goals to help mitigate or eliminate those barriers. These are described in the table on the following page.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The county's strategy, developed by the 2021 Analysis of Impediments is included in Table Ap-75.1, on the following page.

Table AP-75.1			
Fair Housing Goal	Fair Housing Issue(s)	Impediments to Fair Housing Choice/ Contributing Factors	Recommended Actions
Promote affordable homeownership and rental opportunities outside of R/ECAPs	Segregation R/ECAPs Disproportionate Housing Needs Publicly Supported Housing	Moderate to high levels of segregation Inequitable access to proficient schools and labor market engagement Insufficient affordable housing in a range of unit sizes Discriminatory patterns in Lending Inequitable access to low poverty areas and concentrations of poverty	Promote homeownership and affordable rental opportunities outside of R/ECAPs with the use of CDBG and HOME funds. Over the next five (5) years: 100 Homeowner Housing Rehabilitated 5 New Construction Developed 200 Homeowner provided Down payment assistance
Promote Community Development activities in areas with higher rates of poverty	Disparities in Access to Opportunity	Moderate to high levels of segregation Inequitable access to proficient schools and labor market engagement Inequitable access to low poverty areas and concentrations of poverty	Promote public services, public facilities, and infrastructure improvements with CDBG funds in low to moderate income neighborhoods or to benefit LMI households. Over the next five (5) years: Benefit 10,000 households with improved access to public services
Promote community and service provider knowledge of ADA laws	Disability and Access Publicly Supported Housing	Insufficient accessible affordable housing	Increase outreach and education for housing providers in the County, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations and Fair Housing Council of Oregon (FHCO). Record activities annually.
Increase outreach and education for housing providers in the County and the public	Fair Housing Enforcement and Outreach Publicly Supported Housing	Discriminatory patterns in Lending Lack of fair housing infrastructure Insufficient fair housing education Insufficient understanding of credit	Partner with FHCO to conduct fair housing outreach and education targeting rental tenants and landlords, providing an overview of fair housing laws and examples of discrimination that housing consumers may encounter in the rental and homeowner housing market. Include materials in both English and Spanish Promote education through website and online materials, as well as printed materials at County offices and community centers/libraries. Record activities annually.

AP-85 Other Actions – 91.220(k)

Introduction:

The County is currently developing its institutional structure and generating new partnerships as it enters into its first year as an entitlement community. These efforts will be on-going throughout the year. The county anticipates that during the first several years of receiving CDBG and HOME funds, the county will increase its coordination and outreach efforts to generate greater impact in the community.

Actions planned to address obstacles to meeting underserved needs

The county is utilizing CDBG and HOME funds to help serve households with unmet needs in the Marion County Service Area. In the 2021 Program year, these needs are being met through the development of additional affordable housing opportunities, public facility and infrastructure improvement, and disaster relief activities. The county will continue to evaluate underserved needs and use the fund available to address these needs when possible. The greatest obstacle to meeting underserved needs continues to be a lack of resources. The county will continue to evaluate and utilize resources as they come available.

Actions planned to foster and maintain affordable housing

The County will use CDBG and HOME funds to help develop additional affordable housing units in the 2021 Program Year. In addition, in accordance with its Analysis of Impediments, the county will engage in additional education and outreach opportunities on fair housing access.

Actions planned to reduce lead-based paint hazards

The county will continue to provide educational materials on both the risks associated with lead-based paint and the steps required for renovation, repair and painting. In addition, the county will adhere to all HUD guidelines for mitigation and abatement for any HOME funded projects.

Actions planned to reduce the number of poverty-level families

The County's poverty reducing goals are closely linked with the development of this plan in providing housing and service options for our most vulnerable populations, including special needs populations and low to moderate income households. These efforts reflect the overarching principles of the County, as well as the County's mission to "serve the public to protect, promote, and enhance a positive quality of life in Marion County."²⁷

Actions planned to develop institutional structure

Marion County continues to strive to meet the needs of households in the Marion County Service Area through this Consolidated Plan strategy and in addressing priority needs. In developing its first Consolidated Plan, the county is also developing its institutional delivery structure. Through this process the county will:

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.

²⁷ <https://www.co.marion.or.us/Pages/mission.aspx>

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2. Work with the cities and unincorporated areas throughout the county to create a cohesive and effective delivery strategy.
 3. Work with private industry to address important issues that hamper housing and community development efforts.
 4. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

Actions planned to enhance coordination between public and private housing and social service agencies

As with the county's institutional structure, the county is currently undertaking the process to grow and strengthen public and private partnerships. During the 2021 Program year, the county will work with public and private agencies to develop partnerships to increase development and service opportunities within the Marion County Service Area.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

DATA APPENDIX

Marion County Economic Development Focus Group

Presentation

Comment: Currently, one of the biggest things we struggle with and it's it will only get worse because they're not making any more of it is land and land available for commercial development to create the companies to attract companies, land, rail service, and most importantly workforce.

Presenter: When you say workforce, do you mean having a workforce available that has the skills that are necessary to fill the positions that may be available?

Comment: Right now it's a workforce for any job with a variety of skills from low skills to technical skills.

Presenter: Thank you. Does anyone else have comments on you know, what kind of economic development needs there are how the County can maybe attract some of these workers, or address some of the issues with lack of land or lack of anything else that you want to share?

Comment: I'm the Planning and Development Director for the City of Stayton and and I think part of the lack of land availability, particularly in the smaller communities of eastern Marion County, probably in northern Marion County as well, but I'm not as familiar with that area is the lack of utility availability and infrastructure. Perhaps the necessary road improvements, even if there is land that is zoned appropriately for economic development. I know from my work in another state. In my previous life, that infrastructure investment associated with economic development activity that was tied to LMI Jobs was an eligible CDBG activity. That has not been the case in Oregon, as the program is, has been administered by Business Oregon, and the Infrastructure Finance Authority. And it's something that I feel pretty strongly that Marion County should be should make part of its CDBG program when looking to partner with the with the cities in the county.

Presenter: Thank you.

Comment: I completely agree with him on infrastructure development. We can have all the traded sector land in the world, but if we do not have the infrastructure to serve it, we really are not doing justice to building our our workforce and building our economic diversity in our region. So I think kind of identifying where those opportunities are to invest in infrastructure in Marion County when it comes to traded sector land is really an important thing to focus on to this program.

Presenter: Thank you. We've heard you know the need for infrastructures to help utilize the land that is available. Does anyone have any comments about the need for job training? There was, you know comments about the lack of workforce but is there a need for job training to put people in positions that are available?

Comment: I think there are some programs out there that provide good job training assistance, and some dollars that can help to reimburse employers for the timeframe of getting their employees trained. I think one of the challenges we have is just to competitive workforce overall, you know, identifying where our workforces and how we can attract them by, you know, looking at the wages

and the benefits, I think we could do a better job overall marketing our region, I've only been working out here for five years. But, you know I'm learning that as I get traded sector development in the Woodburn area, the misnomer is that there's no jobs in Woodburn and it's like, there's jobs, you just, you know, we're gonna have to do a better job collaborating and marketing on the opportunities that exist there. And, you know, maybe looking at workforce training programs similar to what said Shemeika worked on for the trucking industry, I think being more specific to those industries and where we can better serve their workforce needs with the training might be something we could do. Hopefully that makes sense, you know, but, you know, if it's warehouse, gets those forklift certifications done, you know, providing assistance in that area, because I know a couple of our businesses in Woodburn now need forklift drivers, and they have to be trained and certified and forklift drivers. You know, how many of them are around. So I think maybe more specific job training programs might be something we can look at throughout the County.

Presenter: Thank you.

Comment: And a few years ago, a few years ago, we identified a lot of the skills needed to perform a variety of jobs. And a lot of the schools have begun to teach those fundamental skills. Just it's a big boat to turn, takes time.

Presenter: Thank you. I think we've talked about this slightly. But are there any other challenges that you can think of that the County is facing to promote economic development? Or is there anything that the County is already doing well, to promote economic development? I'll pause before I, you know, put that question those questions to you. You know, this is the County's first time with these funds. So some of this development and program implementation is not there yet and that's why, you know, we're relying on all of you to help us guide this process and give us the ideas and you know, what the needs are so that we can help identify this for this plan. So are there any challenges that you can identify things that the County is already doing well?

Comment: So I posted in the I hope that in the comments or questions section, the text that I posted, is available to you. It's just from our Comprehensive Economic Development Strategies, I can send it to you offline. To answer this question challenges, I would echo what we heard from our partners in the region. But I would add as far as land use, making sure that land that's currently within an urban growth boundary can be developed, including serving with infrastructure, but there's constraints like wetland mitigation. So we have a lot of communities in Marion County that have urban growth boundaries established that have wetlands, that can be mitigated, but for the cost of that mitigation. This is land that's already within their urban growth boundary identified for development. But those UGBs were established in the 70s or 80s and, you know, wetlands have come in, and now we're never going to see those sites develop, but for some mitigation, so if the county wanted to play a role in supporting cities, in ensuring they could develop I think that would help. And then my comment to the second bullet is what the county has done well for economic development. The the communication and support that the County has provided to our cities in the past, I think has been tremendous. And I would, you know, just support the continued engagement and, you know, listening as you are today to the needs of the communities, the cities. I think they've done a great job of that. In the past, and I support that.

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any ways that the County can help develop this coordination and outreach? And what would you like to see the County to as it's starting to undergo this process?

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Presenter: Thank you. Any other comments about that? Or any other comments in general, you know about economic development or any, any other way that the County would best use these funds?

Marion County Economic Development Focus Group

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**MARION COUNTY
HOUSING AND COMMUNITY DEVELOPMENT SURVEY**

Table 1.1 What Community do you live in? Marion County Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	3
Aurora	0
Detroit	2
Donald	1
Gates	1
Gervais	1
Hubbard	3
Idanha	0
Jefferson	3
Keizer	30
Mill City	1
Mount Angel	1
Salem	132
Scotts Mills	2
Silverton	11
St. Paul	2
Stayton	7
Sublimity	3
Tuner	26
Woodburn	9
Other	14
Total	252

Table 1.2 Are you a resident of Marion County? Marion County Housing and Community Development Survey	
Question	Response
Resident of Marion County	147
Not a Resident of Marion County	11

Table 1.3 What is your tenure? Marion County Housing and Community Development Survey	
Question	Response
Homeowner	124
Renter	30
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	4

Table 1.4
Providing Decent and Affordable Housing
 Marion County
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	8	19	39	120	5	61	252
Construction of new affordable rental housing	10	14	40	119	7	62	252
First-time home-buyer assistance	10	17	36	111	17	61	252
Rental assistance	13	13	41	101	19	65	252
Homeowner housing rehabilitation	9	19	61	68	33	62	252
Rental housing rehabilitation	10	23	49	65	41	64	252
Energy efficiency improvements	7	18	47	99	18	63	252
Heating/cooling HVAC replacement or repairs	10	24	56	56	43	63	252
ADA (Americans with Disabilities Act) improvements	3	23	54	67	41	64	252
Housing demolition	25	58	18	17	69	65	252
Mixed use housing	17	33	51	55	32	64	252
Mixed income housing	20	25	54	60	26	67	252
Senior citizen housing	12	25	48	69	30	68	252
Retrofitting existing housing to meet seniors' needs	5	13	68	65	38	63	252
Preservation of federal subsidized housing	17	21	32	75	41	66	252
Homeownership for racial and ethnic minority populations	16	19	43	85	26	63	252
Supportive housing for people who are experiencing homelessness	16	21	24	124	3	64	252
Supportive housing for people who have disabilities	5	11	62	85	26	63	252
Rental housing for very low-income households	6	17	33	121	12	63	252
Housing located adjacent or near transportation options	10	20	43	93	22	64	252
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	4	0	4	20	20	204	252

Table 1.5 Providing Decent and Affordable Housing Marion County Housing and Community Development Survey						
Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	58	68	35	15	71	252
Lack of property maintenance code enforcement	31	52	61	26	72	252
Lack of understanding of property care-taking	23	53	65	30	71	252
Lack of qualified contractors or builders	10	32	71	56	72	252
Lack of available land	39	43	40	44	73	252
Cost of land or lot	75	73	21	8	72	252
Cost of materials	95	65	15	5	71	252
Cost of labor	59	74	30	15	71	252
Permitting/construction fees	60	42	58	13	72	252
Permitting process	58	34	70	15	71	252
Planning site plan review and approval process	50	44	64	18	72	252
Lot size	28	48	73	24	73	252
Density or other zoning requirements	44	52	59	15	74	252
Not In My Back Yard (NIMBY) mentality	74	61	27	9	72	252
Building codes	26	39	82	23	76	252
ADA codes	17	36	78	41	73	252
Lack of affordable housing development policies	54	55	48	11	73	252
Lack of police patrol	21	27	59	48	73	252
Lack of street lighting	23	48	65	31	73	252

Table 1.6
Providing a Suitable Living Environment
 Marion County
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	1	18	92	63	5	73	252
Sidewalk improvements	6	22	63	79	9	73	252
Water system capacity improvements	7	27	43	57	45	73	252
Water quality improvements	12	37	48	51	31	73	252
Sewer system improvements	12	24	41	47	55	73	252
Park and recreation improvements	15	42	69	46	7	73	252
Storm sewer system improvements	8	26	58	42	44	74	252
Flood drainage improvements	7	24	60	43	44	74	252
Bridge improvements	9	23	49	70	27	74	252
Bicycle and walking paths	14	35	49	74	7	73	252
New tree planting	23	35	51	57	11	75	252
Other	4	0	3	13	14	218	252

Table 1.7
Providing a Suitable Living Environment
 Marion County
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	14	23	53	66	21	75	252
Community centers	16	27	59	60	16	74	252
Childcare facilities	11	19	30	94	23	75	252
Parks and recreational facilities	11	35	62	63	7	74	252
Senior centers	13	36	56	49	24	74	252
Healthcare facilities	12	28	50	71	16	75	252
Residential treatment centers	12	21	42	64	37	76	252
Improved accessibility of public buildings	15	53	43	23	43	75	252
Homeless shelters	13	17	34	105	10	73	252
Fire stations/equipment	4	31	50	60	34	73	252
Facilities for persons living with disabilities	6	21	54	60	37	74	252
Facilities for abused/neglected children	3	17	36	75	42	79	252

Table 1.8 Providing a Suitable Living Environment Marion County Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	9	20	33	108	8	74	252
Youth services	4	19	59	81	15	74	252
Senior services	7	23	66	59	19	78	252
Transportation services	9	21	48	85	14	75	252
Healthcare services	9	28	50	73	16	76	252
Childcare services	9	19	36	87	25	76	252
Fair housing activities	14	22	37	74	28	77	252
Tenant/Landlord counseling	8	27	63	45	33	76	252
Home-buyer education	12	28	65	49	21	77	252
Crime awareness education	19	44	54	36	22	77	252
Reduction of lead-based paint hazards	18	50	36	26	44	78	252
Mitigation of radon hazards	14	47	44	21	46	80	252
Mitigation of asbestos hazards	16	46	43	24	45	78	252
Employment services	3	22	71	64	15	77	252
Mental health services	4	10	28	121	14	75	252
Substance abuse services	2	11	26	120	18	75	252
Services for survivors of domestic violence	3	18	44	83	28	76	252
Food banks	4	27	48	89	8	76	252
Eviction prevention	18	23	42	63	30	76	252
Utility assistance	9	25	53	67	23	75	252
Rental assistance	12	25	37	74	27	77	252
Veterans services	3	21	55	66	29	78	252
Services for youth aging out of foster care	5	15	28	101	27	76	252
Other	3	0	2	8	12	227	252

Table 1.9
Needs of Special Populations
Marion County

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	3	17	31	116	4	81	252
Transitional housing	5	13	39	96	15	84	252
Shelters for youth experiencing homelessness	4	12	32	115	8	81	252
Senior housing, such as nursing homes or assisted living facilities	8	30	51	54	27	82	252
Housing designed for persons with disabilities	4	20	47	61	36	84	252
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	4	21	21	98	25	83	252
Rental assistance for homeless households	12	14	28	101	16	81	252

Table 1.10
Needs of Special Populations
Marion County

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	6	18	26	116	6	80	252
Seniors (65+)	8	23	57	60	23	81	252
Persons with mental illness	6	13	23	119	11	80	252
Persons with physical disabilities	5	13	54	64	36	80	252
Persons with developmental disabilities	4	16	42	73	37	80	252
Persons with substance abuse addictions	7	13	25	104	22	81	252
Persons with HIV/AIDS	14	30	40	24	62	82	252
Persons with HIV/AIDS	14	30	40	24	62	82	252
Survivors of domestic violence	4	16	37	78	36	81	252
Veterans	5	18	43	69	35	82	252
Persons recently released from jail/prison	8	20	39	72	30	83	252
Youth aging out of foster care	4	14	29	96	26	83	252

Table 1.11
Enhancing Economic Opportunities
 Marion County
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	6	22	60	70	8	86	252
Retention of existing businesses	1	11	42	106	5	87	252
Expansion of existing businesses	4	24	55	68	13	88	252
Provision of job training	4	18	46	76	21	87	252
Provision of job re-training, such as after plant closure, etc.	3	20	39	82	21	87	252
Foster businesses with higher paying jobs	4	9	57	82	13	87	252
Enhancement of businesses infrastructure	3	25	53	60	24	87	252
Provision of working capital for businesses	11	21	51	47	35	87	252
Provision of technical assistance for businesses	7	25	57	49	27	87	252
Development of business incubators	6	26	52	39	42	87	252
Development of business parks	25	39	42	29	29	88	252

Table 1.12
Concluding Questions
 Marion County
 Housing and Community Development Survey

Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	29.61%
Infrastructure Improvements	19.81%
Community/Public Facilities	13.23%
Human/ Public Services	20.26%
Economic Development	17.09%

Table 1.13
Concluding Questions
 Marion County
 Housing and Community Development Survey

Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	8
Non-profit services provider	22
Commercial or industrial business owner/representative	12
City, county, or state employee	48
City, county or state elected official	10
Law enforcement/public safety officer/representative	1
Philanthropy, private foundation employee/representative	3
Financial institution employee/representative	5

MARION COUNTY SERVICE AREA HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 2.1	
What Community do you live in?	
Marion County Service Area Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	3
Aurora	0
Detroit	2
Donald	1
Gates	1
Gervais	1
Hubbard	3
Idanha	0
Jefferson	3
Keizer	30
Mill City	1
Mount Angel	1
Salem	0
Scotts Mills	2
Silverton	11
St. Paul	2
Stayton	7
Sublimity	3
Tuner	26
Woodburn	9
Other	14
Total	120

Table 2.2	
Are you a resident of Marion County?	
Marion County Service Area Housing and Community Development Survey	
Question	Response
Resident of Marion County	72
Not a Resident of Marion County	5

Table 2.3	
What is your tenure?	
Marion County Service Area Housing and Community Development Survey	
Question	Response
Homeowner	70
Renter	6
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	1

Table 2.4
Providing Decent and Affordable Housing
 Marion County Service Area
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	5	12	21	50	1	31	120
Construction of new affordable rental housing	7	10	21	49	2	31	120
First-time home-buyer assistance	7	7	22	42	11	31	120
Rental assistance	11	11	20	37	9	32	120
Homeowner housing rehabilitation	6	10	33	29	12	30	120
Rental housing rehabilitation	9	15	25	25	15	31	120
Energy efficiency improvements	5	11	21	43	9	31	120
Heating/cooling HVAC replacement or repairs	9	13	25	22	20	31	120
ADA (Americans with Disabilities Act) improvements	3	17	24	23	21	32	120
Housing demolition	15	36	7	9	20	33	120
Mixed use housing	12	21	25	18	12	32	120
Mixed income housing	15	17	26	21	7	34	120
Senior citizen housing	9	18	20	29	11	33	120
Retrofitting existing housing to meet seniors' needs	4	10	34	28	14	30	120
Preservation of federal subsidized housing	14	17	17	24	16	32	120
Homeownership for racial and ethnic minority populations	13	11	26	28	11	31	120
Supportive housing for people who are experiencing homelessness	14	16	13	45	1	31	120
Supportive housing for people who have disabilities	4	9	32	28	16	31	120
Rental housing for very low-income households	5	12	23	43	6	31	120
Housing located adjacent or near transportation options	8	13	25	31	12	31	120
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	3	0	3	8	7	99	120

Table 2.5
Providing Decent and Affordable Housing
 Marion County Service Area
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	22	35	19	8	32	120
Lack of property maintenance code enforcement	13	24	28	15	33	120
Lack of understanding of property care-taking	8	24	31	18	33	120
Lack of qualified contractors or builders	4	14	31	29	34	120
Lack of available land	22	20	14	21	34	120
Cost of land or lot	39	38	5	2	33	120
Cost of materials	50	30	3	2	34	120
Cost of labor	30	39	10	8	32	120
Permitting/construction fees	31	27	22	5	31	120
Permitting process	33	17	27	7	32	120
Planning site plan review and approval process	25	26	23	9	33	120
Lot size	12	28	27	13	34	120
Density or other zoning requirements	19	26	23	9	36	120
Not In My Back Yard (NIMBY) mentality	28	28	15	7	35	120
Building codes	11	23	36	10	36	120
ADA codes	5	21	37	18	34	120
Lack of affordable housing development policies	21	26	22	8	34	120
Lack of police patrol	10	15	28	22	33	120
Lack of street lighting	10	20	28	19	33	120

Table 2.6
Providing a Suitable Living Environment
 Marion County Service Area
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	9	43	36	0	32	120
Sidewalk improvements	4	13	36	33	2	32	120
Water system capacity improvements	4	16	19	30	19	32	120
Water quality improvements	8	25	25	22	8	32	120
Sewer system improvements	8	17	16	25	22	32	120
Park and recreation improvements	10	27	33	17	1	32	120
Storm sewer system improvements	5	18	29	21	14	33	120
Flood drainage improvements	4	15	30	23	15	33	120
Bridge improvements	6	14	28	29	10	33	120
Bicycle and walking paths	11	19	28	30	0	32	120
New tree planting	16	19	25	23	3	34	120
Other	2	0	2	5	8	103	120

Table 2.7
Providing a Suitable Living Environment
 Marion County Service Area
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	9	15	22	32	9	33	120
Community centers	11	17	26	27	7	32	120
Childcare facilities	8	11	15	40	13	33	120
Parks and recreational facilities	6	24	30	27	0	33	120
Senior centers	9	24	22	22	11	32	120
Healthcare facilities	7	17	26	32	5	33	120
Residential treatment centers	7	18	20	21	22	32	120
Improved accessibility of public buildings	10	34	17	6	21	32	120
Homeless shelters	12	13	21	36	6	32	120
Fire stations/equipment	3	22	20	29	15	31	120
Facilities for persons living with disabilities	4	19	25	21	19	32	120
Facilities for abused/neglected children	1	13	14	32	26	34	120

Table 2.8
Providing a Suitable Living Environment
 Marion County Service Area
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	8	17	18	41	4	32	120
Youth services	3	11	33	34	7	32	120
Senior services	5	15	33	26	8	33	120
Transportation services	7	13	26	37	5	32	120
Healthcare services	6	17	26	34	5	32	120
Childcare services	6	14	18	36	14	32	120
Fair housing activities	11	15	16	31	14	33	120
Tenant/Landlord counseling	6	15	29	19	19	32	120
Home-buyer education	8	14	32	22	12	32	120
Crime awareness education	9	19	32	17	11	32	120
Reduction of lead-based paint hazards	11	31	14	9	23	32	120
Mitigation of radon hazards	10	28	19	7	22	34	120
Mitigation of asbestos hazards	10	32	14	8	24	32	120
Employment services	2	15	33	31	7	32	120
Mental health services	3	7	18	51	9	32	120
Substance abuse services	1	8	18	50	11	32	120
Services for survivors of domestic violence	1	12	26	34	15	32	120
Food banks	3	15	29	39	2	32	120
Eviction prevention	13	20	22	17	16	32	120
Utility assistance	7	15	30	24	12	32	120
Rental assistance	9	16	22	25	14	34	120
Veterans services	2	12	28	29	16	33	120
Services for youth aging out of foster care	2	10	16	43	16	33	120
Other	1	0	2	3	7	107	120

Table 2.9
Needs of Special Populations

Marion County Service Area
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	2	14	19	47	3	35	120
Transitional housing	4	9	25	35	9	38	120
Shelters for youth experiencing homelessness	3	9	21	46	6	35	120
Senior housing, such as nursing homes or assisted living facilities	5	19	26	23	12	35	120
Housing designed for persons with disabilities	3	15	24	21	20	37	120
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	2	16	14	36	16	36	120
Rental assistance for homeless households	9	10	20	38	8	35	120

