# MARION COUNTY BOARD OF COMMISSIONERS

*"Delivering Excellence Everyday"*

Wednesday, May 13, 2026
Board Session 9:00 a.m.

Senator Hearing Room
555 Court Street NE, Salem

## PUBLIC COMMENT

## PROCLAMATIONS

BOARD OF COMMISSIONERS

**1.** Consider approval of a proclamation designating the month of May 2026 as