Table 2.10
Needs of Special Populations

Marion County Service Area
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	5	14	16	46	5	34	120
Seniors (65+)	6	15	22	28	14	35	120
Persons with mental illness	5	9	16	50	6	34	120
Persons with physical disabilities	4	10	26	25	21	34	120
Persons with developmental disabilities	3	10	23	27	23	34	120
Persons with substance abuse addictions	6	10	16	44	10	34	120
Persons with HIV/AIDS	11	21	16	5	32	35	120
Persons with HIV/AIDS	11	21	16	5	32	35	120
Survivors of domestic violence	3	10	19	33	20	35	120
Veterans	3	12	19	32	19	35	120
Persons recently released from jail/prison	6	13	24	26	15	36	120
Youth aging out of foster care	3	8	20	35	17	37	120

Table 2.11
Enhancing Economic Opportunities
 Marion County Service Area
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	3	9	27	42	2	37	120
Retention of existing businesses	0	7	20	54	1	38	120
Expansion of existing businesses	1	13	23	39	5	39	120
Provision of job training	2	10	25	33	11	39	120
Provision of job re-training, such as after plant closure, etc.	1	12	20	38	11	38	120
Foster businesses with higher paying jobs	2	7	30	39	4	38	120
Enhancement of businesses infrastructure	1	17	19	33	12	38	120
Provision of working capital for businesses	6	10	23	24	19	38	120
Provision of technical assistance for businesses	3	13	29	24	13	38	120
Development of business incubators	4	16	24	18	20	38	120
Development of business parks	15	20	18	15	13	39	120

Table 2.12
Concluding Questions
 Marion County Service Area
 Housing and Community Development Survey

Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	25.26%
Infrastructure Improvements	22.19%
Community/Public Facilities	14.22%
Human/ Public Services	17.22%
Economic Development	21.11%

Table 2.13
Concluding Questions
 Marion County Service Area
 Housing and Community Development Survey

Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	3
Non-profit services provider	8
Commercial or industrial business owner/representative	7
City, county, or state employee	27
City, county or state elected official	7
Law enforcement/public safety officer/representative	1
Philanthropy, private foundation employee/representative	2
Financial institution employee/representative	3

OTHER HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 3.1	
What Community do you live in?	
Other Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	14
Total	14

Table 3.2	
Are you a resident of Marion County?	
Other Housing and Community Development Survey	
Question	Response
Resident of Marion County	3
Not a Resident of Marion County	4

Table 3.3	
What is your tenure?	
Other Housing and Community Development Survey	
Question	Response
Homeowner	6
Renter	1
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 3.4
Providing Decent and Affordable Housing
 Other
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	1	2	5	0	6	14
Construction of new affordable rental housing	1	1	1	5	0	6	14
First-time home-buyer assistance	0	0	5	3	0	6	14
Rental assistance	0	2	3	3	0	6	14
Homeowner housing rehabilitation	0	0	3	5	0	6	14
Rental housing rehabilitation	0	2	3	4	0	5	14
Energy efficiency improvements	0	1	2	4	1	6	14
Heating/cooling HVAC replacement or repairs	0	0	3	4	1	6	14
ADA (Americans with Disabilities Act) improvements	0	0	3	2	3	6	14
Housing demolition	1	2	1	0	3	7	14
Mixed use housing	0	2	3	1	1	7	14
Mixed income housing	1	2	1	1	2	7	14
Senior citizen housing	0	0	2	4	1	7	14
Retrofitting existing housing to meet seniors' needs	0	0	3	4	1	6	14
Preservation of federal subsidized housing	0	1	3	2	2	6	14
Homeownership for racial and ethnic minority populations	0	0	2	3	3	6	14
Supportive housing for people who are experiencing homelessness	0	0	2	5	1	6	14
Supportive housing for people who have disabilities	0	0	4	4	0	6	14
Rental housing for very low-income households	0	0	2	6	0	6	14
Housing located adjacent or near transportation options	0	1	3	3	1	6	14
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	0	0	2	0	1	11	14

Table 3.5
Providing Decent and Affordable Housing
 Other
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	4	2	1	1	6	14
Lack of property maintenance code enforcement	2	1	4	1	6	14
Lack of understanding of property care-taking	1	1	4	2	6	14
Lack of qualified contractors or builders	0	2	3	2	7	14
Lack of available land	5	1	2	1	5	14
Cost of land or lot	3	4	1	0	6	14
Cost of materials	7	1	0	0	6	14
Cost of labor	3	5	0	0	6	14
Permitting/construction fees	6	2	0	1	5	14
Permitting process	4	1	2	1	6	14
Planning site plan review and approval process	4	2	1	1	6	14
Lot size	1	2	4	0	7	14
Density or other zoning requirements	2	2	2	1	7	14
Not In My Back Yard (NIMBY) mentality	3	2	0	1	7	14
Building codes	3	0	3	0	8	14
ADA codes	0	2	4	1	7	14
Lack of affordable housing development policies	2	2	3	1	6	14
Lack of police patrol	1	1	4	2	6	14
Lack of street lighting	1	1	3	2	6	14

Table 3.6
Providing a Suitable Living Environment
 Other
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	7	1	0	6	14
Sidewalk improvements	1	0	4	2	1	6	14
Water system capacity improvements	0	2	1	2	3	6	14
Water quality improvements	0	3	2	0	3	6	14
Sewer system improvements	0	2	1	3	2	6	14
Park and recreation improvements	0	1	5	1	1	6	14
Storm sewer system improvements	0	2	3	1	1	7	14
Flood drainage improvements	0	0	5	2	1	6	14
Bridge improvements	0	0	3	3	2	6	14
Bicycle and walking paths	1	1	5	1	0	6	14
New tree planting	1	1	1	3	2	6	14
Other	0	0	0	0	1	13	14

Table 3.7
Providing a Suitable Living Environment
 Other
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	2	1	0	3	2	6	14
Community centers	2	0	0	4	2	6	14
Childcare facilities	0	0	2	4	2	6	14
Parks and recreational facilities	0	1	2	5	0	6	14
Senior centers	1	1	1	4	1	6	14
Healthcare facilities	1	0	3	3	1	6	14
Residential treatment centers	1	1	1	2	3	6	14
Improved accessibility of public buildings	1	3	2	1	1	6	14
Homeless shelters	1	1	3	3	1	5	14
Fire stations/equipment	1	0	2	5	1	5	14
Facilities for persons living with disabilities	1	1	2	1	3	6	14
Facilities for abused/neglected children	1	0	2	2	3	6	14

Table 3.8 Providing a Suitable Living Environment Other Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	3	0	3	2	6	14
Youth services	0	1	2	3	2	6	14
Senior services	0	1	3	2	1	7	14
Transportation services	0	1	2	5	0	6	14
Healthcare services	0	0	4	3	1	6	14
Childcare services	0	0	1	5	2	6	14
Fair housing activities	0	1	3	2	2	6	14
Tenant/Landlord counseling	0	1	4	1	2	6	14
Home-buyer education	0	2	4	1	1	6	14
Crime awareness education	0	3	3	2	0	6	14
Reduction of lead-based paint hazards	0	2	2	2	2	6	14
Mitigation of radon hazards	0	1	3	1	2	7	14
Mitigation of asbestos hazards	0	3	1	2	2	6	14
Employment services	0	1	2	3	2	6	14
Mental health services	0	1	1	5	1	6	14
Substance abuse services	0	1	1	5	1	6	14
Services for survivors of domestic violence	0	1	1	5	1	6	14
Food banks	0	1	2	4	1	6	14
Eviction prevention	0	2	1	2	3	6	14
Utility assistance	0	1	2	3	2	6	14
Rental assistance	0	1	3	2	2	6	14
Veterans services	1	0	2	3	2	6	14
Services for youth aging out of foster care	0	0	1	4	3	6	14
Other	0	0	0	0	3	11	14

Table 3.9
Needs of Special Populations

Other
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	2	1	4	1	6	14
Transitional housing	0	3	0	4	1	6	14
Shelters for youth experiencing homelessness	0	1	3	3	1	6	14
Senior housing, such as nursing homes or assisted living facilities	0	0	3	4	1	6	14
Housing designed for persons with disabilities	0	1	4	1	2	6	14
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	1	1	3	3	6	14
Rental assistance for homeless households	0	2	1	2	3	6	14

Table 3.10
Needs of Special Populations

Other
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	1	0	2	4	1	6	14
Seniors (65+)	0	1	2	3	2	6	14
Persons with mental illness	0	1	0	6	1	6	14
Persons with physical disabilities	0	1	1	3	3	6	14
Persons with developmental disabilities	0	1	2	3	2	6	14
Persons with substance abuse addictions	1	0	1	5	1	6	14
Persons with HIV/AIDS	1	1	1	2	3	6	14
Persons with HIV/AIDS	1	1	1	2	3	6	14
Survivors of domestic violence	1	0	1	4	2	6	14
Veterans	1	0	2	4	1	6	14
Persons recently released from jail/prison	0	1	1	3	3	6	14
Youth aging out of foster care	0	1	1	4	2	6	14

Table 3.11 Enhancing Economic Opportunities Other Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	1	1	6	0	6	14
Retention of existing businesses	0	0	4	4	0	6	14
Expansion of existing businesses	0	1	4	3	0	6	14
Provision of job training	0	1	2	4	1	6	14
Provision of job re-training, such as after plant closure, etc.	0	1	2	3	2	6	14
Foster businesses with higher paying jobs	0	1	2	4	1	6	14
Enhancement of businesses infrastructure	1	0	2	3	2	6	14
Provision of working capital for businesses	0	1	2	3	2	6	14
Provision of technical assistance for businesses	0	2	1	3	2	6	14
Development of business incubators	0	1	3	1	3	6	14
Development of business parks	1	1	3	1	2	6	14

Table 3.12 Concluding Questions Other Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	21.52%
Infrastructure Improvements	27.39%
Community/Public Facilities	16.74%
Human/ Public Services	17.61%
Economic Development	16.74%

Table 3.13 Concluding Questions Other Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	1
Non-profit services provider	1
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

AUMSVILLE HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 4.1 What Community do you live in? Aumsville Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	3
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	3

Table 4.2 Are you a resident of Marion County? Aumsville Housing and Community Development Survey	
Question	Response
Resident of Marion County	2
Not a Resident of Marion County	0

Table 4.3 What is your tenure? Aumsville Housing and Community Development Survey	
Question	Response
Homeowner	1
Renter	1
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 4.4
Providing Decent and Affordable Housing
 Aumsville
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	1	0	0	1	0	1	3
Construction of new affordable rental housing	0	0	0	1	1	1	3
First-time home-buyer assistance	0	0	0	1	1	1	3
Rental assistance	0	0	0	1	1	1	3
Homeowner housing rehabilitation	0	0	0	0	2	1	3
Rental housing rehabilitation	0	0	0	0	1	2	3
Energy efficiency improvements	0	0	0	1	1	1	3
Heating/cooling HVAC replacement or repairs	0	0	0	0	2	1	3
ADA (Americans with Disabilities Act) improvements	0	0	0	0	2	1	3
Housing demolition	0	1	0	0	1	1	3
Mixed use housing	0	0	0	0	2	1	3
Mixed income housing	0	0	1	0	1	1	3
Senior citizen housing	0	0	0	0	2	1	3
Retrofitting existing housing to meet seniors' needs	0	0	0	0	2	1	3
Preservation of federal subsidized housing	0	0	1	0	1	1	3
Homeownership for racial and ethnic minority populations	1	0	0	0	1	1	3
Supportive housing for people who are experiencing homelessness	1	1	0	0	0	1	3
Supportive housing for people who have disabilities	0	0	0	0	2	1	3
Rental housing for very low-income households	0	0	1	0	1	1	3
Housing located adjacent or near transportation options	0	0	1	0	1	1	3
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	0	0	0	0	0	3	3

Table 4.5 Providing Decent and Affordable Housing Aumsville Housing and Community Development Survey						
Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	0	1	0	0	1	3
Lack of property maintenance code enforcement	0	0	1	0	1	3
Lack of understanding of property care-taking	0	1	0	0	1	3
Lack of qualified contractors or builders	0	0	2	0	1	3
Lack of available land	0	1	0	0	2	3
Cost of land or lot	1	1	0	0	1	3
Cost of materials	1	1	0	0	1	3
Cost of labor	1	1	0	0	1	3
Permitting/construction fees	1	1	0	0	1	3
Permitting process	1	1	0	0	1	3
Planning site plan review and approval process	1	1	0	0	1	3
Lot size	0	1	0	0	1	3
Density or other zoning requirements	1	1	0	0	1	3
Not In My Back Yard (NIMBY) mentality	0	1	0	0	1	3
Building codes	1	0	1	0	1	3
ADA codes	0	0	1	0	1	3
Lack of affordable housing development policies	1	0	0	0	1	3
Lack of police patrol	1	0	0	0	1	3
Lack of street lighting	0	1	0	0	1	3

Table 4.6 Providing a Suitable Living Environment Aumsville Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	0	2	0	1	3
Sidewalk improvements	1	0	1	0	0	1	3
Water system capacity improvements	0	0	1	0	1	1	3
Water quality improvements	0	0	1	0	1	1	3
Sewer system improvements	1	0	1	0	0	1	3
Park and recreation improvements	1	0	1	0	0	1	3
Storm sewer system improvements	0	0	1	0	1	1	3
Flood drainage improvements	0	0	1	0	1	1	3
Bridge improvements	1	0	1	0	0	1	3
Bicycle and walking paths	1	0	0	1	0	1	3
New tree planting	1	0	0	1	0	1	3
Other	0	0	0	0	0	3	3

Table 4.7 Providing a Suitable Living Environment Aumsville Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	1	0	0	1	0	1	3
Community centers	1	0	1	0	0	1	3
Childcare facilities	1	0	0	1	0	1	3
Parks and recreational facilities	1	0	0	1	0	1	3
Senior centers	1	0	0	0	1	1	3
Healthcare facilities	1	0	0	0	0	2	3
Residential treatment centers	1	0	0	0	1	1	3
Improved accessibility of public buildings	1	1	0	0	0	1	3
Homeless shelters	1	0	1	0	0	1	3
Fire stations/equipment	0	1	0	1	0	1	3
Facilities for persons living with disabilities	1	1	0	0	0	1	3
Facilities for abused/neglected children	0	0	1	0	1	1	3

Table 4.8
Providing a Suitable Living Environment
 Aumsville
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	1	0	1	0	0	1	3
Youth services	1	0	0	1	0	1	3
Senior services	1	0	0	0	1	1	3
Transportation services	0	0	0	0	2	1	3
Healthcare services	1	0	0	1	0	1	3
Childcare services	1	0	0	1	0	1	3
Fair housing activities	1	0	0	1	0	1	3
Tenant/Landlord counseling	1	0	0	1	0	1	3
Home-buyer education	1	0	0	1	0	1	3
Crime awareness education	1	0	0	1	0	1	3
Reduction of lead-based paint hazards	1	1	0	0	0	1	3
Mitigation of radon hazards	1	1	0	0	0	1	3
Mitigation of asbestos hazards	1	1	0	0	0	1	3
Employment services	0	0	1	1	0	1	3
Mental health services	1	0	1	0	0	1	3
Substance abuse services	0	0	1	0	1	1	3
Services for survivors of domestic violence	0	0	1	0	1	1	3
Food banks	1	0	0	1	0	1	3
Eviction prevention	1	0	0	1	0	1	3
Utility assistance	1	0	1	0	0	1	3
Rental assistance	1	0	1	0	0	1	3
Veterans services	1	0	1	0	0	1	3
Services for youth aging out of foster care	0	0	1	0	1	1	3
Other	0	0	0	0	0	3	3

Table 4.9
Needs of Special Populations

Aumsville
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	1	0	1	0	1	3
Transitional housing	0	0	1	0	1	1	3
Shelters for youth experiencing homelessness	0	0	1	0	1	1	3
Senior housing, such as nursing homes or assisted living facilities	1	0	0	0	1	1	3
Housing designed for persons with disabilities	0	0	0	0	2	1	3
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	0	0	2	1	3
Rental assistance for homeless households	1	0	1	0	0	1	3

Table 4.10
Needs of Special Populations

Aumsville
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	1	0	1	0	0	1	3
Seniors (65+)	1	0	0	0	1	1	3
Persons with mental illness	1	0	1	0	0	1	3
Persons with physical disabilities	1	0	0	0	1	1	3
Persons with developmental disabilities	1	0	0	0	1	1	3
Persons with substance abuse addictions	1	0	1	0	0	1	3
Persons with HIV/AIDS	1	0	0	0	1	1	3
Persons with HIV/AIDS	1	0	0	0	1	1	3
Survivors of domestic violence	0	0	1	0	1	1	3
Veterans	1	0	1	0	0	1	3
Persons recently released from jail/prison	1	0	1	0	0	1	3
Youth aging out of foster care	0	0	1	0	1	1	3

Table 4.11 Enhancing Economic Opportunities Aumsville Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	0	2	0	1	3
Retention of existing businesses	0	1	0	1	0	1	3
Expansion of existing businesses	0	1	0	1	0	1	3
Provision of job training	0	0	0	1	1	1	3
Provision of job re-training, such as after plant closure, etc.	0	0	0	2	0	1	3
Foster businesses with higher paying jobs	0	0	0	1	1	1	3
Enhancement of businesses infrastructure	0	0	0	0	2	1	3
Provision of working capital for businesses	0	0	0	1	1	1	3
Provision of technical assistance for businesses	0	0	0	1	1	1	3
Development of business incubators	0	0	0	0	2	1	3
Development of business parks	1	0	0	0	1	1	3

Table 4.12 Concluding Questions Aumsville Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	18.18%
Infrastructure Improvements	%
Community/Public Facilities	18.18%
Human/ Public Services	18.18%
Economic Development	45.45%

Table 4.13 Concluding Questions Aumsville Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	1
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

DETROIT HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 5.1	
What Community do you live in?	
Detroit	
Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	2
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	2

Table 5.2	
Are you a resident of Marion County?	
Detroit	
Housing and Community Development Survey	
Question	Response
Resident of Marion County	1
Not a Resident of Marion County	0

Table 5.3	
What is your tenure?	
Detroit	
Housing and Community Development Survey	
Question	Response
Homeowner	1
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 5.4
Providing Decent and Affordable Housing
 Detroit
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	0	0	1	0	1	2
Construction of new affordable rental housing	0	0	0	1	0	1	2
First-time home-buyer assistance	0	0	0	1	0	1	2
Rental assistance	0	0	0	0	1	1	2
Homeowner housing rehabilitation	0	0	0	1	0	1	2
Rental housing rehabilitation	1	0	0	0	0	1	2
Energy efficiency improvements	0	0	0	1	0	1	2
Heating/cooling HVAC replacement or repairs	0	0	0	1	0	1	2
ADA (Americans with Disabilities Act) improvements	0	1	0	0	0	1	2
Housing demolition	0	0	0	1	0	1	2
Mixed use housing	0	0	0	0	1	1	2
Mixed income housing	0	0	0	0	1	1	2
Senior citizen housing	1	0	0	0	0	1	2
Retrofitting existing housing to meet seniors' needs	1	0	0	0	0	1	2
Preservation of federal subsidized housing	1	0	0	0	0	1	2
Homeownership for racial and ethnic minority populations	0	0	1	0	0	1	2
Supportive housing for people who are experiencing homelessness	0	1	0	0	0	1	2
Supportive housing for people who have disabilities	0	1	0	0	0	1	2
Rental housing for very low-income households	0	0	0	1	0	1	2
Housing located adjacent or near transportation options	0	0	0	1	0	1	2
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	0	0	0	1	0	1	2

Table 5.5
Providing Decent and Affordable Housing
 Detroit
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	0	1	0	0	1	2
Lack of property maintenance code enforcement	0	0	0	0	1	2
Lack of understanding of property care-taking	0	0	0	0	1	2
Lack of qualified contractors or builders	0	0	1	0	1	2
Lack of available land	1	0	0	0	1	2
Cost of land or lot	1	0	0	0	1	2
Cost of materials	1	0	0	0	1	2
Cost of labor	1	0	0	0	1	2
Permitting/construction fees	1	0	0	0	1	2
Permitting process	1	0	0	0	1	2
Planning site plan review and approval process	1	0	0	0	1	2
Lot size	0	0	1	0	1	2
Density or other zoning requirements	0	0	1	0	1	2
Not In My Back Yard (NIMBY) mentality	0	0	1	0	1	2
Building codes	0	1	0	0	1	2
ADA codes	0	0	1	0	1	2
Lack of affordable housing development policies	0	1	0	0	1	2
Lack of police patrol	1	0	0	0	1	2
Lack of street lighting	1	0	0	0	1	2

Table 5.6 Providing a Suitable Living Environment Detroit Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	0	1	0	1	2
Sidewalk improvements	0	1	0	0	0	1	2
Water system capacity improvements	0	0	0	1	0	1	2
Water quality improvements	0	1	0	0	0	1	2
Sewer system improvements	0	0	0	1	0	1	2
Park and recreation improvements	0	0	0	1	0	1	2
Storm sewer system improvements	0	0	0	1	0	1	2
Flood drainage improvements	0	0	0	1	0	1	2
Bridge improvements	0	0	0	0	1	1	2
Bicycle and walking paths	0	1	0	0	0	1	2
New tree planting	0	0	0	1	0	1	2
Other	0	0	0	1	0	1	2

Table 5.7 Providing a Suitable Living Environment Detroit Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	0	0	1	0	1	2
Community centers	0	0	0	1	0	1	2
Childcare facilities	0	0	1	0	0	1	2
Parks and recreational facilities	0	0	1	0	0	1	2
Senior centers	0	0	1	0	0	1	2
Healthcare facilities	0	0	0	1	0	1	2
Residential treatment centers	1	0	0	0	0	1	2
Improved accessibility of public buildings	1	0	0	0	0	1	2
Homeless shelters	1	0	0	0	0	1	2
Fire stations/equipment	0	0	0	1	0	1	2
Facilities for persons living with disabilities	1	0	0	0	0	1	2
Facilities for abused/neglected children	0	0	1	0	0	1	2

Table 5.8 Providing a Suitable Living Environment Detroit Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	1	0	0	0	1	2
Youth services	0	0	0	1	0	1	2
Senior services	0	1	0	0	0	1	2
Transportation services	0	1	0	0	0	1	2
Healthcare services	0	0	0	1	0	1	2
Childcare services	0	1	0	0	0	1	2
Fair housing activities	1	0	0	0	0	1	2
Tenant/Landlord counseling	1	0	0	0	0	1	2
Home-buyer education	1	0	0	0	0	1	2
Crime awareness education	1	0	0	0	0	1	2
Reduction of lead-based paint hazards	1	0	0	0	0	1	2
Mitigation of radon hazards	1	0	0	0	0	1	2
Mitigation of asbestos hazards	1	0	0	0	0	1	2
Employment services	0	0	0	1	0	1	2
Mental health services	0	1	0	0	0	1	2
Substance abuse services	0	0	0	0	1	1	2
Services for survivors of domestic violence	0	0	0	0	1	1	2
Food banks	0	0	0	1	0	1	2
Eviction prevention	1	0	0	0	0	1	2
Utility assistance	0	0	1	0	0	1	2
Rental assistance	0	0	1	0	0	1	2
Veterans services	0	0	0	0	1	1	2
Services for youth aging out of foster care	0	0	0	0	1	1	2
Other	0	0	0	0	0	2	2

Table 5.9
Needs of Special Populations
Detroit

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	0	1	0	0	1	2
Transitional housing	1	0	0	0	0	1	2
Shelters for youth experiencing homelessness	0	1	0	0	0	1	2
Senior housing, such as nursing homes or assisted living facilities	1	0	0	0	0	1	2
Housing designed for persons with disabilities	1	0	0	0	0	1	2
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	1	0	0	0	0	1	2
Rental assistance for homeless households	1	0	0	0	0	1	2

Table 5.10
Needs of Special Populations
Detroit

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	0	0	1	0	1	2
Seniors (65+)	1	0	0	0	0	1	2
Persons with mental illness	1	0	0	0	0	1	2
Persons with physical disabilities	0	0	0	0	1	1	2
Persons with developmental disabilities	0	0	0	0	1	1	2
Persons with substance abuse addictions	0	0	0	0	1	1	2
Persons with HIV/AIDS	0	0	0	0	1	1	2
Persons with HIV/AIDS	0	0	0	0	1	1	2
Survivors of domestic violence	0	0	0	0	1	1	2
Veterans	0	0	0	0	1	1	2
Persons recently released from jail/prison	0	0	0	0	1	1	2
Youth aging out of foster care	0	0	0	0	1	1	2

Table 5.11 Enhancing Economic Opportunities Detroit Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	0	1	0	1	2
Retention of existing businesses	0	0	0	1	0	1	2
Expansion of existing businesses	0	0	0	1	0	1	2
Provision of job training	0	0	1	0	0	1	2
Provision of job re-training, such as after plant closure, etc.	0	1	0	0	0	1	2
Foster businesses with higher paying jobs	0	0	0	1	0	1	2
Enhancement of businesses infrastructure	0	0	0	1	0	1	2
Provision of working capital for businesses	0	0	0	1	0	1	2
Provision of technical assistance for businesses	0	0	1	0	0	1	2
Development of business incubators	0	0	0	1	0	1	2
Development of business parks	1	0	0	0	0	1	2

Table 5.12 Concluding Questions Detroit Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	%
Infrastructure Improvements	%
Community/Public Facilities	%
Human/ Public Services	%
Economic Development	100%

Table 5.13 Concluding Questions Detroit Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	1
Financial institution employee/representative	0

DONALD HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 6.1 What Community do you live in? Donald Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	1
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	1

Table 6.2 Are you a resident of Marion County? Donald Housing and Community Development Survey	
Question	Response
Resident of Marion County	1
Not a Resident of Marion County	0

Table 6.3 What is your tenure? Donald Housing and Community Development Survey	
Question	Response
Homeowner	1
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 6.4
Providing Decent and Affordable Housing
 Donald
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	0	0	1	0	0	1
Construction of new affordable rental housing	0	0	0	1	0	0	1
First-time home-buyer assistance	0	0	0	1	0	0	1
Rental assistance	0	0	0	1	0	0	1
Homeowner housing rehabilitation	0	0	0	1	0	0	1
Rental housing rehabilitation	0	0	0	1	0	0	1
Energy efficiency improvements	0	0	0	1	0	0	1
Heating/cooling HVAC replacement or repairs	0	0	0	1	0	0	1
ADA (Americans with Disabilities Act) improvements	0	0	0	1	0	0	1
Housing demolition	0	1	0	0	0	0	1
Mixed use housing	0	0	1	0	0	0	1
Mixed income housing	0	0	1	0	0	0	1
Senior citizen housing	0	0	0	1	0	0	1
Retrofitting existing housing to meet seniors' needs	0	0	1	0	0	0	1
Preservation of federal subsidized housing	0	0	0	1	0	0	1
Homeownership for racial and ethnic minority populations	0	0	0	1	0	0	1
Supportive housing for people who are experiencing homelessness	0	0	0	1	0	0	1
Supportive housing for people who have disabilities	0	0	0	1	0	0	1
Rental housing for very low-income households	0	0	0	1	0	0	1
Housing located adjacent or near transportation options	0	0	0	1	0	0	1
ADA improvements	0	0	0	0	0	0	0
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	0	0
Other	0	0	0	0	1	0	1

Table 6.5
Providing Decent and Affordable Housing
 Donald
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	1	0	0	0	0	1
Lack of property maintenance code enforcement	0	1	0	0	0	1
Lack of understanding of property care-taking	0	1	0	0	0	1
Lack of qualified contractors or builders	0	0	0	1	0	1
Lack of available land	0	0	0	1	0	1
Cost of land or lot	0	1	0	0	0	1
Cost of materials	0	1	0	0	0	1
Cost of labor	0	1	0	0	0	1
Permitting/construction fees	0	0	0	0	0	1
Permitting process	0	0	0	0	0	1
Planning site plan review and approval process	0	0	0	0	0	1
Lot size	0	0	0	1	0	1
Density or other zoning requirements	0	0	0	1	0	1
Not In My Back Yard (NIMBY) mentality	0	0	0	0	0	1
Building codes	0	0	0	0	0	1
ADA codes	1	0	0	0	0	1
Lack of affordable housing development policies	1	0	0	0	0	1
Lack of police patrol	0	0	0	0	0	1
Lack of street lighting	0	0	0	0	0	1

Table 6.6
Providing a Suitable Living Environment
 Donald
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	1	0	0	0	0	1
Sidewalk improvements	1	0	0	0	0	0	1
Water system capacity improvements	0	1	0	0	0	0	1
Water quality improvements	0	1	0	0	0	0	1
Sewer system improvements	0	1	0	0	0	0	1
Park and recreation improvements	0	1	0	0	0	0	1
Storm sewer system improvements	0	1	0	0	0	0	1
Flood drainage improvements	0	1	0	0	0	0	1
Bridge improvements	0	0	0	1	0	0	1
Bicycle and walking paths	0	1	0	0	0	0	1
New tree planting	0	0	0	1	0	0	1
Other	0	0	0	0	1	0	1

Table 6.7
Providing a Suitable Living Environment
 Donald
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	1	0	0	0	0	1
Community centers	0	1	0	0	0	0	1
Childcare facilities	0	0	1	0	0	0	1
Parks and recreational facilities	0	1	0	0	0	0	1
Senior centers	0	0	1	0	0	0	1
Healthcare facilities	0	0	1	0	0	0	1
Residential treatment centers	0	0	1	0	0	0	1
Improved accessibility of public buildings	0	0	1	0	0	0	1
Homeless shelters	0	0	0	1	0	0	1
Fire stations/equipment	0	0	1	0	0	0	1
Facilities for persons living with disabilities	0	0	1	0	0	0	1
Facilities for abused/neglected children	0	0	0	1	0	0	1

Table 6.8
Providing a Suitable Living Environment
 Donald
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	0	0	1	0	0	1
Youth services	0	0	1	0	0	0	1
Senior services	0	0	1	0	0	0	1
Transportation services	0	0	1	0	0	0	1
Healthcare services	0	0	1	0	0	0	1
Childcare services	0	0	1	0	0	0	1
Fair housing activities	0	0	0	1	0	0	1
Tenant/Landlord counseling	0	0	1	0	0	0	1
Home-buyer education	0	0	1	0	0	0	1
Crime awareness education	0	1	0	0	0	0	1
Reduction of lead-based paint hazards	0	0	1	0	0	0	1
Mitigation of radon hazards	0	0	1	0	0	0	1
Mitigation of asbestos hazards	0	1	0	0	0	0	1
Employment services	0	0	1	0	0	0	1
Mental health services	0	0	1	0	0	0	1
Substance abuse services	0	0	1	0	0	0	1
Services for survivors of domestic violence	0	0	1	0	0	0	1
Food banks	0	0	0	1	0	0	1
Eviction prevention	0	0	1	0	0	0	1
Utility assistance	0	0	1	0	0	0	1
Rental assistance	0	0	0	1	0	0	1
Veterans services	0	0	1	0	0	0	1
Services for youth aging out of foster care	0	0	1	0	0	0	1
Other	0	0	0	0	1	0	1

Table 6.9
Needs of Special Populations

Donald
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	0	0	1	0	0	1
Transitional housing	0	0	0	1	0	0	1
Shelters for youth experiencing homelessness	0	0	0	1	0	0	1
Senior housing, such as nursing homes or assisted living facilities	0	0	0	1	0	0	1
Housing designed for persons with disabilities	0	0	1	0	0	0	1
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	0	1	0	0	1
Rental assistance for homeless households	0	0	0	1	0	0	1

Table 6.10
Needs of Special Populations

Donald
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	0	0	1	0	0	1
Seniors (65+)	0	0	0	1	0	0	1
Persons with mental illness	0	0	0	1	0	0	1
Persons with physical disabilities	0	0	1	0	0	0	1
Persons with developmental disabilities	0	0	1	0	0	0	1
Persons with substance abuse addictions	0	0	0	1	0	0	1
Persons with HIV/AIDS	0	0	1	0	0	0	1
Persons with HIV/AIDS	0	0	1	0	0	0	1
Survivors of domestic violence	0	0	1	0	0	0	1
Veterans	0	0	1	0	0	0	1
Persons recently released from jail/prison	0	0	0	1	0	0	1
Youth aging out of foster care	0	0	0	1	0	0	1

Table 6.11 Enhancing Economic Opportunities Donald Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	1	0	0	0	0	0	1
Retention of existing businesses	0	1	0	0	0	0	1
Expansion of existing businesses	0	1	0	0	0	0	1
Provision of job training	0	1	0	0	0	0	1
Provision of job re-training, such as after plant closure, etc.	0	1	0	0	0	0	1
Foster businesses with higher paying jobs	0	1	0	0	0	0	1
Enhancement of businesses infrastructure	0	1	0	0	0	0	1
Provision of working capital for businesses	0	1	0	0	0	0	1
Provision of technical assistance for businesses	0	0	1	0	0	0	1
Development of business incubators	1	0	0	0	0	0	1
Development of business parks	1	0	0	0	0	0	1

Table 6.12 Concluding Questions Donald Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	100%
Infrastructure Improvements	%
Community/Public Facilities	%
Human/ Public Services	%
Economic Development	%

Table 6.13 Concluding Questions Donald Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	1
Financial institution employee/representative	0

GATES HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 7.1	
What Community do you live in?	
Gates	
Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	1
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	1

Table 7.2	
Are you a resident of Marion County?	
Gates	
Housing and Community Development Survey	
Question	Response
Resident of Marion County	1
Not a Resident of Marion County	0

Table 7.3	
What is your tenure?	
Gates	
Housing and Community Development Survey	
Question	Response
Homeowner	1
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 7.4
Providing Decent and Affordable Housing
 Gates

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	0	1	0	0	0	1
Construction of new affordable rental housing	0	0	0	1	0	0	1
First-time home-buyer assistance	0	0	1	0	0	0	1
Rental assistance	0	0	1	0	0	0	1
Homeowner housing rehabilitation	0	0	0	1	0	0	1
Rental housing rehabilitation	0	0	1	0	0	0	1
Energy efficiency improvements	0	0	1	0	0	0	1
Heating/cooling HVAC replacement or repairs	0	0	1	0	0	0	1
ADA (Americans with Disabilities Act) improvements	0	0	1	0	0	0	1
Housing demolition	0	0	0	1	0	0	1
Mixed use housing	0	0	1	0	0	0	1
Mixed income housing	0	0	1	0	0	0	1
Senior citizen housing	0	0	1	0	0	0	1
Retrofitting existing housing to meet seniors' needs	0	0	1	0	0	0	1
Preservation of federal subsidized housing	0	0	1	0	0	0	1
Homeownership for racial and ethnic minority populations	0	0	0	1	0	0	1
Supportive housing for people who are experiencing homelessness	0	0	1	0	0	0	1
Supportive housing for people who have disabilities	0	0	1	0	0	0	1
Rental housing for very low-income households	0	0	0	1	0	0	1
Housing located adjacent or near transportation options	0	0	1	0	0	0	1
ADA improvements	0	0	0	0	0	0	0
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	0	0
Other	0	0	0	1	0	0	1

Table 7.5
Providing Decent and Affordable Housing
 Gates
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	1	0	0	0	0	1
Lack of property maintenance code enforcement	0	0	0	1	0	1
Lack of understanding of property care-taking	0	0	1	0	0	1
Lack of qualified contractors or builders	0	0	1	0	0	1
Lack of available land	0	0	0	1	0	1
Cost of land or lot	0	0	1	0	0	1
Cost of materials	0	1	0	0	0	1
Cost of labor	0	0	0	1	0	1
Permitting/construction fees	0	1	0	0	0	1
Permitting process	0	0	0	1	0	1
Planning site plan review and approval process	0	1	0	0	0	1
Lot size	0	0	0	1	0	1
Density or other zoning requirements	0	1	0	0	0	1
Not In My Back Yard (NIMBY) mentality	0	0	1	0	0	1
Building codes	0	0	1	0	0	1
ADA codes	0	0	1	0	0	1
Lack of affordable housing development policies	0	0	1	0	0	1
Lack of police patrol	0	0	1	0	0	1
Lack of street lighting	0	1	0	0	0	1

Table 7.6
Providing a Suitable Living Environment
 Gates
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	1	0	0	0	1
Sidewalk improvements	0	0	0	1	0	0	1
Water system capacity improvements	0	0	1	0	0	0	1
Water quality improvements	0	1	0	0	0	0	1
Sewer system improvements	0	0	0	1	0	0	1
Park and recreation improvements	0	1	0	0	0	0	1
Storm sewer system improvements	0	0	1	0	0	0	1
Flood drainage improvements	0	0	1	0	0	0	1
Bridge improvements	0	0	1	0	0	0	1
Bicycle and walking paths	0	0	1	0	0	0	1
New tree planting	0	0	0	1	0	0	1
Other	0	0	1	0	0	0	1

Table 7.7
Providing a Suitable Living Environment
 Gates
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	0	1	0	0	0	1
Community centers	0	1	0	0	0	0	1
Childcare facilities	0	0	0	1	0	0	1
Parks and recreational facilities	0	1	0	0	0	0	1
Senior centers	0	1	0	0	0	0	1
Healthcare facilities	0	0	1	0	0	0	1
Residential treatment centers	0	1	0	0	0	0	1
Improved accessibility of public buildings	0	1	0	0	0	0	1
Homeless shelters	0	0	1	0	0	0	1
Fire stations/equipment	0	1	0	0	0	0	1
Facilities for persons living with disabilities	0	0	1	0	0	0	1
Facilities for abused/neglected children	0	0	1	0	0	0	1

Table 7.8
Providing a Suitable Living Environment
 Gates
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	0	1	0	0	0	1
Youth services	0	0	1	0	0	0	1
Senior services	0	0	1	0	0	0	1
Transportation services	0	1	0	0	0	0	1
Healthcare services	0	1	0	0	0	0	1
Childcare services	0	0	1	0	0	0	1
Fair housing activities	0	1	0	0	0	0	1
Tenant/Landlord counseling	0	1	0	0	0	0	1
Home-buyer education	0	1	0	0	0	0	1
Crime awareness education	0	1	0	0	0	0	1
Reduction of lead-based paint hazards	0	0	1	0	0	0	1
Mitigation of radon hazards	0	0	1	0	0	0	1
Mitigation of asbestos hazards	0	1	0	0	0	0	1
Employment services	0	0	1	0	0	0	1
Mental health services	0	0	1	0	0	0	1
Substance abuse services	0	0	1	0	0	0	1
Services for survivors of domestic violence	0	0	1	0	0	0	1
Food banks	0	1	0	0	0	0	1
Eviction prevention	0	0	1	0	0	0	1
Utility assistance	0	0	0	1	0	0	1
Rental assistance	0	0	0	1	0	0	1
Veterans services	0	1	0	0	0	0	1
Services for youth aging out of foster care	0	0	0	1	0	0	1
Other	0	0	1	0	0	0	1

Table 7.9
Needs of Special Populations

Gates
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	1	0	0	0	0	1
Transitional housing	0	0	0	1	0	0	1
Shelters for youth experiencing homelessness	0	1	0	0	0	0	1
Senior housing, such as nursing homes or assisted living facilities	0	1	0	0	0	0	1
Housing designed for persons with disabilities	0	1	0	0	0	0	1
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	0	1	0	0	1
Rental assistance for homeless households	0	1	0	0	0	0	1

Table 7.10
Needs of Special Populations

Gates
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	1	0	0	0	0	1
Seniors (65+)	0	0	0	1	0	0	1
Persons with mental illness	0	0	1	0	0	0	1
Persons with physical disabilities	0	0	1	0	0	0	1
Persons with developmental disabilities	0	0	1	0	0	0	1
Persons with substance abuse addictions	0	0	0	1	0	0	1
Persons with HIV/AIDS	0	1	0	0	0	0	1
Persons with HIV/AIDS	0	1	0	0	0	0	1
Survivors of domestic violence	0	1	0	0	0	0	1
Veterans	0	1	0	0	0	0	1
Persons recently released from jail/prison	0	1	0	0	0	0	1
Youth aging out of foster care	0	0	0	1	0	0	1

Table 7.11 Enhancing Economic Opportunities Gates Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	0	1	0	0	1
Retention of existing businesses	0	0	0	1	0	0	1
Expansion of existing businesses	0	0	0	1	0	0	1
Provision of job training	0	0	0	1	0	0	1
Provision of job re-training, such as after plant closure, etc.	0	0	0	1	0	0	1
Foster businesses with higher paying jobs	0	0	0	1	0	0	1
Enhancement of businesses infrastructure	0	0	0	1	0	0	1
Provision of working capital for businesses	0	0	0	1	0	0	1
Provision of technical assistance for businesses	0	0	1	0	0	0	1
Development of business incubators	0	0	0	1	0	0	1
Development of business parks	0	0	0	1	0	0	1

Table 7.12 Concluding Questions Gates Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below?	
Housing	20%
Infrastructure Improvements	20%
Community/Public Facilities	10%
Human/ Public Services	10%
Economic Development	40%

Table 7.13 Concluding Questions Gates Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	1
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

GERVAIS HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 8.1	
What Community do you live in?	
Gervais Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	1
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	1

Table 8.2	
Are you a resident of Marion County?	
Gervais Housing and Community Development Survey	
Question	Response
Resident of Marion County	1
Not a Resident of Marion County	0

Table 8.3	
What is your tenure?	
Gervais Housing and Community Development Survey	
Question	Response
Homeowner	0
Renter	1
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 8.4
Providing Decent and Affordable Housing
 Gervais
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	0	0	1	0	0	1
Construction of new affordable rental housing	0	0	0	1	0	0	1
First-time home-buyer assistance	0	0	0	0	1	0	1
Rental assistance	1	0	0	0	0	0	1
Homeowner housing rehabilitation	0	0	0	0	1	0	1
Rental housing rehabilitation	0	0	0	0	1	0	1
Energy efficiency improvements	0	1	0	0	0	0	1
Heating/cooling HVAC replacement or repairs	1	0	0	0	0	0	1
ADA (Americans with Disabilities Act) improvements	0	0	1	0	0	0	1
Housing demolition	0	1	0	0	0	0	1
Mixed use housing	0	0	0	1	0	0	1
Mixed income housing	0	0	0	1	0	0	1
Senior citizen housing	0	0	0	1	0	0	1
Retrofitting existing housing to meet seniors' needs	0	0	1	0	0	0	1
Preservation of federal subsidized housing	1	0	0	0	0	0	1
Homeownership for racial and ethnic minority populations	0	1	0	0	0	0	1
Supportive housing for people who are experiencing homelessness	1	0	0	0	0	0	1
Supportive housing for people who have disabilities	0	0	1	0	0	0	1
Rental housing for very low-income households	0	0	1	0	0	0	1
Housing located adjacent or near transportation options	0	0	1	0	0	0	1
ADA improvements	0	0	0	0	0	0	0
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	0	0
Other	0	0	0	1	0	0	1

Table 8.5
Providing Decent and Affordable Housing
 Gervais
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	0	1	0	0	0	1
Lack of property maintenance code enforcement	0	0	1	0	0	1
Lack of understanding of property care-taking	0	0	1	0	0	1
Lack of qualified contractors or builders	0	0	0	1	0	1
Lack of available land	1	0	0	0	0	1
Cost of land or lot	1	0	0	0	0	1
Cost of materials	1	0	0	0	0	1
Cost of labor	0	1	0	0	0	1
Permitting/construction fees	1	0	0	0	0	1
Permitting process	1	0	0	0	0	1
Planning site plan review and approval process	1	0	0	0	0	1
Lot size	0	1	0	0	0	1
Density or other zoning requirements	1	0	0	0	0	1
Not In My Back Yard (NIMBY) mentality	1	0	0	0	0	1
Building codes	0	1	0	0	0	1
ADA codes	0	0	0	1	0	1
Lack of affordable housing development policies	0	0	0	0	0	1
Lack of police patrol	0	0	1	0	0	1
Lack of street lighting	0	1	0	0	0	1

Table 8.6
Providing a Suitable Living Environment
 Gervais
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	1	0	0	0	0	1
Sidewalk improvements	0	1	0	0	0	0	1
Water system capacity improvements	0	0	1	0	0	0	1
Water quality improvements	0	0	1	0	0	0	1
Sewer system improvements	0	0	1	0	0	0	1
Park and recreation improvements	0	0	1	0	0	0	1
Storm sewer system improvements	0	1	0	0	0	0	1
Flood drainage improvements	0	0	0	1	0	0	1
Bridge improvements	0	1	0	0	0	0	1
Bicycle and walking paths	0	1	0	0	0	0	1
New tree planting	0	0	0	1	0	0	1
Other	0	0	0	0	0	1	1

Table 8.7
Providing a Suitable Living Environment
 Gervais
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	1	0	0	0	0	1
Community centers	0	0	1	0	0	0	1
Childcare facilities	0	1	0	0	0	0	1
Parks and recreational facilities	0	0	0	1	0	0	1
Senior centers	0	0	1	0	0	0	1
Healthcare facilities	0	1	0	0	0	0	1
Residential treatment centers	0	0	0	0	1	0	1
Improved accessibility of public buildings	0	0	0	1	0	0	1
Homeless shelters	1	0	0	0	0	0	1
Fire stations/equipment	0	0	1	0	0	0	1
Facilities for persons living with disabilities	0	0	0	1	0	0	1
Facilities for abused/neglected children	0	0	0	1	0	0	1

Table 8.8
Providing a Suitable Living Environment
 Gervais
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	1	0	0	0	0	1
Youth services	0	0	1	0	0	0	1
Senior services	0	0	0	1	0	0	1
Transportation services	0	1	0	0	0	0	1
Healthcare services	0	1	0	0	0	0	1
Childcare services	0	1	0	0	0	0	1
Fair housing activities	1	0	0	0	0	0	1
Tenant/Landlord counseling	0	1	0	0	0	0	1
Home-buyer education	0	1	0	0	0	0	1
Crime awareness education	0	0	0	1	0	0	1
Reduction of lead-based paint hazards	0	1	0	0	0	0	1
Mitigation of radon hazards	0	1	0	0	0	0	1
Mitigation of asbestos hazards	0	1	0	0	0	0	1
Employment services	0	1	0	0	0	0	1
Mental health services	0	0	1	0	0	0	1
Substance abuse services	0	0	1	0	0	0	1
Services for survivors of domestic violence	0	0	0	1	0	0	1
Food banks	0	1	0	0	0	0	1
Eviction prevention	1	0	0	0	0	0	1
Utility assistance	1	0	0	0	0	0	1
Rental assistance	1	0	0	0	0	0	1
Veterans services	0	0	0	1	0	0	1
Services for youth aging out of foster care	0	0	0	1	0	0	1
Other	0	0	0	0	0	1	1

Table 8.9
Needs of Special Populations

Gervais
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	1	0	0	0	0	1
Transitional housing	0	0	0	0	1	0	1
Shelters for youth experiencing homelessness	0	0	1	0	0	0	1
Senior housing, such as nursing homes or assisted living facilities	0	0	0	1	0	0	1
Housing designed for persons with disabilities	0	0	0	1	0	0	1
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	1	0	0	0	0	1
Rental assistance for homeless households	1	0	0	0	0	0	1

Table 8.10
Needs of Special Populations

Gervais
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	1	0	0	0	0	1
Seniors (65+)	0	0	0	1	0	0	1
Persons with mental illness	0	0	1	0	0	0	1
Persons with physical disabilities	0	0	1	0	0	0	1
Persons with developmental disabilities	0	0	1	0	0	0	1
Persons with substance abuse addictions	0	0	1	0	0	0	1
Persons with HIV/AIDS	0	1	0	0	0	0	1
Persons with HIV/AIDS	0	1	0	0	0	0	1
Survivors of domestic violence	0	0	0	1	0	0	1
Veterans	0	0	0	1	0	0	1
Persons recently released from jail/prison	0	1	0	0	0	0	1
Youth aging out of foster care	0	0	1	0	0	0	1

Table 8.11 Enhancing Economic Opportunities Gervais Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	0	1	0	0	1
Retention of existing businesses	0	0	0	1	0	0	1
Expansion of existing businesses	0	0	0	1	0	0	1
Provision of job training	0	0	0	0	1	0	1
Provision of job re-training, such as after plant closure, etc.	0	0	0	0	1	0	1
Foster businesses with higher paying jobs	0	1	0	0	0	0	1
Enhancement of businesses infrastructure	0	1	0	0	0	0	1
Provision of working capital for businesses	0	1	0	0	0	0	1
Provision of technical assistance for businesses	0	1	0	0	0	0	1
Development of business incubators	0	0	0	0	1	0	1
Development of business parks	0	0	0	1	0	0	1

Table 8.12 Concluding Questions Gervais Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	12%
Infrastructure Improvements	50%
Community/Public Facilities	25%
Human/ Public Services	6%
Economic Development	7%

Table 8.13 Concluding Questions Gervais Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	1
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

HUBBARD HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 9.1 What Community do you live in? Hubbard Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	3
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	3

Table 9.2 Are you a resident of Marion County? Hubbard Housing and Community Development Survey	
Question	Response
Resident of Marion County	3
Not a Resident of Marion County	0

Table 9.3 What is your tenure? Hubbard Housing and Community Development Survey	
Question	Response
Homeowner	2
Renter	1
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 9.4
Providing Decent and Affordable Housing
 Hubbard
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	1	0	2	0	0	3
Construction of new affordable rental housing	0	1	0	2	0	0	3
First-time home-buyer assistance	0	0	1	2	0	0	3
Rental assistance	0	0	1	2	0	0	3
Homeowner housing rehabilitation	0	0	1	1	1	0	3
Rental housing rehabilitation	0	0	0	1	2	0	3
Energy efficiency improvements	0	0	0	2	1	0	3
Heating/cooling HVAC replacement or repairs	0	0	1	1	1	0	3
ADA (Americans with Disabilities Act) improvements	0	0	0	2	1	0	3
Housing demolition	1	1	0	1	0	0	3
Mixed use housing	0	1	0	2	0	0	3
Mixed income housing	0	1	0	2	0	0	3
Senior citizen housing	0	1	0	2	0	0	3
Retrofitting existing housing to meet seniors' needs	0	0	1	2	0	0	3
Preservation of federal subsidized housing	0	0	0	2	1	0	3
Homeownership for racial and ethnic minority populations	0	0	1	2	0	0	3
Supportive housing for people who are experiencing homelessness	0	1	0	2	0	0	3
Supportive housing for people who have disabilities	0	0	0	2	1	0	3
Rental housing for very low-income households	0	0	1	2	0	0	3
Housing located adjacent or near transportation options	0	0	1	2	0	0	3
ADA improvements	0	0	0	0	0	0	0
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	0	0
Other	0	0	0	0	0	3	3

Table 9.5
Providing Decent and Affordable Housing
 Hubbard
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	1	2	0	0	0	3
Lack of property maintenance code enforcement	1	1	0	1	0	3
Lack of understanding of property care-taking	0	1	2	0	0	3
Lack of qualified contractors or builders	0	0	1	1	0	3
Lack of available land	0	0	0	2	0	3
Cost of land or lot	2	1	0	0	0	3
Cost of materials	1	2	0	0	0	3
Cost of labor	0	1	1	1	0	3
Permitting/construction fees	0	1	2	0	0	3
Permitting process	1	1	1	0	0	3
Planning site plan review and approval process	0	1	2	0	0	3
Lot size	0	1	2	0	0	3
Density or other zoning requirements	0	1	2	0	0	3
Not In My Back Yard (NIMBY) mentality	2	0	0	1	0	3
Building codes	0	0	2	1	0	3
ADA codes	1	0	1	0	0	3
Lack of affordable housing development policies	1	1	1	0	0	3
Lack of police patrol	0	1	0	0	0	3
Lack of street lighting	0	1	1	1	0	3

Table 9.6
Providing a Suitable Living Environment
 Hubbard
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	2	1	0	0	3
Sidewalk improvements	0	0	1	2	0	0	3
Water system capacity improvements	0	1	0	1	1	0	3
Water quality improvements	0	1	0	2	0	0	3
Sewer system improvements	0	0	0	1	2	0	3
Park and recreation improvements	0	2	0	1	0	0	3
Storm sewer system improvements	0	0	0	1	2	0	3
Flood drainage improvements	0	0	0	1	2	0	3
Bridge improvements	0	0	2	1	0	0	3
Bicycle and walking paths	0	0	1	2	0	0	3
New tree planting	1	0	1	1	0	0	3
Other	0	0	0	2	0	1	3

Table 9.7
Providing a Suitable Living Environment
 Hubbard
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	0	1	2	0	0	3
Community centers	0	0	1	2	0	0	3
Childcare facilities	0	0	1	2	0	0	3
Parks and recreational facilities	0	1	1	1	0	0	3
Senior centers	0	0	0	3	0	0	3
Healthcare facilities	0	0	1	2	0	0	3
Residential treatment centers	0	0	1	2	0	0	3
Improved accessibility of public buildings	0	1	0	1	1	0	3
Homeless shelters	0	1	0	1	1	0	3
Fire stations/equipment	0	1	0	2	0	0	3
Facilities for persons living with disabilities	0	0	1	2	0	0	3
Facilities for abused/neglected children	0	0	1	2	0	0	3

Table 9.8 Providing a Suitable Living Environment Hubbard Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	1	0	2	0	0	3
Youth services	0	0	1	2	0	0	3
Senior services	0	0	1	2	0	0	3
Transportation services	0	0	0	3	0	0	3
Healthcare services	0	0	1	2	0	0	3
Childcare services	0	0	1	2	0	0	3
Fair housing activities	0	0	1	2	0	0	3
Tenant/Landlord counseling	0	0	2	1	0	0	3
Home-buyer education	0	0	1	2	0	0	3
Crime awareness education	1	1	1	0	0	0	3
Reduction of lead-based paint hazards	0	0	1	0	2	0	3
Mitigation of radon hazards	0	0	0	0	3	0	3
Mitigation of asbestos hazards	0	0	1	0	2	0	3
Employment services	0	0	1	2	0	0	3
Mental health services	0	0	0	3	0	0	3
Substance abuse services	0	0	1	2	0	0	3
Services for survivors of domestic violence	0	0	1	2	0	0	3
Food banks	0	0	0	3	0	0	3
Eviction prevention	0	0	1	2	0	0	3
Utility assistance	0	0	1	2	0	0	3
Rental assistance	0	0	1	2	0	0	3
Veterans services	0	0	1	2	0	0	3
Services for youth aging out of foster care	0	0	1	2	0	0	3
Other	0	0	0	0	0	3	3

Table 9.9
Needs of Special Populations
Hubbard

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	0	0	2	1	0	3
Transitional housing	0	0	1	1	1	0	3
Shelters for youth experiencing homelessness	0	0	2	1	0	0	3
Senior housing, such as nursing homes or assisted living facilities	0	0	2	1	0	0	3
Housing designed for persons with disabilities	0	0	1	2	0	0	3
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	1	0	2	0	0	3
Rental assistance for homeless households	0	0	0	3	0	0	3

Table 9.10
Needs of Special Populations
Hubbard

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	0	1	1	1	0	3
Seniors (65+)	0	0	1	1	1	0	3
Persons with mental illness	0	0	2	1	0	0	3
Persons with physical disabilities	0	0	1	2	0	0	3
Persons with developmental disabilities	0	0	0	2	1	0	3
Persons with substance abuse addictions	0	0	1	2	0	0	3
Persons with HIV/AIDS	0	1	0	0	2	0	3
Persons with HIV/AIDS	0	1	0	0	2	0	3
Survivors of domestic violence	0	0	1	2	0	0	3
Veterans	0	0	1	2	0	0	3
Persons recently released from jail/prison	0	0	0	1	2	0	3
Youth aging out of foster care	0	0	0	1	2	0	3

Table 9.11 Enhancing Economic Opportunities Hubbard Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	1	0	1	1	0	0	3
Retention of existing businesses	0	0	1	2	0	0	3
Expansion of existing businesses	1	0	1	1	0	0	3
Provision of job training	0	1	2	0	0	0	3
Provision of job re-training, such as after plant closure, etc.	0	1	2	0	0	0	3
Foster businesses with higher paying jobs	0	0	1	2	0	0	3
Enhancement of businesses infrastructure	0	1	0	1	1	0	3
Provision of working capital for businesses	1	0	1	1	0	0	3
Provision of technical assistance for businesses	1	0	1	1	0	0	3
Development of business incubators	0	0	0	1	2	0	3
Development of business parks	1	0	2	0	0	0	3

Table 9.12 Concluding Questions Hubbard Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	27.97%
Infrastructure Improvements	16.78%
Community/Public Facilities	25.17%
Human/ Public Services	23.78%
Economic Development	6.29%

Table 9.13 Concluding Questions Hubbard Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	1
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

JEFFERSON
HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 10.1 What Community do you live in? Jefferson Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	3
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	3

Table 10.2 Are you a resident of Marion County? Jefferson Housing and Community Development Survey	
Question	Response
Resident of Marion County	2
Not a Resident of Marion County	0

Table 10.3 What is your tenure? Jefferson Housing and Community Development Survey	
Question	Response
Homeowner	2
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 10.4
Providing Decent and Affordable Housing
 Jefferson
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	0	1	1	0	1	3
Construction of new affordable rental housing	0	0	0	2	0	1	3
First-time home-buyer assistance	0	0	0	2	0	1	3
Rental assistance	0	1	0	0	1	1	3
Homeowner housing rehabilitation	0	0	0	1	1	1	3
Rental housing rehabilitation	0	0	0	1	1	1	3
Energy efficiency improvements	0	0	0	1	0	2	3
Heating/cooling HVAC replacement or repairs	0	0	1	1	0	1	3
ADA (Americans with Disabilities Act) improvements	0	0	1	0	1	1	3
Housing demolition	0	0	0	1	1	1	3
Mixed use housing	0	0	1	0	1	1	3
Mixed income housing	0	0	0	0	1	2	3
Senior citizen housing	0	0	1	0	1	1	3
Retrofitting existing housing to meet seniors' needs	0	0	1	0	1	1	3
Preservation of federal subsidized housing	0	1	0	0	1	1	3
Homeownership for racial and ethnic minority populations	1	0	0	1	0	1	3
Supportive housing for people who are experiencing homelessness	1	0	0	1	0	1	3
Supportive housing for people who have disabilities	0	0	1	1	0	1	3
Rental housing for very low-income households	0	0	1	1	0	1	3
Housing located adjacent or near transportation options	0	0	1	1	0	1	3
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	0	0	0	0	0	3	3

Table 10.5
Providing Decent and Affordable Housing
 Jefferson
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	1	0	1	0	1	3
Lack of property maintenance code enforcement	1	0	1	0	1	3
Lack of understanding of property care-taking	1	1	0	0	1	3
Lack of qualified contractors or builders	1	1	0	0	1	3
Lack of available land	0	0	0	0	2	3
Cost of land or lot	1	0	0	0	2	3
Cost of materials	1	0	0	0	2	3
Cost of labor	0	1	0	1	1	3
Permitting/construction fees	1	0	1	0	1	3
Permitting process	1	0	1	0	1	3
Planning site plan review and approval process	1	0	1	0	1	3
Lot size	1	0	0	1	1	3
Density or other zoning requirements	1	1	0	0	1	3
Not In My Back Yard (NIMBY) mentality	2	0	0	0	1	3
Building codes	0	1	0	0	1	3
ADA codes	0	0	1	0	1	3
Lack of affordable housing development policies	1	1	0	0	1	3
Lack of police patrol	0	1	0	0	1	3
Lack of street lighting	0	0	0	1	1	3

Table 10.6
Providing a Suitable Living Environment
 Jefferson
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	1	0	1	0	1	3
Sidewalk improvements	0	1	0	1	0	1	3
Water system capacity improvements	0	1	1	0	0	1	3
Water quality improvements	0	1	0	1	0	1	3
Sewer system improvements	0	1	1	0	0	1	3
Park and recreation improvements	0	1	0	1	0	1	3
Storm sewer system improvements	0	2	0	0	0	1	3
Flood drainage improvements	0	1	1	0	0	1	3
Bridge improvements	0	1	1	0	0	1	3
Bicycle and walking paths	0	0	1	1	0	1	3
New tree planting	1	0	1	0	0	1	3
Other	0	0	0	0	0	3	3

Table 10.7
Providing a Suitable Living Environment
 Jefferson
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	0	0	2	0	1	3
Community centers	0	0	0	2	0	1	3
Childcare facilities	0	0	0	1	1	1	3
Parks and recreational facilities	0	0	1	1	0	1	3
Senior centers	0	0	0	1	1	1	3
Healthcare facilities	0	0	0	2	0	1	3
Residential treatment centers	0	0	1	0	1	1	3
Improved accessibility of public buildings	0	0	2	0	0	1	3
Homeless shelters	0	1	0	1	0	1	3
Fire stations/equipment	0	2	0	0	0	1	3
Facilities for persons living with disabilities	0	0	1	1	0	1	3
Facilities for abused/neglected children	0	0	0	2	0	1	3

Table 10.8
Providing a Suitable Living Environment
 Jefferson
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	1	1	0	0	1	3
Youth services	0	0	1	1	0	1	3
Senior services	0	0	1	0	1	1	3
Transportation services	0	0	0	2	0	1	3
Healthcare services	0	0	0	2	0	1	3
Childcare services	0	0	0	1	1	1	3
Fair housing activities	0	0	0	2	0	1	3
Tenant/Landlord counseling	0	0	0	1	1	1	3
Home-buyer education	0	0	0	2	0	1	3
Crime awareness education	0	0	0	2	0	1	3
Reduction of lead-based paint hazards	0	2	0	0	0	1	3
Mitigation of radon hazards	0	1	1	0	0	1	3
Mitigation of asbestos hazards	0	2	0	0	0	1	3
Employment services	0	0	0	2	0	1	3
Mental health services	0	0	0	2	0	1	3
Substance abuse services	0	0	0	2	0	1	3
Services for survivors of domestic violence	0	0	0	2	0	1	3
Food banks	0	0	0	2	0	1	3
Eviction prevention	0	1	0	1	0	1	3
Utility assistance	0	1	0	1	0	1	3
Rental assistance	0	1	0	0	1	1	3
Veterans services	0	0	0	1	0	2	3
Services for youth aging out of foster care	0	0	0	1	1	1	3
Other	0	0	0	0	0	3	3

Table 10.9
Needs of Special Populations
Jefferson

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	1	0	1	0	1	3
Transitional housing	0	0	0	2	0	1	3
Shelters for youth experiencing homelessness	0	0	0	2	0	1	3
Senior housing, such as nursing homes or assisted living facilities	0	1	0	1	0	1	3
Housing designed for persons with disabilities	0	0	1	1	0	1	3
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	0	2	0	1	3
Rental assistance for homeless households	0	0	0	2	0	1	3

Table 10.10
Needs of Special Populations
Jefferson

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	1	0	1	0	1	3
Seniors (65+)	0	0	0	1	1	1	3
Persons with mental illness	0	0	0	2	0	1	3
Persons with physical disabilities	0	0	1	1	0	1	3
Persons with developmental disabilities	0	0	0	2	0	1	3
Persons with substance abuse addictions	0	1	0	1	0	1	3
Persons with HIV/AIDS	0	1	0	0	1	1	3
Persons with HIV/AIDS	0	1	0	0	1	1	3
Survivors of domestic violence	0	0	0	2	0	1	3
Veterans	0	0	0	2	0	1	3
Persons recently released from jail/prison	0	1	0	1	0	1	3
Youth aging out of foster care	0	0	0	2	0	1	3

Table 10.11 Enhancing Economic Opportunities Jefferson Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	2	0	0	1	3
Retention of existing businesses	0	0	0	2	0	1	3
Expansion of existing businesses	0	0	0	2	0	1	3
Provision of job training	0	0	0	2	0	1	3
Provision of job re-training, such as after plant closure, etc.	0	0	0	2	0	1	3
Foster businesses with higher paying jobs	0	0	1	1	0	1	3
Enhancement of businesses infrastructure	0	0	1	0	1	1	3
Provision of working capital for businesses	0	0	1	0	1	1	3
Provision of technical assistance for businesses	0	0	1	1	0	1	3
Development of business incubators	0	2	0	0	0	1	3
Development of business parks	1	0	1	0	0	1	3

Table 10.12 Concluding Questions Jefferson Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	60%
Infrastructure Improvements	4%
Community/Public Facilities	4%
Human/ Public Services	20%
Economic Development	12%

Table 10.13 Concluding Questions Jefferson Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	1
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	1
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

KEIZER
HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 11.1 What Community do you live in? Keizer Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	30
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	30

Table 11.2 Are you a resident of Marion County? Keizer Housing and Community Development Survey	
Question	Response
Resident of Marion County	19
Not a Resident of Marion County	0

Table 11.3 What is your tenure? Keizer Housing and Community Development Survey	
Question	Response
Homeowner	16
Renter	2
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	1

Table 11.4
Providing Decent and Affordable Housing
 Keizer
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	1	2	5	17	0	5	30
Construction of new affordable rental housing	1	3	5	16	0	5	30
First-time home-buyer assistance	2	3	5	13	2	5	30
Rental assistance	2	2	6	14	1	5	30
Homeowner housing rehabilitation	1	4	12	5	3	5	30
Rental housing rehabilitation	2	5	8	6	4	5	30
Energy efficiency improvements	1	2	6	14	2	5	30
Heating/cooling HVAC replacement or repairs	3	4	7	6	5	5	30
ADA (Americans with Disabilities Act) improvements	0	4	5	9	6	6	30
Housing demolition	4	11	2	2	6	5	30
Mixed use housing	2	7	8	6	2	5	30
Mixed income housing	3	3	12	6	1	5	30
Senior citizen housing	2	5	6	8	4	5	30
Retrofitting existing housing to meet seniors' needs	0	3	8	11	3	5	30
Preservation of federal subsidized housing	2	4	6	9	3	6	30
Homeownership for racial and ethnic minority populations	2	2	10	7	4	5	30
Supportive housing for people who are experiencing homelessness	2	2	4	17	0	5	30
Supportive housing for people who have disabilities	1	2	5	11	6	5	30
Rental housing for very low-income households	1	3	5	14	2	5	30
Housing located adjacent or near transportation options	2	3	8	8	4	5	30
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	1	0	1	1	2	25	30

Table 11.5
Providing Decent and Affordable Housing
 Keizer
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	7	6	7	1	7	30
Lack of property maintenance code enforcement	3	11	5	3	7	30
Lack of understanding of property care-taking	1	7	9	5	7	30
Lack of qualified contractors or builders	2	5	7	8	7	30
Lack of available land	9	6	2	4	7	30
Cost of land or lot	14	5	3	0	7	30
Cost of materials	13	6	1	2	8	30
Cost of labor	9	6	5	3	7	30
Permitting/construction fees	7	4	7	3	7	30
Permitting process	6	4	8	3	7	30
Planning site plan review and approval process	4	7	6	5	7	30
Lot size	5	9	4	3	8	30
Density or other zoning requirements	7	8	3	3	7	30
Not In My Back Yard (NIMBY) mentality	9	6	5	1	7	30
Building codes	3	7	10	3	7	30
ADA codes	3	6	7	7	7	30
Lack of affordable housing development policies	6	8	3	2	8	30
Lack of police patrol	2	4	6	8	7	30
Lack of street lighting	3	4	10	4	7	30

Table 11.6
Providing a Suitable Living Environment
 Keizer
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	2	13	9	0	6	30
Sidewalk improvements	0	2	10	12	0	6	30
Water system capacity improvements	2	2	3	11	6	6	30
Water quality improvements	2	6	11	5	0	6	30
Sewer system improvements	1	2	5	7	9	6	30
Park and recreation improvements	1	7	8	8	0	6	30
Storm sewer system improvements	1	3	10	7	3	6	30
Flood drainage improvements	1	4	8	7	4	6	30
Bridge improvements	3	1	7	11	2	6	30
Bicycle and walking paths	2	5	4	13	0	6	30
New tree planting	2	8	6	7	1	6	30
Other	0	0	1	1	2	26	30

Table 11.7
Providing a Suitable Living Environment
 Keizer
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	1	4	5	11	2	7	30
Community centers	2	6	8	7	1	6	30
Childcare facilities	3	1	3	15	2	6	30
Parks and recreational facilities	0	4	11	8	0	7	30
Senior centers	1	7	6	5	5	6	30
Healthcare facilities	1	4	8	8	3	6	30
Residential treatment centers	1	2	10	5	6	6	30
Improved accessibility of public buildings	2	7	5	2	8	6	30
Homeless shelters	1	3	6	13	1	6	30
Fire stations/equipment	1	3	5	9	6	6	30
Facilities for persons living with disabilities	0	4	9	8	3	6	30
Facilities for abused/neglected children	0	3	3	12	6	6	30

Table 11.8
Providing a Suitable Living Environment
 Keizer
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	1	2	6	15	0	6	30
Youth services	1	3	6	12	2	6	30
Senior services	1	4	8	9	2	6	30
Transportation services	2	3	8	10	1	6	30
Healthcare services	1	3	10	7	3	6	30
Childcare services	1	3	5	13	2	6	30
Fair housing activities	2	3	7	9	3	6	30
Tenant/Landlord counseling	1	2	11	6	4	6	30
Home-buyer education	1	3	10	8	2	6	30
Crime awareness education	1	5	10	6	2	6	30
Reduction of lead-based paint hazards	2	9	4	4	5	6	30
Mitigation of radon hazards	2	5	8	4	5	6	30
Mitigation of asbestos hazards	2	6	5	5	6	6	30
Employment services	1	6	8	9	0	6	30
Mental health services	1	1	3	17	2	6	30
Substance abuse services	1	2	2	17	2	6	30
Services for survivors of domestic violence	0	1	7	13	3	6	30
Food banks	1	4	5	13	1	6	30
Eviction prevention	2	6	6	7	3	6	30
Utility assistance	2	3	7	10	2	6	30
Rental assistance	3	2	5	11	1	8	30
Veterans services	0	5	7	9	3	6	30
Services for youth aging out of foster care	1	3	2	16	2	6	30
Other	0	0	0	2	0	28	30

Table 11.9
Needs of Special Populations
Keizer

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	1	1	6	15	0	7	30
Transitional housing	1	1	7	12	2	7	30
Shelters for youth experiencing homelessness	1	1	5	15	1	7	30
Senior housing, such as nursing homes or assisted living facilities	1	3	8	10	2	6	30
Housing designed for persons with disabilities	0	5	6	9	3	7	30
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	4	3	16	1	6	30
Rental assistance for homeless households	1	2	5	15	1	6	30

Table 11.10
Needs of Special Populations
Keizer

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	1	2	4	16	1	6	30
Seniors (65+)	1	3	8	8	4	6	30
Persons with mental illness	1	2	2	18	1	6	30
Persons with physical disabilities	0	4	7	11	2	6	30
Persons with developmental disabilities	1	3	5	12	3	6	30
Persons with substance abuse addictions	1	2	2	18	1	6	30
Persons with HIV/AIDS	3	4	5	2	9	7	30
Persons with HIV/AIDS	3	4	5	2	9	7	30
Survivors of domestic violence	0	2	5	12	4	7	30
Veterans	0	5	4	8	6	7	30
Persons recently released from jail/prison	1	4	5	12	1	7	30
Youth aging out of foster care	1	2	3	12	4	8	30

Table 11.11 Enhancing Economic Opportunities Keizer Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	4	6	10	2	8	30
Retention of existing businesses	0	1	6	13	1	9	30
Expansion of existing businesses	0	4	4	12	1	9	30
Provision of job training	2	1	6	10	2	9	30
Provision of job re-training, such as after plant closure, etc.	1	2	4	12	2	9	30
Foster businesses with higher paying jobs	0	1	9	11	0	9	30
Enhancement of businesses infrastructure	0	6	5	7	3	9	30
Provision of working capital for businesses	3	3	7	3	5	9	30
Provision of technical assistance for businesses	1	4	10	4	2	9	30
Development of business incubators	1	4	7	5	4	9	30
Development of business parks	3	6	4	3	4	10	30

Table 11.12 Concluding Questions Keizer Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	26.22%
Infrastructure Improvements	20.42%
Community/Public Facilities	16.46%
Human/ Public Services	19.8%
Economic Development	17.1%

Table 11.13 Concluding Questions Keizer Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	1
Commercial or industrial business owner/representative	1
City, county, or state employee	9
City, county or state elected official	2
Law enforcement/public safety officer/representative	1
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	1

MILL CITY HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 12.1 What Community do you live in? Mill City Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	1
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	1

Table 12.2 Are you a resident of Marion County? Mill City Housing and Community Development Survey	
Question	Response
Resident of Marion County	0
Not a Resident of Marion County	0

Table 12.3 What is your tenure? Mill City Housing and Community Development Survey	
Question	Response
Homeowner	0
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 12.4
Providing Decent and Affordable Housing
 Mill City
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	1	0	0	0	0	1
Construction of new affordable rental housing	0	0	1	0	0	0	1
First-time home-buyer assistance	0	0	1	0	0	0	1
Rental assistance	0	0	1	0	0	0	1
Homeowner housing rehabilitation	0	0	0	1	0	0	1
Rental housing rehabilitation	0	0	0	1	0	0	1
Energy efficiency improvements	0	0	0	1	0	0	1
Heating/cooling HVAC replacement or repairs	0	0	1	0	0	0	1
ADA (Americans with Disabilities Act) improvements	0	1	0	0	0	0	1
Housing demolition	0	1	0	0	0	0	1
Mixed use housing	0	1	0	0	0	0	1
Mixed income housing	0	0	1	0	0	0	1
Senior citizen housing	0	0	0	1	0	0	1
Retrofitting existing housing to meet seniors' needs	0	0	0	1	0	0	1
Preservation of federal subsidized housing	0	1	0	0	0	0	1
Homeownership for racial and ethnic minority populations	0	1	0	0	0	0	1
Supportive housing for people who are experiencing homelessness	0	1	0	0	0	0	1
Supportive housing for people who have disabilities	0	0	1	0	0	0	1
Rental housing for very low-income households	0	0	1	0	0	0	1
Housing located adjacent or near transportation options	0	1	0	0	0	0	1
ADA improvements	0	0	0	0	0	0	0
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	0	0
Other	0	0	0	0	0	1	1

Table 12.5
Providing Decent and Affordable Housing
 Mill City
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	0	1	0	0	0	1
Lack of property maintenance code enforcement	0	0	1	0	0	1
Lack of understanding of property care-taking	1	0	0	0	0	1
Lack of qualified contractors or builders	1	0	0	0	0	1
Lack of available land	0	0	1	0	0	1
Cost of land or lot	0	1	0	0	0	1
Cost of materials	1	0	0	0	0	1
Cost of labor	1	0	0	0	0	1
Permitting/construction fees	1	0	0	0	0	1
Permitting process	1	0	0	0	0	1
Planning site plan review and approval process	1	0	0	0	0	1
Lot size	1	0	0	0	0	1
Density or other zoning requirements	0	0	0	0	1	1
Not In My Back Yard (NIMBY) mentality	0	0	0	1	0	1
Building codes	0	0	0	1	0	1
ADA codes	0	0	0	1	0	1
Lack of affordable housing development policies	0	0	0	1	0	1
Lack of police patrol	1	0	0	0	0	1
Lack of street lighting	1	0	0	0	0	1

Table 12.6
Providing a Suitable Living Environment
 Mill City
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	0	0	0	1	1
Sidewalk improvements	0	0	0	0	0	1	1
Water system capacity improvements	0	0	0	0	0	1	1
Water quality improvements	0	0	0	0	0	1	1
Sewer system improvements	0	0	0	0	0	1	1
Park and recreation improvements	0	0	0	0	0	1	1
Storm sewer system improvements	0	0	0	0	0	1	1
Flood drainage improvements	0	0	0	0	0	1	1
Bridge improvements	0	0	0	0	0	1	1
Bicycle and walking paths	0	0	0	0	0	1	1
New tree planting	0	0	0	0	0	1	1
Other	0	0	0	0	0	1	1

Table 12.7
Providing a Suitable Living Environment
 Mill City
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	0	0	0	0	1	1
Community centers	0	0	0	0	0	1	1
Childcare facilities	0	0	0	0	0	1	1
Parks and recreational facilities	0	0	0	0	0	1	1
Senior centers	0	0	0	0	0	1	1
Healthcare facilities	0	0	0	0	0	1	1
Residential treatment centers	0	0	0	0	0	1	1
Improved accessibility of public buildings	0	0	0	0	0	1	1
Homeless shelters	0	0	0	0	0	1	1
Fire stations/equipment	0	0	0	0	0	1	1
Facilities for persons living with disabilities	0	0	0	0	0	1	1
Facilities for abused/neglected children	0	0	0	0	0	1	1

Table 12.8 Providing a Suitable Living Environment Mill City Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	0	0	0	0	1	1
Youth services	0	0	0	0	0	1	1
Senior services	0	0	0	0	0	1	1
Transportation services	0	0	0	0	0	1	1
Healthcare services	0	0	0	0	0	1	1
Childcare services	0	0	0	0	0	1	1
Fair housing activities	0	0	0	0	0	1	1
Tenant/Landlord counseling	0	0	0	0	0	1	1
Home-buyer education	0	0	0	0	0	1	1
Crime awareness education	0	0	0	0	0	1	1
Reduction of lead-based paint hazards	0	0	0	0	0	1	1
Mitigation of radon hazards	0	0	0	0	0	1	1
Mitigation of asbestos hazards	0	0	0	0	0	1	1
Employment services	0	0	0	0	0	1	1
Mental health services	0	0	0	0	0	1	1
Substance abuse services	0	0	0	0	0	1	1
Services for survivors of domestic violence	0	0	0	0	0	1	1
Food banks	0	0	0	0	0	1	1
Eviction prevention	0	0	0	0	0	1	1
Utility assistance	0	0	0	0	0	1	1
Rental assistance	0	0	0	0	0	1	1
Veterans services	0	0	0	0	0	1	1
Services for youth aging out of foster care	0	0	0	0	0	1	1
Other	0	0	0	0	0	1	1

Table 12.9
Needs of Special Populations

Mill City
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	0	0	0	0	1	1
Transitional housing	0	0	0	0	0	1	1
Shelters for youth experiencing homelessness	0	0	0	0	0	1	1
Senior housing, such as nursing homes or assisted living facilities	0	0	0	0	0	1	1
Housing designed for persons with disabilities	0	0	0	0	0	1	1
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	0	0	0	1	1
Rental assistance for homeless households	0	0	0	0	0	1	1

Table 12.10
Needs of Special Populations

Mill City
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	0	0	0	0	1	1
Seniors (65+)	0	0	0	0	0	1	1
Persons with mental illness	0	0	0	0	0	1	1
Persons with physical disabilities	0	0	0	0	0	1	1
Persons with developmental disabilities	0	0	0	0	0	1	1
Persons with substance abuse addictions	0	0	0	0	0	1	1
Persons with HIV/AIDS	0	0	0	0	0	1	1
Persons with HIV/AIDS	0	0	0	0	0	1	1
Survivors of domestic violence	0	0	0	0	0	1	1
Veterans	0	0	0	0	0	1	1
Persons recently released from jail/prison	0	0	0	0	0	1	1
Youth aging out of foster care	0	0	0	0	0	1	1

Table 12.11 Enhancing Economic Opportunities Mill City Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	0	0	0	1	1
Retention of existing businesses	0	0	0	0	0	1	1
Expansion of existing businesses	0	0	0	0	0	1	1
Provision of job training	0	0	0	0	0	1	1
Provision of job re-training, such as after plant closure, etc.	0	0	0	0	0	1	1
Foster businesses with higher paying jobs	0	0	0	0	0	1	1
Enhancement of businesses infrastructure	0	0	0	0	0	1	1
Provision of working capital for businesses	0	0	0	0	0	1	1
Provision of technical assistance for businesses	0	0	0	0	0	1	1
Development of business incubators	0	0	0	0	0	1	1
Development of business parks	0	0	0	0	0	1	1

Table 12.12 Concluding Questions Mill City Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	%
Infrastructure Improvements	%
Community/Public Facilities	%
Human/ Public Services	%
Economic Development	%

Table 12.13 Concluding Questions Mill City Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

MOUNT ANGEL HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 13.1 What Community do you live in? Mount Angel Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	1
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	1

Table 13.2 Are you a resident of Marion County? Mount Angel Housing and Community Development Survey	
Question	Response
Resident of Marion County	0
Not a Resident of Marion County	0

Table 13.3 What is your tenure? Mount Angel Housing and Community Development Survey	
Question	Response
Homeowner	0
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 13.4
Providing Decent and Affordable Housing
 Mount Angel
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	0	0	0	0	1	1
Construction of new affordable rental housing	0	0	0	0	0	1	1
First-time home-buyer assistance	0	0	0	0	0	1	1
Rental assistance	0	0	0	0	0	1	1
Homeowner housing rehabilitation	0	0	0	0	0	1	1
Rental housing rehabilitation	0	0	0	0	0	1	1
Energy efficiency improvements	0	0	0	0	0	1	1
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	1	1
ADA (Americans with Disabilities Act) improvements	0	0	0	0	0	1	1
Housing demolition	0	0	0	0	0	1	1
Mixed use housing	0	0	0	0	0	1	1
Mixed income housing	0	0	0	0	0	1	1
Senior citizen housing	0	0	0	0	0	1	1
Retrofitting existing housing to meet seniors' needs	0	0	0	0	0	1	1
Preservation of federal subsidized housing	0	0	0	0	0	1	1
Homeownership for racial and ethnic minority populations	0	0	0	0	0	1	1
Supportive housing for people who are experiencing homelessness	0	0	0	0	0	1	1
Supportive housing for people who have disabilities	0	0	0	0	0	1	1
Rental housing for very low-income households	0	0	0	0	0	1	1
Housing located adjacent or near transportation options	0	0	0	0	0	1	1
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	0	0	0	0	0	1	1

Table 13.5
Providing Decent and Affordable Housing
 Mount Angel
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	0	0	0	0	1	1
Lack of property maintenance code enforcement	0	0	0	0	1	1
Lack of understanding of property care-taking	0	0	0	0	1	1
Lack of qualified contractors or builders	0	0	0	0	1	1
Lack of available land	0	0	0	0	1	1
Cost of land or lot	0	0	0	0	1	1
Cost of materials	0	0	0	0	1	1
Cost of labor	0	0	0	0	1	1
Permitting/construction fees	0	0	0	0	1	1
Permitting process	0	0	0	0	1	1
Planning site plan review and approval process	0	0	0	0	1	1
Lot size	0	0	0	0	1	1
Density or other zoning requirements	0	0	0	0	1	1
Not In My Back Yard (NIMBY) mentality	0	0	0	0	1	1
Building codes	0	0	0	0	1	1
ADA codes	0	0	0	0	1	1
Lack of affordable housing development policies	0	0	0	0	1	1
Lack of police patrol	0	0	0	0	1	1
Lack of street lighting	0	0	0	0	1	1

Table 13.6
Providing a Suitable Living Environment
 Mount Angel
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	0	0	0	1	1
Sidewalk improvements	0	0	0	0	0	1	1
Water system capacity improvements	0	0	0	0	0	1	1
Water quality improvements	0	0	0	0	0	1	1
Sewer system improvements	0	0	0	0	0	1	1
Park and recreation improvements	0	0	0	0	0	1	1
Storm sewer system improvements	0	0	0	0	0	1	1
Flood drainage improvements	0	0	0	0	0	1	1
Bridge improvements	0	0	0	0	0	1	1
Bicycle and walking paths	0	0	0	0	0	1	1
New tree planting	0	0	0	0	0	1	1
Other	0	0	0	0	0	1	1

Table 13.7
Providing a Suitable Living Environment
 Mount Angel
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	0	0	0	0	1	1
Community centers	0	0	0	0	0	1	1
Childcare facilities	0	0	0	0	0	1	1
Parks and recreational facilities	0	0	0	0	0	1	1
Senior centers	0	0	0	0	0	1	1
Healthcare facilities	0	0	0	0	0	1	1
Residential treatment centers	0	0	0	0	0	1	1
Improved accessibility of public buildings	0	0	0	0	0	1	1
Homeless shelters	0	0	0	0	0	1	1
Fire stations/equipment	0	0	0	0	0	1	1
Facilities for persons living with disabilities	0	0	0	0	0	1	1
Facilities for abused/neglected children	0	0	0	0	0	1	1

Table 13.8
Providing a Suitable Living Environment
 Mount Angel
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	0	0	0	0	1	1
Youth services	0	0	0	0	0	1	1
Senior services	0	0	0	0	0	1	1
Transportation services	0	0	0	0	0	1	1
Healthcare services	0	0	0	0	0	1	1
Childcare services	0	0	0	0	0	1	1
Fair housing activities	0	0	0	0	0	1	1
Tenant/Landlord counseling	0	0	0	0	0	1	1
Home-buyer education	0	0	0	0	0	1	1
Crime awareness education	0	0	0	0	0	1	1
Reduction of lead-based paint hazards	0	0	0	0	0	1	1
Mitigation of radon hazards	0	0	0	0	0	1	1
Mitigation of asbestos hazards	0	0	0	0	0	1	1
Employment services	0	0	0	0	0	1	1
Mental health services	0	0	0	0	0	1	1
Substance abuse services	0	0	0	0	0	1	1
Services for survivors of domestic violence	0	0	0	0	0	1	1
Food banks	0	0	0	0	0	1	1
Eviction prevention	0	0	0	0	0	1	1
Utility assistance	0	0	0	0	0	1	1
Rental assistance	0	0	0	0	0	1	1
Veterans services	0	0	0	0	0	1	1
Services for youth aging out of foster care	0	0	0	0	0	1	1
Other	0	0	0	0	0	1	1

Table 13.9
Needs of Special Populations

Mount Angel
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	0	0	0	0	1	1
Transitional housing	0	0	0	0	0	1	1
Shelters for youth experiencing homelessness	0	0	0	0	0	1	1
Senior housing, such as nursing homes or assisted living facilities	0	0	0	0	0	1	1
Housing designed for persons with disabilities	0	0	0	0	0	1	1
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	0	0	0	1	1
Rental assistance for homeless households	0	0	0	0	0	1	1

Table 13.10
Needs of Special Populations

Mount Angel
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	0	0	0	0	1	1
Seniors (65+)	0	0	0	0	0	1	1
Persons with mental illness	0	0	0	0	0	1	1
Persons with physical disabilities	0	0	0	0	0	1	1
Persons with developmental disabilities	0	0	0	0	0	1	1
Persons with substance abuse addictions	0	0	0	0	0	1	1
Persons with HIV/AIDS	0	0	0	0	0	1	1
Persons with HIV/AIDS	0	0	0	0	0	1	1
Survivors of domestic violence	0	0	0	0	0	1	1
Veterans	0	0	0	0	0	1	1
Persons recently released from jail/prison	0	0	0	0	0	1	1
Youth aging out of foster care	0	0	0	0	0	1	1

Table 13.11 Enhancing Economic Opportunities Mount Angel Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	0	0	0	1	1
Retention of existing businesses	0	0	0	0	0	1	1
Expansion of existing businesses	0	0	0	0	0	1	1
Provision of job training	0	0	0	0	0	1	1
Provision of job re-training, such as after plant closure, etc.	0	0	0	0	0	1	1
Foster businesses with higher paying jobs	0	0	0	0	0	1	1
Enhancement of businesses infrastructure	0	0	0	0	0	1	1
Provision of working capital for businesses	0	0	0	0	0	1	1
Provision of technical assistance for businesses	0	0	0	0	0	1	1
Development of business incubators	0	0	0	0	0	1	1
Development of business parks	0	0	0	0	0	1	1

Table 13.12 Concluding Questions Mount Angel Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	%
Infrastructure Improvements	%
Community/Public Facilities	%
Human/ Public Services	%
Economic Development	%

Table 13.13 Concluding Questions Mount Angel Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

SALEM
HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 14.1 What Community do you live in? Salem Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	132
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	132

Table 14.2 Are you a resident of Marion County? Salem Housing and Community Development Survey	
Question	Response
Resident of Marion County	75
Not a Resident of Marion County	6

Table 14.3 What is your tenure? Salem Housing and Community Development Survey	
Question	Response
Homeowner	54
Renter	24
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	3

Table 14.4
Providing Decent and Affordable Housing
 Salem

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	3	7	18	70	4	30	132
Construction of new affordable rental housing	3	4	19	70	5	31	132
First-time home-buyer assistance	3	10	14	69	6	30	132
Rental assistance	2	2	21	64	10	33	132
Homeowner housing rehabilitation	3	9	28	39	21	32	132
Rental housing rehabilitation	1	8	24	40	26	33	132
Energy efficiency improvements	2	7	26	56	9	32	132
Heating/cooling HVAC replacement or repairs	1	11	31	34	23	32	132
ADA (Americans with Disabilities Act) improvements	0	6	30	44	20	32	132
Housing demolition	10	22	11	8	49	32	132
Mixed use housing	5	12	26	37	20	32	132
Mixed income housing	5	8	28	39	19	33	132
Senior citizen housing	3	7	28	40	19	35	132
Retrofitting existing housing to meet seniors' needs	1	3	34	37	24	33	132
Preservation of federal subsidized housing	3	4	15	51	25	34	132
Homeownership for racial and ethnic minority populations	3	8	17	57	15	32	132
Supportive housing for people who are experiencing homelessness	2	5	11	79	2	33	132
Supportive housing for people who have disabilities	1	2	30	57	10	32	132
Rental housing for very low-income households	1	5	10	78	6	32	132
Housing located adjacent or near transportation options	2	7	18	62	10	33	132
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	1	0	1	12	13	105	132

Table 14.5
Providing Decent and Affordable Housing
 Salem

Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	36	33	16	7	39	132
Lack of property maintenance code enforcement	18	28	33	11	39	132
Lack of understanding of property care-taking	15	29	34	12	38	132
Lack of qualified contractors or builders	6	18	40	27	38	132
Lack of available land	17	23	26	23	39	132
Cost of land or lot	36	35	16	6	39	132
Cost of materials	45	35	12	3	37	132
Cost of labor	29	35	20	7	39	132
Permitting/construction fees	29	15	36	8	41	132
Permitting process	25	17	43	8	39	132
Planning site plan review and approval process	25	18	41	9	39	132
Lot size	16	20	46	11	39	132
Density or other zoning requirements	25	26	36	6	38	132
Not In My Back Yard (NIMBY) mentality	46	33	12	2	37	132
Building codes	15	16	46	13	40	132
ADA codes	12	15	41	23	39	132
Lack of affordable housing development policies	33	29	26	3	39	132
Lack of police patrol	11	12	31	26	40	132
Lack of street lighting	13	28	37	12	40	132

Table 14.6
Providing a Suitable Living Environment
 Salem
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	1	9	49	27	5	41	132
Sidewalk improvements	2	9	27	46	7	41	132
Water system capacity improvements	3	11	24	27	26	41	132
Water quality improvements	4	12	23	29	23	41	132
Sewer system improvements	4	7	25	22	33	41	132
Park and recreation improvements	5	15	36	29	6	41	132
Storm sewer system improvements	3	8	29	21	30	41	132
Flood drainage improvements	3	9	30	20	29	41	132
Bridge improvements	3	9	21	41	17	41	132
Bicycle and walking paths	3	16	21	44	7	41	132
New tree planting	7	16	26	34	8	41	132
Other	2	0	1	8	6	115	132

Table 14.7
Providing a Suitable Living Environment
 Salem
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	5	8	31	34	12	42	132
Community centers	5	10	33	33	9	42	132
Childcare facilities	3	8	15	54	10	42	132
Parks and recreational facilities	5	11	32	36	7	41	132
Senior centers	4	12	34	27	13	42	132
Healthcare facilities	5	11	24	39	11	42	132
Residential treatment centers	5	3	22	43	15	44	132
Improved accessibility of public buildings	5	19	26	17	22	43	132
Homeless shelters	1	4	13	69	4	41	132
Fire stations/equipment	1	9	30	31	19	42	132
Facilities for persons living with disabilities	2	2	29	39	18	42	132
Facilities for abused/neglected children	2	4	22	43	16	45	132

Table 14.8
Providing a Suitable Living Environment
 Salem
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	1	3	15	67	4	42	132
Youth services	1	8	26	47	8	42	132
Senior services	2	8	33	33	11	45	132
Transportation services	2	8	22	48	9	43	132
Healthcare services	3	11	24	39	11	44	132
Childcare services	3	5	18	51	11	44	132
Fair housing activities	3	7	21	43	14	44	132
Tenant/Landlord counseling	2	12	34	26	14	44	132
Home-buyer education	4	14	33	27	9	45	132
Crime awareness education	10	25	22	19	11	45	132
Reduction of lead-based paint hazards	7	19	22	17	21	46	132
Mitigation of radon hazards	4	19	25	14	24	46	132
Mitigation of asbestos hazards	6	14	29	16	21	46	132
Employment services	1	7	38	33	8	45	132
Mental health services	1	3	10	70	5	43	132
Substance abuse services	1	3	8	70	7	43	132
Services for survivors of domestic violence	2	6	18	49	13	44	132
Food banks	1	12	19	50	6	44	132
Eviction prevention	5	3	20	46	14	44	132
Utility assistance	2	10	23	43	11	43	132
Rental assistance	3	9	15	49	13	43	132
Veterans services	1	9	27	37	13	45	132
Services for youth aging out of foster care	3	5	12	58	11	43	132
Other	2	0	0	5	5	120	132

Table 14.9
Needs of Special Populations
Salem

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	1	3	12	69	1	46	132
Transitional housing	1	4	14	61	6	46	132
Shelters for youth experiencing homelessness	1	3	11	69	2	46	132
Senior housing, such as nursing homes or assisted living facilities	3	11	25	31	15	47	132
Housing designed for persons with disabilities	1	5	23	40	16	47	132
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	2	5	7	62	9	47	132
Rental assistance for homeless households	3	4	8	63	8	46	132

Table 14.10
Needs of Special Populations
Salem

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	1	4	10	70	1	46	132
Seniors (65+)	2	8	35	32	9	46	132
Persons with mental illness	1	4	7	69	5	46	132
Persons with physical disabilities	1	3	28	39	15	46	132
Persons with developmental disabilities	1	6	19	46	14	46	132
Persons with substance abuse addictions	1	3	9	60	12	47	132
Persons with HIV/AIDS	3	9	24	19	30	47	132
Persons with HIV/AIDS	3	9	24	19	30	47	132
Survivors of domestic violence	1	6	18	45	16	46	132
Veterans	2	6	24	37	16	47	132
Persons recently released from jail/prison	2	7	15	46	15	47	132
Youth aging out of foster care	1	6	9	61	9	46	132

Table 14.11
Enhancing Economic Opportunities
 Salem
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	3	13	33	28	6	49	132
Retention of existing businesses	1	4	22	52	4	49	132
Expansion of existing businesses	3	11	32	29	8	49	132
Provision of job training	2	8	21	43	10	48	132
Provision of job re-training, such as after plant closure, etc.	2	8	19	44	10	49	132
Foster businesses with higher paying jobs	2	2	27	43	9	49	132
Enhancement of businesses infrastructure	2	8	34	27	12	49	132
Provision of working capital for businesses	5	11	28	23	16	49	132
Provision of technical assistance for businesses	4	12	28	25	14	49	132
Development of business incubators	2	10	28	21	22	49	132
Development of business parks	10	19	24	14	16	49	132

Table 14.12
Concluding Questions
 Salem
 Housing and Community Development Survey

Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	33.67%
Infrastructure Improvements	17.87%
Community/Public Facilities	12.38%
Human/ Public Services	23.17%
Economic Development	12.92%

Table 14.13
Concluding Questions
 Salem
 Housing and Community Development Survey

Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	5
Non-profit services provider	14
Commercial or industrial business owner/representative	5
City, county, or state employee	21
City, county or state elected official	3
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	1
Financial institution employee/representative	2

SCOTTS MILLS HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 15.1 What Community do you live in? Scotts Mills Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	2
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	2

Table 15.2 Are you a resident of Marion County? Scotts Mills Housing and Community Development Survey	
Question	Response
Resident of Marion County	1
Not a Resident of Marion County	0

Table 15.3 What is your tenure? Scotts Mills Housing and Community Development Survey	
Question	Response
Homeowner	1
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 15.4
Providing Decent and Affordable Housing
 Scotts Mills
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	1	0	0	0	1	2
Construction of new affordable rental housing	1	0	0	0	0	1	2
First-time home-buyer assistance	1	0	0	0	0	1	2
Rental assistance	1	0	0	0	0	1	2
Homeowner housing rehabilitation	0	1	0	0	0	1	2
Rental housing rehabilitation	0	1	0	0	0	1	2
Energy efficiency improvements	0	0	1	0	0	1	2
Heating/cooling HVAC replacement or repairs	0	0	1	0	0	1	2
ADA (Americans with Disabilities Act) improvements	0	0	1	0	0	1	2
Housing demolition	0	0	1	0	0	1	2
Mixed use housing	1	0	0	0	0	1	2
Mixed income housing	1	0	0	0	0	1	2
Senior citizen housing	1	0	0	0	0	1	2
Retrofitting existing housing to meet seniors' needs	1	0	0	0	0	1	2
Preservation of federal subsidized housing	1	0	0	0	0	1	2
Homeownership for racial and ethnic minority populations	1	0	0	0	0	1	2
Supportive housing for people who are experiencing homelessness	1	0	0	0	0	1	2
Supportive housing for people who have disabilities	1	0	0	0	0	1	2
Rental housing for very low-income households	0	1	0	0	0	1	2
Housing located adjacent or near transportation options	0	0	0	0	1	1	2
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	0	0	0	0	1	1	2

Table 15.5
Providing Decent and Affordable Housing
 Scotts Mills
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	0	0	1	0	1	2
Lack of property maintenance code enforcement	0	0	1	0	1	2
Lack of understanding of property care-taking	1	0	0	0	1	2
Lack of qualified contractors or builders	0	0	0	1	1	2
Lack of available land	0	0	0	1	1	2
Cost of land or lot	0	1	0	0	1	2
Cost of materials	0	1	0	0	1	2
Cost of labor	0	1	0	0	1	2
Permitting/construction fees	0	1	0	0	1	2
Permitting process	0	1	0	0	1	2
Planning site plan review and approval process	0	0	1	0	1	2
Lot size	0	0	1	0	1	2
Density or other zoning requirements	1	0	0	0	1	2
Not In My Back Yard (NIMBY) mentality	1	0	0	0	1	2
Building codes	0	0	1	0	1	2
ADA codes	0	0	1	0	1	2
Lack of affordable housing development policies	0	0	1	0	1	2
Lack of police patrol	1	0	0	0	1	2
Lack of street lighting	1	0	0	0	1	2

Table 15.6
Providing a Suitable Living Environment
 Scotts Mills
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	0	1	0	1	2
Sidewalk improvements	0	0	1	0	0	1	2
Water system capacity improvements	0	0	0	1	0	1	2
Water quality improvements	0	0	0	1	0	1	2
Sewer system improvements	0	0	0	1	0	1	2
Park and recreation improvements	0	1	0	0	0	1	2
Storm sewer system improvements	0	0	1	0	0	1	2
Flood drainage improvements	0	0	1	0	0	1	2
Bridge improvements	0	0	0	1	0	1	2
Bicycle and walking paths	0	1	0	0	0	1	2
New tree planting	1	0	0	0	0	1	2
Other	0	0	0	0	1	1	2

Table 15.7
Providing a Suitable Living Environment
 Scotts Mills
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	1	0	0	0	0	1	2
Community centers	1	0	0	0	0	1	2
Childcare facilities	1	0	0	0	0	1	2
Parks and recreational facilities	0	1	0	0	0	1	2
Senior centers	0	1	0	0	0	1	2
Healthcare facilities	0	0	0	1	0	1	2
Residential treatment centers	0	0	0	1	0	1	2
Improved accessibility of public buildings	0	1	0	0	0	1	2
Homeless shelters	0	0	0	1	0	1	2
Fire stations/equipment	0	0	1	0	0	1	2
Facilities for persons living with disabilities	0	0	1	0	0	1	2
Facilities for abused/neglected children	0	0	0	1	0	1	2

Table 15.8
Providing a Suitable Living Environment
 Scotts Mills
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	0	0	0	1	1	2
Youth services	0	0	0	0	1	1	2
Senior services	0	1	0	0	0	1	2
Transportation services	0	0	0	1	0	1	2
Healthcare services	0	0	0	1	0	1	2
Childcare services	1	0	0	0	0	1	2
Fair housing activities	0	1	0	0	0	1	2
Tenant/Landlord counseling	0	0	0	1	0	1	2
Home-buyer education	0	0	0	1	0	1	2
Crime awareness education	0	0	0	1	0	1	2
Reduction of lead-based paint hazards	0	1	0	0	0	1	2
Mitigation of radon hazards	0	1	0	0	0	1	2
Mitigation of asbestos hazards	0	0	1	0	0	1	2
Employment services	0	0	0	1	0	1	2
Mental health services	0	0	0	1	0	1	2
Substance abuse services	0	0	0	1	0	1	2
Services for survivors of domestic violence	0	0	0	1	0	1	2
Food banks	0	0	0	1	0	1	2
Eviction prevention	0	1	0	0	0	1	2
Utility assistance	0	0	1	0	0	1	2
Rental assistance	0	0	1	0	0	1	2
Veterans services	0	0	0	1	0	1	2
Services for youth aging out of foster care	0	0	0	1	0	1	2
Other	0	0	0	0	1	1	2

Table 15.9
Needs of Special Populations
Scotts Mills

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	0	0	1	0	1	2
Transitional housing	0	0	0	0	1	1	2
Shelters for youth experiencing homelessness	0	0	0	0	1	1	2
Senior housing, such as nursing homes or assisted living facilities	0	0	0	0	1	1	2
Housing designed for persons with disabilities	0	0	0	0	1	1	2
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	1	0	0	0	1	2
Rental assistance for homeless households	0	0	1	0	0	1	2

Table 15.10
Needs of Special Populations
Scotts Mills

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	0	1	0	0	1	2
Seniors (65+)	0	1	0	0	0	1	2
Persons with mental illness	0	0	0	1	0	1	2
Persons with physical disabilities	0	1	0	0	0	1	2
Persons with developmental disabilities	0	0	0	1	0	1	2
Persons with substance abuse addictions	0	0	0	1	0	1	2
Persons with HIV/AIDS	0	1	0	0	0	1	2
Persons with HIV/AIDS	0	1	0	0	0	1	2
Survivors of domestic violence	0	0	0	1	0	1	2
Veterans	0	0	0	1	0	1	2
Persons recently released from jail/prison	0	0	1	0	0	1	2
Youth aging out of foster care	0	0	1	0	0	1	2

Table 15.11 Enhancing Economic Opportunities Scotts Mills Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	0	1	0	1	2
Retention of existing businesses	0	0	0	1	0	1	2
Expansion of existing businesses	0	0	1	0	0	1	2
Provision of job training	0	0	0	0	1	1	2
Provision of job re-training, such as after plant closure, etc.	0	0	0	1	0	1	2
Foster businesses with higher paying jobs	0	0	0	1	0	1	2
Enhancement of businesses infrastructure	0	0	0	0	1	1	2
Provision of working capital for businesses	0	0	0	0	1	1	2
Provision of technical assistance for businesses	0	0	0	0	1	1	2
Development of business incubators	0	0	0	0	1	1	2
Development of business parks	0	0	0	0	1	1	2

Table 15.12 Concluding Questions Scotts Mills Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below?	
Housing	50%
Infrastructure Improvements	%
Community/Public Facilities	%
Human/ Public Services	25%
Economic Development	25%

Table 15.13 Concluding Questions Scotts Mills Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

SILVERTON HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 16.1 What Community do you live in? Silverton Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	11
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	11

Table 16.2 Are you a resident of Marion County? Silverton Housing and Community Development Survey	
Question	Response
Resident of Marion County	8
Not a Resident of Marion County	0

Table 16.3 What is your tenure? Silverton Housing and Community Development Survey	
Question	Response
Homeowner	8
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 16.4
Providing Decent and Affordable Housing
 Silverton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	1	1	7	0	2	11
Construction of new affordable rental housing	1	0	2	6	0	2	11
First-time home-buyer assistance	0	1	1	4	3	2	11
Rental assistance	1	2	0	4	2	2	11
Homeowner housing rehabilitation	2	1	1	3	2	2	11
Rental housing rehabilitation	2	1	1	2	3	2	11
Energy efficiency improvements	1	1	2	4	1	2	11
Heating/cooling HVAC replacement or repairs	1	3	1	2	2	2	11
ADA (Americans with Disabilities Act) improvements	1	1	3	3	1	2	11
Housing demolition	2	3	0	0	3	3	11
Mixed use housing	2	2	2	2	1	2	11
Mixed income housing	2	3	0	4	0	2	11
Senior citizen housing	2	0	2	5	0	2	11
Retrofitting existing housing to meet seniors' needs	1	1	4	1	2	2	11
Preservation of federal subsidized housing	2	0	1	4	2	2	11
Homeownership for racial and ethnic minority populations	2	0	3	4	0	2	11
Supportive housing for people who are experiencing homelessness	0	2	1	6	0	2	11
Supportive housing for people who have disabilities	0	2	2	4	1	2	11
Rental housing for very low-income households	0	2	2	5	0	2	11
Housing located adjacent or near transportation options	1	1	3	2	2	2	11
ADA improvements	0	0	0	0	0	0	0
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	0	0
Other	0	0	0	2	1	8	11

Table 16.5
Providing Decent and Affordable Housing
 Silverton
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	3	2	3	1	2	11
Lack of property maintenance code enforcement	0	0	3	5	2	11
Lack of understanding of property care-taking	0	1	4	3	2	11
Lack of qualified contractors or builders	0	1	3	3	2	11
Lack of available land	2	2	1	3	2	11
Cost of land or lot	6	3	0	0	2	11
Cost of materials	7	1	1	0	2	11
Cost of labor	4	2	2	1	2	11
Permitting/construction fees	2	2	4	1	2	11
Permitting process	2	2	3	2	2	11
Planning site plan review and approval process	3	3	2	1	2	11
Lot size	2	1	2	4	2	11
Density or other zoning requirements	4	0	2	3	2	11
Not In My Back Yard (NIMBY) mentality	3	5	1	0	2	11
Building codes	1	3	4	1	2	11
ADA codes	0	4	4	1	2	11
Lack of affordable housing development policies	3	3	3	0	2	11
Lack of police patrol	0	1	2	3	2	11
Lack of street lighting	0	0	2	6	2	11

Table 16.6
Providing a Suitable Living Environment
 Silverton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	5	4	0	2	11
Sidewalk improvements	1	1	4	2	1	2	11
Water system capacity improvements	2	1	2	1	3	2	11
Water quality improvements	3	3	2	0	1	2	11
Sewer system improvements	2	1	0	2	4	2	11
Park and recreation improvements	3	2	4	0	0	2	11
Storm sewer system improvements	2	0	3	1	3	2	11
Flood drainage improvements	1	2	4	0	2	2	11
Bridge improvements	0	1	3	4	1	2	11
Bicycle and walking paths	4	0	3	2	0	2	11
New tree planting	3	1	4	1	0	2	11
Other	0	0	0	1	1	9	11

Table 16.7
Providing a Suitable Living Environment
 Silverton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	2	0	4	1	2	2	11
Community centers	2	1	4	1	1	2	11
Childcare facilities	2	0	3	1	3	2	11
Parks and recreational facilities	3	1	2	3	0	2	11
Senior centers	4	0	3	1	1	2	11
Healthcare facilities	3	1	1	3	1	2	11
Residential treatment centers	2	0	1	2	4	2	11
Improved accessibility of public buildings	2	2	2	0	3	2	11
Homeless shelters	1	1	2	5	0	2	11
Fire stations/equipment	1	0	3	2	3	2	11
Facilities for persons living with disabilities	1	1	1	3	3	2	11
Facilities for abused/neglected children	0	1	0	2	5	3	11

Table 16.8
Providing a Suitable Living Environment
 Silverton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	2	2	5	0	2	11
Youth services	1	1	4	2	1	2	11
Senior services	2	1	5	1	0	2	11
Transportation services	1	1	4	3	0	2	11
Healthcare services	2	2	1	4	0	2	11
Childcare services	2	0	2	1	4	2	11
Fair housing activities	2	0	1	3	3	2	11
Tenant/Landlord counseling	1	1	2	1	4	2	11
Home-buyer education	1	2	2	0	4	2	11
Crime awareness education	2	1	2	0	4	2	11
Reduction of lead-based paint hazards	1	3	1	1	3	2	11
Mitigation of radon hazards	1	4	1	1	2	2	11
Mitigation of asbestos hazards	1	4	1	0	3	2	11
Employment services	0	3	4	1	1	2	11
Mental health services	0	1	1	7	0	2	11
Substance abuse services	0	1	2	5	1	2	11
Services for survivors of domestic violence	1	0	4	2	2	2	11
Food banks	0	2	4	3	0	2	11
Eviction prevention	1	1	5	0	2	2	11
Utility assistance	1	1	5	2	0	2	11
Rental assistance	1	1	2	4	1	2	11
Veterans services	0	4	2	1	2	2	11
Services for youth aging out of foster care	1	1	2	4	1	2	11
Other	0	0	0	0	1	10	11

Table 16.9
Needs of Special Populations
Silverton

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	1	2	6	0	2	11
Transitional housing	0	0	3	5	0	3	11
Shelters for youth experiencing homelessness	1	0	2	6	0	2	11
Senior housing, such as nursing homes or assisted living facilities	1	2	4	1	1	2	11
Housing designed for persons with disabilities	1	1	2	3	2	2	11
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	2	1	4	2	2	11
Rental assistance for homeless households	0	1	4	4	0	2	11

Table 16.10
Needs of Special Populations
Silverton

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	2	1	6	0	2	11
Seniors (65+)	2	1	3	2	1	2	11
Persons with mental illness	0	2	1	6	0	2	11
Persons with physical disabilities	2	0	3	2	2	2	11
Persons with developmental disabilities	0	2	3	2	2	2	11
Persons with substance abuse addictions	0	1	3	3	2	2	11
Persons with HIV/AIDS	2	2	3	0	2	2	11
Persons with HIV/AIDS	2	2	3	0	2	2	11
Survivors of domestic violence	1	1	2	3	2	2	11
Veterans	1	3	1	1	3	2	11
Persons recently released from jail/prison	1	0	6	1	1	2	11
Youth aging out of foster care	1	1	2	4	1	2	11

Table 16.11
Enhancing Economic Opportunities
 Silverton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	1	5	2	0	3	11
Retention of existing businesses	0	0	1	7	0	3	11
Expansion of existing businesses	0	1	1	5	1	3	11
Provision of job training	0	1	2	2	2	4	11
Provision of job re-training, such as after plant closure, etc.	0	1	2	3	2	3	11
Foster businesses with higher paying jobs	0	0	4	4	0	3	11
Enhancement of businesses infrastructure	0	1	3	4	0	3	11
Provision of working capital for businesses	1	0	2	3	2	3	11
Provision of technical assistance for businesses	1	0	4	3	0	3	11
Development of business incubators	0	3	3	1	1	3	11
Development of business parks	0	6	0	1	1	3	11

Table 16.12
Concluding Questions
 Silverton
 Housing and Community Development Survey

Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	26.25%
Infrastructure Improvements	27.87%
Community/Public Facilities	6.87%
Human/ Public Services	14.62%
Economic Development	24.37%

Table 16.13
Concluding Questions
 Silverton
 Housing and Community Development Survey

Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	1
Commercial or industrial business owner/representative	3
City, county, or state employee	1
City, county or state elected official	2
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	1

ST. PAUL HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 17.1 What Community do you live in? St. Paul Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	2
Stayton	0
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	2

Table 17.2 Are you a resident of Marion County? St. Paul Housing and Community Development Survey	
Question	Response
Resident of Marion County	2
Not a Resident of Marion County	0

Table 17.3 What is your tenure? St. Paul Housing and Community Development Survey	
Question	Response
Homeowner	2
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 17.4
Providing Decent and Affordable Housing
 St. Paul
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	0	2	0	0	0	2
Construction of new affordable rental housing	0	0	1	1	0	0	2
First-time home-buyer assistance	0	1	0	1	0	0	2
Rental assistance	0	1	1	0	0	0	2
Homeowner housing rehabilitation	0	0	1	1	0	0	2
Rental housing rehabilitation	0	0	1	1	0	0	2
Energy efficiency improvements	0	1	0	1	0	0	2
Heating/cooling HVAC replacement or repairs	0	1	0	1	0	0	2
ADA (Americans with Disabilities Act) improvements	0	1	0	1	0	0	2
Housing demolition	0	1	0	0	1	0	2
Mixed use housing	0	1	0	0	1	0	2
Mixed income housing	0	1	1	0	0	0	2
Senior citizen housing	0	1	1	0	0	0	2
Retrofitting existing housing to meet seniors' needs	0	0	2	0	0	0	2
Preservation of federal subsidized housing	1	0	0	0	1	0	2
Homeownership for racial and ethnic minority populations	1	0	0	0	1	0	2
Supportive housing for people who are experiencing homelessness	1	0	0	1	0	0	2
Supportive housing for people who have disabilities	0	0	1	0	1	0	2
Rental housing for very low-income households	0	1	1	0	0	0	2
Housing located adjacent or near transportation options	0	1	0	1	0	0	2
ADA improvements	0	0	0	0	0	0	0
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	0	0
Other	0	0	0	0	0	2	2

Table 17.5
Providing Decent and Affordable Housing
 St. Paul
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	0	1	0	1	0	2
Lack of property maintenance code enforcement	1	0	1	0	0	2
Lack of understanding of property care-taking	0	1	0	1	0	2
Lack of qualified contractors or builders	0	0	2	0	0	2
Lack of available land	0	0	2	0	0	2
Cost of land or lot	0	2	0	0	0	2
Cost of materials	1	1	0	0	0	2
Cost of labor	0	2	0	0	0	2
Permitting/construction fees	2	0	0	0	0	2
Permitting process	2	0	0	0	0	2
Planning site plan review and approval process	2	0	0	0	0	2
Lot size	0	1	1	0	0	2
Density or other zoning requirements	1	1	0	0	0	2
Not In My Back Yard (NIMBY) mentality	0	0	1	0	0	2
Building codes	0	1	0	0	1	2
ADA codes	0	0	1	1	0	2
Lack of affordable housing development policies	1	0	0	0	0	2
Lack of police patrol	1	0	1	0	0	2
Lack of street lighting	0	2	0	0	0	2

Table 17.6
Providing a Suitable Living Environment
 St. Paul
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	1	1	0	0	2
Sidewalk improvements	0	1	1	0	0	0	2
Water system capacity improvements	0	0	1	1	0	0	2
Water quality improvements	0	0	0	2	0	0	2
Sewer system improvements	0	0	1	1	0	0	2
Park and recreation improvements	0	1	0	1	0	0	2
Storm sewer system improvements	0	1	0	1	0	0	2
Flood drainage improvements	0	1	0	1	0	0	2
Bridge improvements	0	1	1	0	0	0	2
Bicycle and walking paths	0	2	0	0	0	0	2
New tree planting	0	1	0	1	0	0	2
Other	0	0	0	0	0	2	2

Table 17.7
Providing a Suitable Living Environment
 St. Paul
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	1	0	0	1	0	2
Community centers	0	0	1	0	1	0	2
Childcare facilities	0	1	0	1	0	0	2
Parks and recreational facilities	0	1	1	0	0	0	2
Senior centers	0	1	1	0	0	0	2
Healthcare facilities	0	0	1	1	0	0	2
Residential treatment centers	0	1	0	0	1	0	2
Improved accessibility of public buildings	0	1	0	0	1	0	2
Homeless shelters	1	0	0	1	0	0	2
Fire stations/equipment	0	0	0	2	0	0	2
Facilities for persons living with disabilities	0	0	1	0	1	0	2
Facilities for abused/neglected children	0	1	0	1	0	0	2

Table 17.8 Providing a Suitable Living Environment St. Paul Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	1	0	0	1	0	0	2
Youth services	0	1	1	0	0	0	2
Senior services	0	0	2	0	0	0	2
Transportation services	0	0	1	1	0	0	2
Healthcare services	0	0	1	1	0	0	2
Childcare services	0	1	0	1	0	0	2
Fair housing activities	1	1	0	0	0	0	2
Tenant/Landlord counseling	0	2	0	0	0	0	2
Home-buyer education	0	0	2	0	0	0	2
Crime awareness education	0	0	1	1	0	0	2
Reduction of lead-based paint hazards	2	0	0	0	0	0	2
Mitigation of radon hazards	1	1	0	0	0	0	2
Mitigation of asbestos hazards	1	1	0	0	0	0	2
Employment services	0	1	1	0	0	0	2
Mental health services	1	0	1	0	0	0	2
Substance abuse services	0	1	1	0	0	0	2
Services for survivors of domestic violence	0	1	1	0	0	0	2
Food banks	0	0	2	0	0	0	2
Eviction prevention	2	0	0	0	0	0	2
Utility assistance	0	1	0	1	0	0	2
Rental assistance	0	1	0	1	0	0	2
Veterans services	0	0	1	1	0	0	2
Services for youth aging out of foster care	0	1	0	1	0	0	2
Other	0	0	0	0	0	2	2

Table 17.9
Needs of Special Populations

St. Paul
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	1	0	1	0	0	2
Transitional housing	1	0	0	1	0	0	2
Shelters for youth experiencing homelessness	0	1	0	1	0	0	2
Senior housing, such as nursing homes or assisted living facilities	0	0	0	1	1	0	2
Housing designed for persons with disabilities	0	0	1	0	0	1	2
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	1	0	0	1	0	2
Rental assistance for homeless households	1	0	1	0	0	0	2

Table 17.10
Needs of Special Populations

St. Paul
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	1	0	1	0	0	2
Seniors (65+)	0	0	1	1	0	0	2
Persons with mental illness	0	1	0	1	0	0	2
Persons with physical disabilities	0	0	1	0	1	0	2
Persons with developmental disabilities	0	0	1	0	1	0	2
Persons with substance abuse addictions	1	0	1	0	0	0	2
Persons with HIV/AIDS	0	1	0	0	1	0	2
Persons with HIV/AIDS	0	1	0	0	1	0	2
Survivors of domestic violence	0	1	1	0	0	0	2
Veterans	0	0	2	0	0	0	2
Persons recently released from jail/prison	1	0	0	0	0	1	2
Youth aging out of foster care	0	1	0	1	0	0	2

Table 17.11 Enhancing Economic Opportunities St. Paul Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	0	2	0	0	2
Retention of existing businesses	0	0	0	2	0	0	2
Expansion of existing businesses	0	0	1	1	0	0	2
Provision of job training	0	1	0	1	0	0	2
Provision of job re-training, such as after plant closure, etc.	0	1	0	1	0	0	2
Foster businesses with higher paying jobs	0	0	1	1	0	0	2
Enhancement of businesses infrastructure	0	0	0	2	0	0	2
Provision of working capital for businesses	0	0	2	0	0	0	2
Provision of technical assistance for businesses	0	0	2	0	0	0	2
Development of business incubators	0	1	1	0	0	0	2
Development of business parks	0	1	1	0	0	0	2

Table 17.12 Concluding Questions St. Paul Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	12.5%
Infrastructure Improvements	45%
Community/Public Facilities	15%
Human/ Public Services	7.5%
Economic Development	20%

Table 17.13 Concluding Questions St. Paul Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	0
Commercial or industrial business owner/representative	0
City, county, or state employee	0
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

STAYTON HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 18.1	
What Community do you live in?	
Stayton Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	7
Sublimity	0
Tuner	0
Woodburn	0
Other	0
Total	7

Table 18.2	
Are you a resident of Marion County?	
Stayton Housing and Community Development Survey	
Question	Response
Resident of Marion County	5
Not a Resident of Marion County	1

Table 18.3	
What is your tenure?	
Stayton Housing and Community Development Survey	
Question	Response
Homeowner	6
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 18.4
Providing Decent and Affordable Housing
 Stayton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	1	3	2	0	1	7
Construction of new affordable rental housing	0	1	3	2	0	1	7
First-time home-buyer assistance	1	0	1	3	1	1	7
Rental assistance	1	0	0	3	1	2	7
Homeowner housing rehabilitation	0	0	4	2	0	1	7
Rental housing rehabilitation	0	2	1	3	0	1	7
Energy efficiency improvements	1	0	2	3	0	1	7
Heating/cooling HVAC replacement or repairs	1	0	2	0	3	1	7
ADA (Americans with Disabilities Act) improvements	0	2	2	0	2	1	7
Housing demolition	1	3	1	1	0	1	7
Mixed use housing	0	1	5	0	0	1	7
Mixed income housing	0	3	2	1	0	1	7
Senior citizen housing	0	2	2	2	0	1	7
Retrofitting existing housing to meet seniors' needs	0	1	2	2	1	1	7
Preservation of federal subsidized housing	1	2	0	3	0	1	7
Homeownership for racial and ethnic minority populations	1	1	2	2	0	1	7
Supportive housing for people who are experiencing homelessness	1	0	3	2	0	1	7
Supportive housing for people who have disabilities	1	0	4	1	0	1	7
Rental housing for very low-income households	1	0	2	3	0	1	7
Housing located adjacent or near transportation options	2	0	1	3	0	1	7
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	0	0	0	0	0	7	7

Table 18.5
Providing Decent and Affordable Housing
 Stayton
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	1	3	2	0	1	7
Lack of property maintenance code enforcement	3	2	1	0	1	7
Lack of understanding of property care-taking	1	3	2	0	1	7
Lack of qualified contractors or builders	0	2	2	2	1	7
Lack of available land	2	1	0	2	1	7
Cost of land or lot	3	1	0	2	1	7
Cost of materials	3	3	0	0	1	7
Cost of labor	2	4	0	0	1	7
Permitting/construction fees	1	4	1	0	1	7
Permitting process	3	0	3	0	1	7
Planning site plan review and approval process	2	1	2	1	1	7
Lot size	0	1	2	2	1	7
Density or other zoning requirements	0	2	2	0	1	7
Not In My Back Yard (NIMBY) mentality	1	3	2	0	1	7
Building codes	1	1	1	3	1	7
ADA codes	0	1	3	2	1	7
Lack of affordable housing development policies	2	1	2	1	1	7
Lack of police patrol	0	2	2	2	1	7
Lack of street lighting	0	3	2	1	1	7

Table 18.6
Providing a Suitable Living Environment
 Stayton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	1	1	4	0	1	7
Sidewalk improvements	0	1	3	2	0	1	7
Water system capacity improvements	0	1	1	3	1	1	7
Water quality improvements	1	1	1	2	1	1	7
Sewer system improvements	1	2	0	2	1	1	7
Park and recreation improvements	0	2	1	3	0	1	7
Storm sewer system improvements	0	2	1	2	1	1	7
Flood drainage improvements	0	2	2	1	1	1	7
Bridge improvements	1	2	1	2	0	1	7
Bicycle and walking paths	0	1	3	2	0	1	7
New tree planting	1	0	4	1	0	1	7
Other	0	0	0	0	0	7	7

Table 18.7
Providing a Suitable Living Environment
 Stayton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	2	1	3	0	1	7
Community centers	1	2	2	1	0	1	7
Childcare facilities	0	1	1	3	1	1	7
Parks and recreational facilities	0	2	2	2	0	1	7
Senior centers	0	3	1	2	0	1	7
Healthcare facilities	0	2	2	2	0	1	7
Residential treatment centers	0	1	1	4	0	1	7
Improved accessibility of public buildings	1	2	2	0	1	1	7
Homeless shelters	0	3	2	1	0	1	7
Fire stations/equipment	0	3	2	0	1	1	7
Facilities for persons living with disabilities	0	2	1	2	1	1	7
Facilities for abused/neglected children	0	2	0	2	1	2	7

Table 18.8
Providing a Suitable Living Environment
 Stayton
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	1	0	0	5	0	1	7
Youth services	0	2	0	4	0	1	7
Senior services	1	1	0	4	0	1	7
Transportation services	1	1	2	2	0	1	7
Healthcare services	0	3	0	3	0	1	7
Childcare services	0	1	2	3	0	1	7
Fair housing activities	0	1	2	3	0	1	7
Tenant/Landlord counseling	0	1	2	3	0	1	7
Home-buyer education	1	1	1	3	0	1	7
Crime awareness education	1	1	3	0	1	1	7
Reduction of lead-based paint hazards	2	1	0	0	3	1	7
Mitigation of radon hazards	2	2	0	0	2	1	7
Mitigation of asbestos hazards	2	1	0	0	3	1	7
Employment services	0	1	0	5	0	1	7
Mental health services	0	1	0	5	0	1	7
Substance abuse services	0	1	0	5	0	1	7
Services for survivors of domestic violence	0	1	2	3	0	1	7
Food banks	0	3	0	3	0	1	7
Eviction prevention	0	3	1	1	1	1	7
Utility assistance	0	2	1	2	1	1	7
Rental assistance	1	2	1	1	1	1	7
Veterans services	0	0	2	4	0	1	7
Services for youth aging out of foster care	0	0	0	4	1	2	7
Other	0	0	1	0	0	6	7

Table 18.9
Needs of Special Populations

Stayton
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	1	2	3	0	1	7
Transitional housing	0	1	1	4	0	1	7
Shelters for youth experiencing homelessness	0	0	2	4	0	1	7
Senior housing, such as nursing homes or assisted living facilities	0	3	1	2	0	1	7
Housing designed for persons with disabilities	0	1	1	2	2	1	7
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	1	0	5	0	1	7
Rental assistance for homeless households	0	1	0	4	1	1	7

Table 18.10
Needs of Special Populations

Stayton
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	1	1	4	0	1	7
Seniors (65+)	0	3	1	2	0	1	7
Persons with mental illness	0	1	0	5	0	1	7
Persons with physical disabilities	0	0	2	2	2	1	7
Persons with developmental disabilities	0	0	2	1	3	1	7
Persons with substance abuse addictions	0	1	0	5	0	1	7
Persons with HIV/AIDS	2	0	1	0	3	1	7
Persons with HIV/AIDS	2	0	1	0	3	1	7
Survivors of domestic violence	0	1	0	3	2	1	7
Veterans	0	0	2	3	1	1	7
Persons recently released from jail/prison	0	1	0	3	2	1	7
Youth aging out of foster care	0	0	2	3	0	2	7

Table 18.11 Enhancing Economic Opportunities Stayton Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	1	0	2	3	0	1	7
Retention of existing businesses	0	0	1	5	0	1	7
Expansion of existing businesses	0	0	1	3	1	2	7
Provision of job training	0	1	2	3	0	1	7
Provision of job re-training, such as after plant closure, etc.	0	1	1	4	0	1	7
Foster businesses with higher paying jobs	0	1	2	3	0	1	7
Enhancement of businesses infrastructure	0	1	2	3	0	1	7
Provision of working capital for businesses	1	0	1	3	1	1	7
Provision of technical assistance for businesses	0	1	0	4	1	1	7
Development of business incubators	1	0	1	3	1	1	7
Development of business parks	1	1	0	3	1	1	7

Table 18.12 Concluding Questions Stayton Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	18.7%
Infrastructure Improvements	24.39%
Community/Public Facilities	17.07%
Human/ Public Services	25.2%
Economic Development	14.63%

Table 18.13 Concluding Questions Stayton Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	1
Commercial or industrial business owner/representative	1
City, county, or state employee	3
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

SUBLIMITY HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 19.1 What Community do you live in? Sublimity Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	3
Tuner	0
Woodburn	0
Other	0
Total	3

Table 19.2 Are you a resident of Marion County? Sublimity Housing and Community Development Survey	
Question	Response
Resident of Marion County	3
Not a Resident of Marion County	0

Table 19.3 What is your tenure? Sublimity Housing and Community Development Survey	
Question	Response
Homeowner	3
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 19.4
Providing Decent and Affordable Housing
 Sublimity
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	1	0	1	1	0	0	3
Construction of new affordable rental housing	1	0	1	1	0	0	3
First-time home-buyer assistance	1	0	0	2	0	0	3
Rental assistance	1	0	0	2	0	0	3
Homeowner housing rehabilitation	0	0	2	1	0	0	3
Rental housing rehabilitation	0	0	1	2	0	0	3
Energy efficiency improvements	0	0	1	1	1	0	3
Heating/cooling HVAC replacement or repairs	0	0	0	2	1	0	3
ADA (Americans with Disabilities Act) improvements	0	1	0	1	1	0	3
Housing demolition	1	2	0	0	0	0	3
Mixed use housing	1	0	1	1	0	0	3
Mixed income housing	1	0	2	0	0	0	3
Senior citizen housing	0	0	2	1	0	0	3
Retrofitting existing housing to meet seniors' needs	0	0	2	0	1	0	3
Preservation of federal subsidized housing	0	0	2	0	1	0	3
Homeownership for racial and ethnic minority populations	0	0	2	0	1	0	3
Supportive housing for people who are experiencing homelessness	1	0	1	1	0	0	3
Supportive housing for people who have disabilities	0	0	1	1	1	0	3
Rental housing for very low-income households	0	0	1	0	2	0	3
Housing located adjacent or near transportation options	0	0	1	1	1	0	3
ADA improvements	0	0	0	0	0	0	0
Heating/cooling HVAC replacement or repairs	0	0	0	0	0	0	0
Other	0	0	0	0	0	3	3

Table 19.5
Providing Decent and Affordable Housing
 Sublimity
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	0	2	1	0	0	3
Lack of property maintenance code enforcement	1	1	1	0	0	3
Lack of understanding of property care-taking	1	2	0	0	0	3
Lack of qualified contractors or builders	0	1	2	0	0	3
Lack of available land	0	1	2	0	0	3
Cost of land or lot	0	3	0	0	0	3
Cost of materials	1	2	0	0	0	3
Cost of labor	1	2	0	0	0	3
Permitting/construction fees	0	1	2	0	0	3
Permitting process	0	1	2	0	0	3
Planning site plan review and approval process	0	1	2	0	0	3
Lot size	0	1	2	0	0	3
Density or other zoning requirements	0	1	2	0	0	3
Not In My Back Yard (NIMBY) mentality	1	2	0	0	0	3
Building codes	0	1	2	0	0	3
ADA codes	0	1	2	0	0	3
Lack of affordable housing development policies	0	2	1	0	0	3
Lack of police patrol	0	2	1	0	0	3
Lack of street lighting	0	1	2	0	0	3

Table 19.6
Providing a Suitable Living Environment
 Sublimity
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	3	0	0	0	3
Sidewalk improvements	0	0	2	1	0	0	3
Water system capacity improvements	0	1	1	0	1	0	3
Water quality improvements	0	1	2	0	0	0	3
Sewer system improvements	0	0	2	0	1	0	3
Park and recreation improvements	0	1	2	0	0	0	3
Storm sewer system improvements	0	0	2	0	1	0	3
Flood drainage improvements	0	0	2	0	1	0	3
Bridge improvements	1	0	1	1	0	0	3
Bicycle and walking paths	0	1	1	1	0	0	3
New tree planting	0	1	2	0	0	0	3
Other	0	0	0	0	0	3	3

Table 19.7
Providing a Suitable Living Environment
 Sublimity
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	0	0	1	2	0	0	3
Community centers	0	1	1	1	0	0	3
Childcare facilities	0	0	0	2	1	0	3
Parks and recreational facilities	0	1	2	0	0	0	3
Senior centers	0	0	2	0	1	0	3
Healthcare facilities	0	2	0	1	0	0	3
Residential treatment centers	0	0	1	1	1	0	3
Improved accessibility of public buildings	0	1	1	0	1	0	3
Homeless shelters	0	0	1	1	1	0	3
Fire stations/equipment	0	1	1	0	1	0	3
Facilities for persons living with disabilities	0	1	1	0	1	0	3
Facilities for abused/neglected children	0	1	0	1	1	0	3

Table 19.8
Providing a Suitable Living Environment
 Sublimity
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	0	0	1	1	1	0	3
Youth services	0	0	2	1	0	0	3
Senior services	0	0	2	0	1	0	3
Transportation services	0	0	1	2	0	0	3
Healthcare services	0	2	0	1	0	0	3
Childcare services	0	0	0	2	1	0	3
Fair housing activities	0	0	0	2	1	0	3
Tenant/Landlord counseling	0	0	1	1	1	0	3
Home-buyer education	0	0	1	1	1	0	3
Crime awareness education	0	0	3	0	0	0	3
Reduction of lead-based paint hazards	0	1	1	0	1	0	3
Mitigation of radon hazards	0	0	2	0	1	0	3
Mitigation of asbestos hazards	0	0	2	0	1	0	3
Employment services	0	0	2	1	0	0	3
Mental health services	0	0	1	1	1	0	3
Substance abuse services	0	0	1	1	1	0	3
Services for survivors of domestic violence	0	0	1	1	1	0	3
Food banks	0	0	2	1	0	0	3
Eviction prevention	0	0	2	0	1	0	3
Utility assistance	0	0	2	0	1	0	3
Rental assistance	0	0	1	1	1	0	3
Veterans services	0	0	1	1	1	0	3
Services for youth aging out of foster care	0	0	2	0	1	0	3
Other	0	0	0	0	0	3	3

Table 19.9
Needs of Special Populations
Sublimity

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	0	1	1	1	0	3
Transitional housing	0	0	2	0	1	0	3
Shelters for youth experiencing homelessness	0	0	1	1	1	0	3
Senior housing, such as nursing homes or assisted living facilities	0	0	3	0	0	0	3
Housing designed for persons with disabilities	0	0	2	0	1	0	3
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	2	0	1	0	3
Rental assistance for homeless households	0	0	1	1	1	0	3

Table 19.10
Needs of Special Populations
Sublimity

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	0	1	1	1	0	3
Seniors (65+)	0	0	2	1	0	0	3
Persons with mental illness	0	0	1	1	1	0	3
Persons with physical disabilities	0	0	1	1	1	0	3
Persons with developmental disabilities	0	0	1	1	1	0	3
Persons with substance abuse addictions	0	0	1	1	1	0	3
Persons with HIV/AIDS	0	1	1	0	1	0	3
Persons with HIV/AIDS	0	1	1	0	1	0	3
Survivors of domestic violence	0	0	1	1	1	0	3
Veterans	0	0	1	1	1	0	3
Persons recently released from jail/prison	0	0	1	1	1	0	3
Youth aging out of foster care	0	0	2	0	1	0	3

Table 19.11 Enhancing Economic Opportunities Sublimity Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	1	2	0	0	0	3
Retention of existing businesses	0	1	2	0	0	0	3
Expansion of existing businesses	0	1	2	0	0	0	3
Provision of job training	0	0	2	1	0	0	3
Provision of job re-training, such as after plant closure, etc.	0	0	2	1	0	0	3
Foster businesses with higher paying jobs	0	0	2	1	0	0	3
Enhancement of businesses infrastructure	0	0	3	0	0	0	3
Provision of working capital for businesses	0	0	2	0	1	0	3
Provision of technical assistance for businesses	0	0	2	0	1	0	3
Development of business incubators	0	0	1	0	2	0	3
Development of business parks	0	0	2	0	1	0	3

Table 19.12 Concluding Questions Sublimity Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	36.11%
Infrastructure Improvements	5.56%
Community/Public Facilities	30.56%
Human/ Public Services	16.67%
Economic Development	11.11%

Table 19.13 Concluding Questions Sublimity Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	1
Commercial or industrial business owner/representative	0
City, county, or state employee	1
City, county or state elected official	1
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

TURNER
HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 20.1 What Community do you live in? Turner Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Turner	26
Woodburn	0
Other	0
Total	26

Table 20.2 Are you a resident of Marion County? Turner Housing and Community Development Survey	
Question	Response
Resident of Marion County	14
Not a Resident of Marion County	0

Table 20.3 What is your tenure? Turner Housing and Community Development Survey	
Question	Response
Homeowner	14
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 20.4
Providing Decent and Affordable Housing
 Turner
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	2	4	4	7	1	8	26
Construction of new affordable rental housing	2	4	5	6	1	8	26
First-time home-buyer assistance	2	2	7	4	3	8	26
Rental assistance	4	3	6	3	2	8	26
Homeowner housing rehabilitation	3	4	5	4	2	8	26
Rental housing rehabilitation	4	4	5	3	2	8	26
Energy efficiency improvements	2	4	5	5	2	8	26
Heating/cooling HVAC replacement or repairs	3	4	5	1	5	8	26
ADA (Americans with Disabilities Act) improvements	2	5	5	3	3	8	26
Housing demolition	5	6	2	2	3	8	26
Mixed use housing	5	6	2	3	2	8	26
Mixed income housing	7	3	4	3	0	9	26
Senior citizen housing	3	7	2	3	2	9	26
Retrofitting existing housing to meet seniors' needs	1	4	6	5	2	8	26
Preservation of federal subsidized housing	5	7	3	0	3	8	26
Homeownership for racial and ethnic minority populations	4	6	4	3	1	8	26
Supportive housing for people who are experiencing homelessness	5	8	1	4	0	8	26
Supportive housing for people who have disabilities	1	4	8	2	3	8	26
Rental housing for very low-income households	3	5	3	6	1	8	26
Housing located adjacent or near transportation options	3	6	3	4	2	8	26
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	2	0	0	1	1	22	26

Table 20.5
Providing Decent and Affordable Housing
 Turner
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	2	8	3	4	8	26
Lack of property maintenance code enforcement	1	6	5	3	8	26
Lack of understanding of property care-taking	1	3	6	6	8	26
Lack of qualified contractors or builders	0	1	5	8	8	26
Lack of available land	2	4	3	6	8	26
Cost of land or lot	5	11	0	0	8	26
Cost of materials	10	6	1	0	8	26
Cost of labor	7	7	2	1	8	26
Permitting/construction fees	7	5	5	0	8	26
Permitting process	7	3	7	0	8	26
Planning site plan review and approval process	5	4	6	1	8	26
Lot size	1	8	6	0	8	26
Density or other zoning requirements	1	6	6	1	9	26
Not In My Back Yard (NIMBY) mentality	5	5	3	3	9	26
Building codes	2	5	8	1	8	26
ADA codes	0	4	8	4	8	26
Lack of affordable housing development policies	2	5	5	3	8	26
Lack of police patrol	2	2	7	6	8	26
Lack of street lighting	2	4	5	4	8	26

Table 20.6
Providing a Suitable Living Environment

Tuner
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	3	8	7	0	8	26
Sidewalk improvements	0	3	8	7	0	8	26
Water system capacity improvements	0	4	6	7	1	8	26
Water quality improvements	2	5	5	6	0	8	26
Sewer system improvements	3	6	4	4	1	8	26
Park and recreation improvements	5	6	6	1	0	8	26
Storm sewer system improvements	2	5	6	5	0	8	26
Flood drainage improvements	2	2	5	7	1	9	26
Bridge improvements	0	6	5	5	2	8	26
Bicycle and walking paths	3	4	8	3	0	8	26
New tree planting	5	5	5	3	0	8	26
Other	2	0	0	0	1	23	26

Table 20.7
Providing a Suitable Living Environment

Tuner
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	1	5	7	3	2	8	26
Community centers	1	5	6	4	2	8	26
Childcare facilities	1	7	2	5	2	9	26
Parks and recreational facilities	2	8	6	2	0	8	26
Senior centers	1	9	5	2	1	8	26
Healthcare facilities	1	6	5	6	0	8	26
Residential treatment centers	1	11	2	2	2	8	26
Improved accessibility of public buildings	2	11	2	1	2	8	26
Homeless shelters	4	3	5	4	1	9	26
Fire stations/equipment	0	9	2	6	1	8	26
Facilities for persons living with disabilities	0	9	3	2	4	8	26
Facilities for abused/neglected children	0	5	5	2	6	8	26

Table 20.8
Providing a Suitable Living Environment
 Tumer
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	3	6	5	4	0	8	26
Youth services	0	3	11	4	0	8	26
Senior services	0	5	7	4	2	8	26
Transportation services	3	3	6	4	2	8	26
Healthcare services	2	4	6	5	1	8	26
Childcare services	1	7	5	3	2	8	26
Fair housing activities	3	7	2	2	3	9	26
Tenant/Landlord counseling	2	5	5	2	4	8	26
Home-buyer education	3	3	9	1	2	8	26
Crime awareness education	2	4	8	2	2	8	26
Reduction of lead-based paint hazards	2	8	2	2	4	8	26
Mitigation of radon hazards	2	8	2	1	4	9	26
Mitigation of asbestos hazards	2	9	2	1	4	8	26
Employment services	1	2	10	3	2	8	26
Mental health services	0	2	6	7	3	8	26
Substance abuse services	0	2	6	7	3	8	26
Services for survivors of domestic violence	0	8	5	2	3	8	26
Food banks	1	3	12	2	0	8	26
Eviction prevention	5	6	3	1	3	8	26
Utility assistance	2	6	6	0	4	8	26
Rental assistance	2	8	4	0	4	8	26
Veterans services	0	1	8	4	5	8	26
Services for youth aging out of foster care	0	5	5	5	3	8	26
Other	1	0	0	1	1	23	26

Table 20.9
Needs of Special Populations

Turner
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	1	4	6	5	0	10	26
Transitional housing	1	4	7	2	1	11	26
Shelters for youth experiencing homelessness	1	4	3	8	0	10	26
Senior housing, such as nursing homes or assisted living facilities	1	7	5	1	2	10	26
Housing designed for persons with disabilities	1	5	4	2	4	10	26
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	1	4	4	2	4	11	26
Rental assistance for homeless households	4	3	6	1	2	10	26

Table 20.10
Needs of Special Populations

Turner
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	2	5	4	5	0	10	26
Seniors (65+)	1	4	4	3	3	11	26
Persons with mental illness	2	2	5	6	1	10	26
Persons with physical disabilities	1	4	5	2	4	10	26
Persons with developmental disabilities	1	4	5	2	4	10	26
Persons with substance abuse addictions	2	5	4	2	3	10	26
Persons with HIV/AIDS	2	7	3	0	4	10	26
Persons with HIV/AIDS	2	7	3	0	4	10	26
Survivors of domestic violence	1	4	5	2	4	10	26
Veterans	0	1	3	8	4	10	26
Persons recently released from jail/prison	1	4	7	1	3	10	26
Youth aging out of foster care	1	3	6	3	3	10	26

Table 20.11
Enhancing Economic Opportunities
 Turner
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	2	6	8	0	10	26
Retention of existing businesses	0	1	4	11	0	10	26
Expansion of existing businesses	0	2	5	8	1	10	26
Provision of job training	0	2	6	5	3	10	26
Provision of job re-training, such as after plant closure, etc.	0	3	4	5	4	10	26
Foster businesses with higher paying jobs	2	2	7	5	0	10	26
Enhancement of businesses infrastructure	0	3	3	9	1	10	26
Provision of working capital for businesses	0	4	2	7	3	10	26
Provision of technical assistance for businesses	0	4	3	6	3	10	26
Development of business incubators	1	5	5	4	1	10	26
Development of business parks	5	3	3	3	2	10	26

Table 20.12
Concluding Questions
 Turner
 Housing and Community Development Survey

Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	22.1%
Infrastructure Improvements	15.44%
Community/Public Facilities	11.31%
Human/ Public Services	17.34%
Economic Development	33.82%

Table 20.13
Concluding Questions
 Turner
 Housing and Community Development Survey

Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	0
Commercial or industrial business owner/representative	1
City, county, or state employee	9
City, county or state elected official	2
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	1

WOODBURN HOUSING AND COMMUNITY DEVELOPMENT SURVEY

Table 21.1 What Community do you live in? Woodburn Housing and Community Development Survey	
Community	Number of Respondents:
Aumsville	0
Aurora	0
Detroit	0
Donald	0
Gates	0
Gervais	0
Hubbard	0
Idanha	0
Jefferson	0
Keizer	0
Mill City	0
Mount Angel	0
Salem	0
Scotts Mills	0
Silverton	0
St. Paul	0
Stayton	0
Sublimity	0
Tuner	0
Woodburn	9
Other	0
Total	9

Table 21.2 Are you a resident of Marion County? Woodburn Housing and Community Development Survey	
Question	Response
Resident of Marion County	6
Not a Resident of Marion County	0

Table 21.3 What is your tenure? Woodburn Housing and Community Development Survey	
Question	Response
Homeowner	6
Renter	0
Currently experiencing homelessness in Marion County outside the City of Salem ((living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	0

Table 21.4
Providing Decent and Affordable Housing
 Woodburn
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the county (outside the City of Salem):							
Construction of new affordable housing for home ownership	0	0	1	4	0	4	9
Construction of new affordable rental housing	0	0	2	3	0	4	9
First-time home-buyer assistance	0	0	0	5	0	4	9
Rental assistance	0	0	1	4	0	4	9
Homeowner housing rehabilitation	0	0	4	2	0	3	9
Rental housing rehabilitation	0	0	4	0	1	4	9
Energy efficiency improvements	0	1	1	4	0	3	9
Heating/cooling HVAC replacement or repairs	0	1	2	2	0	4	9
ADA (Americans with Disabilities Act) improvements	0	1	2	1	1	4	9
Housing demolition	0	3	0	0	2	4	9
Mixed use housing	1	0	1	2	1	4	9
Mixed income housing	0	1	0	3	1	4	9
Senior citizen housing	0	2	1	1	1	4	9
Retrofitting existing housing to meet seniors' needs	0	1	2	2	1	3	9
Preservation of federal subsidized housing	0	1	0	3	1	4	9
Homeownership for racial and ethnic minority populations	0	0	1	4	0	4	9
Supportive housing for people who are experiencing homelessness	0	0	0	5	0	4	9
Supportive housing for people who have disabilities	0	0	3	1	1	4	9
Rental housing for very low-income households	0	0	2	3	0	4	9
Housing located adjacent or near transportation options	0	0	1	4	0	4	9
ADA improvements	0	0	0	0	0		
Heating/cooling HVAC replacement or repairs	0	0	0	0	0		
Other	0	0	0	1	0	8	9

Table 21.5
Providing Decent and Affordable Housing
 Woodburn
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?						
Lack of affordable housing development incentives	1	5	0	0	3	9
Lack of property maintenance code enforcement	0	1	3	1	4	9
Lack of understanding of property care-taking	0	2	2	1	4	9
Lack of qualified contractors or builders	0	1	2	2	4	9
Lack of available land	0	4	1	0	4	9
Cost of land or lot	2	4	0	0	3	9
Cost of materials	2	4	0	0	3	9
Cost of labor	1	5	0	0	3	9
Permitting/construction fees	1	5	0	0	3	9
Permitting process	3	3	0	0	3	9
Planning site plan review and approval process	0	5	0	0	4	9
Lot size	1	2	2	1	3	9
Density or other zoning requirements	0	2	3	0	4	9
Not In My Back Yard (NIMBY) mentality	0	4	1	0	4	9
Building codes	0	2	3	0	4	9
ADA codes	0	3	2	0	4	9
Lack of affordable housing development policies	1	2	2	0	4	9
Lack of police patrol	0	1	3	1	4	9
Lack of street lighting	1	1	3	0	4	9

Table 21.6
Providing a Suitable Living Environment
 Woodburn
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the county (outside the City of Salem):							
Street and road improvements	0	0	2	4	0	3	9
Sidewalk improvements	0	2	1	3	0	3	9
Water system capacity improvements	0	2	0	2	2	3	9
Water quality improvements	0	1	0	3	2	3	9
Sewer system improvements	0	2	0	2	2	3	9
Park and recreation improvements	0	1	5	0	0	3	9
Storm sewer system improvements	0	1	1	2	2	3	9
Flood drainage improvements	0	2	0	2	2	3	9
Bridge improvements	0	1	2	0	2	4	9
Bicycle and walking paths	0	1	1	4	0	3	9
New tree planting	0	2	1	1	0	5	9
Other	0	0	0	0	1	8	9

Table 21.7
Providing a Suitable Living Environment
 Woodburn
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the county (outside the City of Salem):							
Youth centers	1	0	2	3	0	3	9
Community centers	1	0	1	4	0	3	9
Childcare facilities	0	0	1	4	1	3	9
Parks and recreational facilities	0	2	1	3	0	3	9
Senior centers	1	1	0	4	0	3	9
Healthcare facilities	0	1	3	2	0	3	9
Residential treatment centers	0	1	1	2	2	3	9
Improved accessibility of public buildings	0	3	0	0	3	3	9
Homeless shelters	1	0	0	4	1	3	9
Fire stations/equipment	0	1	2	1	2	3	9
Facilities for persons living with disabilities	0	0	2	1	3	3	9
Facilities for abused/neglected children	0	0	0	3	3	3	9

Table 21.8
Providing a Suitable Living Environment
 Woodburn
 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the county (outside the City of Salem).							
Homelessness services	1	0	1	4	0	3	9
Youth services	0	0	2	3	1	3	9
Senior services	0	1	2	3	0	3	9
Transportation services	0	1	1	4	0	3	9
Healthcare services	0	1	2	3	0	3	9
Childcare services	0	0	0	4	2	3	9
Fair housing activities	0	0	0	4	2	3	9
Tenant/Landlord counseling	0	1	1	1	3	3	9
Home-buyer education	0	1	1	2	2	3	9
Crime awareness education	0	2	1	1	2	3	9
Reduction of lead-based paint hazards	0	2	1	0	3	3	9
Mitigation of radon hazards	0	3	0	0	3	3	9
Mitigation of asbestos hazards	0	2	1	0	3	3	9
Employment services	0	0	2	2	2	3	9
Mental health services	0	0	1	3	2	3	9
Substance abuse services	0	0	0	5	1	3	9
Services for survivors of domestic violence	0	0	1	2	3	3	9
Food banks	0	0	2	4	0	3	9
Eviction prevention	0	0	1	2	3	3	9
Utility assistance	0	0	2	2	2	3	9
Rental assistance	0	0	2	1	3	3	9
Veterans services	0	1	2	1	2	3	9
Services for youth aging out of foster care	0	0	1	3	2	3	9
Other	0	0	0	0	0	9	9

Table 21.9
Needs of Special Populations
Woodburn

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the county (outside the City of Salem):							
Emergency shelters for persons who are experiencing homeless	0	0	0	6	0	3	9
Transitional housing	0	0	3	2	0	4	9
Shelters for youth experiencing homelessness	0	0	1	4	1	3	9
Senior housing, such as nursing homes or assisted living facilities	0	2	0	0	3	4	9
Housing designed for persons with disabilities	0	1	1	0	3	4	9
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	0	0	3	0	2	4	9
Rental assistance for homeless households	0	0	0	5	0	4	9

Table 21.10
Needs of Special Populations
Woodburn

Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the county (outside the City of Salem).							
Persons who are experiencing homeless	0	0	0	5	1	3	9
Seniors (65+)	0	2	0	3	1	3	9
Persons with mental illness	0	0	2	2	2	3	9
Persons with physical disabilities	0	0	1	1	4	3	9
Persons with developmental disabilities	0	0	1	1	4	3	9
Persons with substance abuse addictions	0	0	1	4	1	3	9
Persons with HIV/AIDS	0	0	1	1	4	3	9
Persons with HIV/AIDS	0	0	1	1	4	3	9
Survivors of domestic violence	0	0	1	2	3	3	9
Veterans	0	2	1	1	2	3	9
Persons recently released from jail/prison	1	0	2	2	1	3	9
Youth aging out of foster care	0	0	1	3	2	3	9

Table 21.11 Enhancing Economic Opportunities Woodburn Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the county (outside the City of Salem):							
Attraction of new businesses	0	0	2	4	0	3	9
Retention of existing businesses	0	2	1	3	0	3	9
Expansion of existing businesses	0	2	3	0	1	3	9
Provision of job training	0	1	2	3	0	3	9
Provision of job re-training, such as after plant closure, etc.	0	0	3	3	0	3	9
Foster businesses with higher paying jobs	0	0	1	3	2	3	9
Enhancement of businesses infrastructure	0	3	0	2	1	3	9
Provision of working capital for businesses	0	0	3	1	2	3	9
Provision of technical assistance for businesses	0	1	2	1	2	3	9
Development of business incubators	0	0	3	1	2	3	9
Development of business parks	0	2	2	2	0	3	9

Table 21.12 Concluding Questions Woodburn Housing and Community Development Survey	
Question	Percent Response
If you had \$100 to spend in the county how much would you spend in each of the areas listed below ?	
Housing	24.02%
Infrastructure Improvements	37.84%
Community/Public Facilities	10.81%
Human/ Public Services	16.52%
Economic Development	10.81%

Table 21.13 Concluding Questions Woodburn Housing and Community Development Survey	
Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	0
Non-profit services provider	1
Commercial or industrial business owner/representative	1
City, county, or state employee	2
City, county or state elected official	0
Law enforcement/public safety officer/representative	0
Philanthropy, private foundation employee/representative	0
Financial institution employee/representative	0

Public Comments

Comments of Dan Fleishman, City of Stayton Planning and Development Director

Marion County Draft Consolidated Plan

The introduction paragraphs ought to spell out the Service Area covered by the Consolidated Plan at the very beginning of the document.

The summary of objectives and outcomes does not provide a complete description of the national objectives of the CDBG program. There are three National Objectives in the authorizing federal statutes for the CDBG program: benefitting low-and moderate-income persons; preventing or eliminating slums or blight; and meeting other community development needs having a particular urgency. Mention of the prevention and elimination of slums and blight and meeting urgent needs should also be mentioned as goals of the CDBG program.

I know I am still in the summary stage, but are there existing CHDOs operating in Marion Co? Who are they?

In the description of coordination with the Continuum of Care, more description of the Mid-Willamette Valley homeless Alliance could be provided – who are the participating entities; how was the alliance convened; what role does it play?

Tables NA-10 1 and NA-10 2 appear to be showing the same information (They are both entitled Population by Race and Ethnicity Marion County Service Area 2010 Census & 2019 Five-Year ACS) but have different numbers.

The dramatic decrease in the group quarters population shown in Table BNA-10 3 deserves some explanation. Was that due to annexation of various facilities into the City of Salem? Or did these facilities close or empty out? Why use the 2000-2010 comparison for group quarters when all of the other comparisons are 2010-2019? Are similar numbers available for the 2019 5-year ACS?

Table NA-10 4 (and its analysis) would benefit by a total owner-occupied and total renter-occupied with some discussion of the change. Also, in Table NA-10 4, the percentages are confusing. It makes sense that 72.6% of all households are families and 27.4% of all households are non-family (and that adds to 100%. But if 72.6% of all households are families, then married-couple households represent 76.6% of what?

How much of the change in income shown in NA-10 5 can be accounted for by general inflation and how much can be accounted for growth in income or a change in the distribution of income. If those data were presented as column graph, would the curve have just shifted to the right or would the shape of the curve have changed?

The analysis of Table NA-10 6 is incomplete. The narrative mentions the change in overall poverty rate and the percentage of children, but fails to mention that the number of elders living in poverty increased.

Some narrative/analysis around the Number of Households Table is needed. HAMFI needs an explanation. What is the source of data? How does it differ from the other sources (i.e. total number households in this table is 67,264, while the 2019 5-year ACS total is 68,030). Also, this table has an asterisk on four lines, with no explanation of its significance. What are the definitions of large and small family households? Some percentages across each row might be illuminating.

What is the significance of using HAMFI income for some tables and AMI for other tables? I assume that HAMFI is a smaller sample and typically family income is higher than household income.

Table 7 Housing Problems has some issues. What are the “listed needs”? The line that currently says >30% probably should read 30-50% of income. What is the difference between HAMFI in table 6 and AMI in Table 7? If there were 484 households with zero or negative income living in units with “none of the above problems”, how many were living in units with above problems? And by “above problems”, so you mean lack complete plumbing or kitchen facilities?

In Table 8, the introduction makes reference to three types of severe housing problems: lacks kitchen or complete plumbing; severe overcrowding; and severe cost burden), but the first two lines make reference to households having one or more of four housing problems. What constitutes “severe cost burden”? Over 30% or only over 50% of income to housing?

Are the folks in Table 10 also included in Table 9? Or is Table 9 really cost burden 30-50% of income?

How do the number in Table 7 and Table 9 compare? If I read Table 7 correctly there are 7,493 renter households with income <80% of AMI with housing cost burden >30%. Table 9 says there 8,625 renter households. Is there an overlap and maybe some elderly are also small related or large related? Similar questions regarding Table 7 and Table 10.

Similar question regarding Table 7 and Table 11.

Table 12 is missing data.

An explanation is needed of what the Comprehensive Housing Affordability Strategy is and what its data are. I question the lead-off sentence in the Housing Problems discussion on P 17: “The Census identified the following ... problems in the CHAS data.” Did the Census identify problems in the CHAS data or does the CHAS utilize Census data to identify problems?

On P19, there is a heading asking to describe the number of type of single person households in need of assistance. While there is an estimate of the total number of single person households, there is no

description of their demographics. How many are elderly? There must be income breakdowns available.

Maps NA-10.1 and NA-10.2 are great visualization tools. I was wondering if similar geographic breakdowns within the Service Area are available for all of the other data that were presented earlier in the document.

Missing from the discussion (so far) is housing quality issues other than lack of facilities. Marion County and its municipalities have had an ongoing housing rehabilitation program for a number of years. There is a large number of households that are living in substandard housing units, but not reflected in the data in the tables because they are not overcrowded or have complete plumbing and kitchens. Still roofs leak, floors are rotten and heating systems are inadequate. In the most recent CDBG Housing Rehabilitation grant program, there were a few applicants whose homes needed so much work that the \$10,000 limit on grants would not have brought their home up to standards and they were denied. These people desperately need help, but there is not the data to document their numbers.

Tables 13 through 21 are missing data.

I don't understand tables 22 through 25. With MCHA owning 270 +/- units there must be more data to fill in these tables. There are 138 elderly units owned by MCHA; how come 0 elderly program participants in Table 23?

How come no discussion on P38? What about subsidized units that are not public units? Is there discussion the role of this housing in the Service Area?

At the bottom of P39 there is an un-numbered table. I am not fully understanding these data. Does this table reflect data for all of Marion and Polk County or only for the Marion Co Service Area. If for the two-county area, can we make any estimate of the homeless population in the Service Area? Was the PIT Count conducted anywhere within the Service Area? Or only in Salem? If these numbers reflect only shelters in Salem, it may be worth an explanation that these shelter, though not in the Service Area provide service to residents of the Service Area because of the lack of shelters in the Service Area. Also, I am assuming that all of the zeros in this table reflect the lack of an estimate rather than an estimate of zero. Perhaps it would be better to leave these cells blank.

Again, in the discussion on P40, this might be a good place for a little background about the MWWHA. Some discussion in the document about the 15,000 household gap might be good. What does this number represent? How was it estimated?

Census data usually gives population 85+. This might be good to include in Table NA-45.1, as a proxy for frail elderly. The narrative preceding Table NA-45.1 should refer to the changes in the percentage of the population in various age cohorts. Why only discuss one age cohort in the narrative? The real story of the table is that the percentage of children in the Service Area decreased from 30.3% to 27.7% of the total population while the number of older adults increased from 24.9% to 29.6%. (and how did that compare to the changes of the aging baby boomer generation in the state and nation?)

P44 discussion of special needs groups with substance addiction and domestic violence victims: worth including some discussion about the number and type of facilities available in the Service Area? Compared to need?

Why does Table 28 have data from 2013-2017 (I assume the 2017 5-year ACS) when all of the other tables present 2019 5-year ACS data? Again, I think the narrative on P48 regarding Table MA-10.1 misses some of the story: the housing type with the largest growth in the nine-year period was boat, RV Van, etc, (almost 40% growth) followed by mobile homes (almost 15%).

Table MA-10.2 and its narrative should display and discuss the role of seasonal housing in the number of vacant housing units.

Table MA-10.4 shows why critical analysis is so important in interpreting Census data from various reports. How could there be 2,100 more housing units built from 2000-2009 in 2019 than there were 2010? And how could there be 800 more housing units built in the 1970s in 2019 than there was in 2010? Because of the way data are collected and reported in the ACS, I am not sure what purpose of comparing the two years is. Of course as time goes by and new homes are built, the percentage of older homes will decrease. Why not just report the age distribution for the most recent report available?

There is no narrative regarding Table 29. I always find interesting a comparison of the number of 1- and 2- person households and the number of 1- and 2- bedroom housing units. Most communities for whom, I have run those numbers have far fewer smaller housing units compared to the number of smaller households, indicating a large potential demand for new smaller units.

On P50 there is a heading asking the report to describe the number and targeting of units assisted with by various programs. I think they are asking for a description of the types units currently in the Service Area assisted with federal, state and local programs. The narrative seems to be answering who will be targeted for assistance in the future. Stayton's 2013 Comprehensive Plan notes:

A considerable amount of housing in the City of Stayton has been built with government assistance. The most common type of government assistance is a subsidized mortgage through various state and federal programs, although figures are not available for the number of houses in Stayton financed through these programs. Government assisted housing is also provided through subsidies for apartments for low and moderate income people. There are 199 dwelling units in seven different developments that provide apartments reserved for income-qualified households. This represents 6.5% of the total housing stock, 20% of the rental units and an estimated 34% of the multifamily units in the City. Table 6-6 lists these units, their location and whether they are for families or restricted to occupancy by elderly tenants.

Table 6-6. Government Subsidized Housing Developments

Name	Location	# of Units	Type
Hollister Apartments	315 W Hollister St	20	family

Northridge Apartments	1633 N. 3rd Ave	24	family
Oak Park Village	1011-1087 N. 10th Ave	32	elderly
Stayton Elder Manor	660 N Ida St	32	elderly
Stayton Manor	820 N 3rd Ave	16	elderly
Westside Apartments	965 Gardner Ave	24	family
Wolf Ridge	1301-1371 E Santiam St	51	family

Source: Oregon Dept of Housing and Community Services

In addition to housing built under governmental assistance programs, there is an active effort by local nonprofit organizations to make affordable housing available to those in need. Habitat for Humanity of the Mid-Willamette Valley has worked with families to provide affordable housing. Homes are built with a significant contribution of donated labor and materials and with the involvement of the home owner. In exchange for the subsidized purchase cost of the home, the home owner must agree to give Habitat the right of first refusal to repurchase the home. Habitat has constructed four homes in Stayton.

Map MA-10.1 is difficult to decipher because colored circles are clustered on top of each other. Maybe a table listing each of the projects with expiring contracts could be added. Some of the expiring contracts are held by Marion County Housing Authority. Perhaps a discussion of the likely disposition of the expiring contracts would be useful, as MCHA has indicated that they intend to renew/extend the contract for the Oak Park Village, in Stayton, for instance.

Comparing only two years of single-family housing production doesn't provide much value (top of P54). How about some broader analysis of the production data in Table MA-15.1? To say that single family home production dropped from 2018 to 2019 is kinda meaningless when 2019's production still exceeds any year since 2007. P

I think that sales data is much better indicator of housing cost than the estimates provided to the Census Bureau with the permit counts. The Assessor's office has available spreadsheets to download of sales data. Here's an example of analysis from the 2013 Stayton Comprehensive Plan:

Housing Costs

Nearly everyone today is aware of the rapid escalation in housing costs in the Willamette Valley during the past 20 years. There was rapid growth in housing costs in the mid-1980s. After a period of stability or even cost decreases during the recession of the early 1990s, prices again were inflating during the early 2000s. With the development of the Great Recession of 2007, housing prices stopped their growth and declined. The discussion of housing costs can be divided between ownership costs and rental costs.

Purchase Costs

Quantifying the change in housing prices and its impacts is not an easy task. The decennial Census contains extensive detail on housing costs, but due to the nature of the information collection system, may contain inaccuracies. The census data is based on figures reported by the homeowner. A homeowner's opinion of the value of their house may not be an accurate reflection of market conditions. In addition, the latest Census information available on Stayton is now ten years old.

The median value of an owner occupied "specified" single family house in 1990 was \$57,200. The 2000 census reported that value had increased to \$129,400, more than doubling. The Census Bureau uses the term "specified" unit to mean single family homes that are not mobile homes, are located on ten acres of land or less, and contain no business use such as an office or shop. Half of the specified single family homes in 2000 had an estimated value of between \$107,500 and \$166,500.

Table 6-4. Single Family Home Sales Prices, 2000-2010

All homes	2000	2005	2006	2007	2008	2009	2010
# of sales	114	177	167	137	73	56	59
1st quartile	112,000 168,000	138,500 157,500			161,150		174,000 160,500
mean	134,436 203,049	170,617		202,955	222,563	218,461	206,538
median	132,625 195,000	162,500		194,000	209,500	186,000	195,200
3rd quartile	149,975 230,000	192,833 234,950			231,750	265,000	250,000
Homes < 4 yrs old							
# of sales	33	43	39	18	14	4	2
1st quartile	139,900 309,250	134,125			197,500	292,500	242,750
mean	155,700 244,500	182,526		245,210	294,887	330,006	327,688
median	147,500	186,000		232,500	327,000	300,000	330,375
3rd quartile	159,400 348,813	217,400		269,950	348,675	454,975	
% of all homes	29%	24%	23%	13%	19%	7%	3%

Source: Marion County Assessors Office

The Marion County Assessors Office makes available information on the sale of all property within the County. Extracting the sales of property in the City of Stayton and then analyzing those data to exclude foreclosures, transfers between family members and other transactions that were not “arms-length” sales results in a median sales price of a single family home in 2000 of \$132,625, not significantly different than the median reported by the Census. Table 6-4 presents sales data for single family homes for 2000 and the years 2005-2010. The 2010 data cover through late December, but not the entire year. The missing week or ten days of sales should not have a statistical impact on the results of the analysis.

Since 2000, housing prices climbed, peaking in 2007 with the onset of the recession. The median sales price increased from \$132,625 in 2000 to \$209,500 in 2007. It then declined in 2008 and has risen modestly the past two years. Since 2000, the median price of homes in Stayton has increased 47%.

As can be expected, newer houses generally have a higher price than older homes. In Stayton, this difference in price has become more pronounced in recent years. While the median price of all homes has declined since 2007, the median price of newer homes has continued to increase. The median priced newer home in 2009 was more than 50% the price of all homes sold. This is in part due to the increasing size of home built in Stayton. Of the homes sold in 2009, the average size of those built in 2005 and later was 2,570 square feet. The average size of all homes sold in 2009 was 1,674 square feet.

With the onset of the recession, the construction industry has been hard hit. New homes, those less than four years old, have made up a declining percentage of houses sold. The number of homes sold has declined since 2005. With the collapse of the construction industry, the percentage of homes sold that are 3 years old or less has declined from 24% in 2005 to only 3% in 2010.

Even using data from the MLS might be more useful

Table 30 and 31 are blank.

I don't understand the “Disproportionate Share Threshold” on Map MA-15.1 and Map MA-15.2. If 76.0% or more of an area in homeownership is considered disproportionate, then I would think that 24.0% or less of an area in rental would be disproportionate. But Map MA-15.2 indicates that less than 44% is disproportionate.

Bottom of P60 – what are the FMR and HOME rents for the Service Area?

Top of P69 – this may be a place for discussion regarding the ongoing housing rehab efforts in the Service Area: the CDBG funded efforts in the 19 cities and the County administered by Valley Development Initiatives, the number of homes financed, the amount of funding available for relending.

PP70-71 only discuss public housing owned and managed by MCHA. There is no discussion of other assisted housing. See my comment above regarding similar discussion on P50.

Similar to my comment above, the discussion in the introduction at the top of P72 should talk about the Salem/Service Area divide, the role of service providers in Salem for the Service Area, service providers or facilities in the Service Area, etc. More broadly, the information here seems to repeat what was provided in the Needs Assessment portion of the document, and isn't much a Market Analysis.

P73 – what about the role of NGAs – Friends of the Family, women's shelters, CASA, etc?

P75 – this might be an opportunity to discuss land use regulation barriers to housing production, the role of recent legislative changes that impact the cities of Keizer, Woodburn and Silverton.

The Business Activity table on P77 is troublesome. The ACS typically reports occupation of employment by industry for workers living in a geographic area, not by the location of the job. A Marion Co resident working in Albany will be included here. With the seat of state government being located in the county how can there be 0 jobs in Public Administration, not to mention all of the local government jobs?

With the availability of the data in Table MA-45.1, I'd say that Table 43 is irrelevant and should be deleted. Just use one source of labor force data.

Tables 44 through 48 are blank. When they are populated, use 2019 5-year ACS, not the 2017 data.

With the availability of the data in Table MA-45.1, I'd say that Table MA-45.2 is irrelevant and should be deleted. Just use one source of labor force data.

Tables MA-45.3 and MA-45.4 are confusing. First, is Table MA-45.3 showing data on both households and people. It is not clear what 84.1% represents. Shouldn't the table show total population over 18 and number with a HS or better education? And since that information is all presented in MA-45.4, table MA-45.3 is irrelevant and should be deleted.

P83 discussion on workforce and infrastructure needs does not discuss infrastructure at all. In discussion on changes that may have an economic impact, how about discussion about SEDCOR and CCC initiatives? Same for current workforce training initiatives on P 84.

P84 CEDS – yes! MWVCOG prepares a CEDS, last updated 2018. Maybe Marion Co hasn't participated, but the many of the cities do. Marion Co is represented on the MWVCOG Board.

P87 (and on other maps – either describe what R/ECAP is and means or delete it from the maps.

Strategic Plan

The summary mentioned CHDOs and then they are mentioned again as to who they are or what they do until there is a Goal to provide a set-aside of funds for them. More information is needed in the Needs Assessment and Market Assessment portions regarding CHDOS operating in the Service Area. I would

suggest that a CHDO Set-Aside is not a goal, but a strategy for achieving the goal to increase availability and affordability of housing options.

I don't understand Table 49 on P94.

Are the shaded areas on Map SP-10.1 really census tracts? That is what is implied by the title in the legend. Or are they some type of sub-area (block group maybe, or portions of census tracts that otherwise include areas within Salem)?

Priorities Needs: Disaster Relief from the 2020 fires is not needed throughout the Service Area but is concentrated in the eastern part of the County.

More definition of LMI Areas is needed in regards to the Public Facilities and Infrastructure priority. Map SP-10.1 shows only a couple of LMI areas on the outskirts of Salem. Does that mean that public facilities and infrastructure projects outside of these areas will not be considered? If cities can show that an infrastructure project will have a direct benefit on an LMI neighborhood, will it be considered for funding? Or if infrastructure improvements will result in LMI job creation?

The Description for the Economic Development priority should include infrastructure supports job creation.

I don't understand the limited role of the 19 cities in table 53. Many of the Counties cities have ongoing housing rehabilitation programs. All likely have infrastructure needs that could benefit LMI persons, even if the community isn't 51% LMI. Why is the role of cities limited to non-homeless special needs (and what is you expect the cities to be doing in that role) and planning?

P106 – Goals Summary Table. The target of an average of 70 homes a year for homeowner rehab sounds overly ambitious considering the existing efforts. Have you consulted with John Schmidt at MWVCOG, who administers the existing housing rehab programs? I'd suggest lowering this goal and increasing the goal for new rental construction. Are funding figures for the 5-year period.

Table 50 says that Disaster Relief is Non-Housing Community Development, but Goal Outcome Indicator in the Goals Summary Table shows a lot of housing work.

P118 – I'd like to see this table give some breakdown of how the \$1.56M will be spent among the various categories of activities, similar to the Goals Summary Table on P 106.

P 120 – Why doesn't this table reflect all of the goals? Are you planning on no expenditures this coming year on affordable housing, or economic development?

P 124 – Isn't HOPE Plaza in downtown Salem. How is that eligible?

P126 – How was DevNW selected to be the CHDO to receive funds? Who are the other CDHOs

General Comment on coordination. I don't see any mention of MWVCOG, MWVCAA, SAMTD, SEDCOR, SBDC at CCC and other entities operating within the service area. How will the County's CDBG and HOME programs be coordinated with the existing housing, anti-poverty, and economic development efforts that have been ongoing?

Thanks, Shane! The county really appreciates the feedback. The information you provided will be added to the Consolidated Plan that is submitted to HUD.

Best,

Lisa

>>> **"WITHAM, SHANE"** WithamS@keizer.org > 7/22/2021 8:47 AM >>

Lisa,

The City of Keizer held a public hearing at our regularly scheduled City Council Meeting on Monday (7/19) for comments and testimony on the Marion County 2021-2025 Consolidated Plan. The staff report that was provided to Council is attached for your reference. City Council directed staff to provide comments to Marion County summarizing the testimony/comments received.

We had one citizen Testify. Kathy Lincoln, resident of Keizer. She testified that she generally supported the plans and while she hadn't read all of it, that it appeared the goals and objectives in the plan were consistent with addressing housing issues. She also testified to Council that she encourages Keizer to establish a full time person to work on housing related issues concerning housing affordability in Keizer.

Thank you

Shane Witham
Planning Director
City of Keizer
(503) 856-3439

Hi Candace,

Thank you for your thorough review and edits to the draft Consolidated Plan; the county appreciates your feedback. Thank you for clarifying MCHA's programs, the required edits will be made to the plan. I will send you the updated plan that reflects these corrections.

It is planned that the board will approve the plan on 8/11/21.

Thank you for taking the time to review and respond to the draft plan.

Lisa

>>> **CANDACE JAMISON 7/22/2021 3:03 PM** >>>

Lisa and Tim,

Attached are my comments to specific sections of the Consolidated Plan and Analysis of Impediments which I believe may have misrepresented some information about the housing authority. The most glaring being that there are several references to the housing authority owning/managing public housing which we have not done for several years. There also seemed to be a lot of confusion over the voucher numbers.

Please let me, Jason or Monica know if you have questions.

I would love to see a copy of the final draft before you publish it, if it is possible.

Best,
Candace

>

Candace Jamison
Executive Director

Marion County Housing Authority
2645 Portland Road NE, Suite 200, Salem, OR 97301
Phone: 503.584.4776
Fax: 503.798.4171
Web: <http://www.co.marion.or.us/HA>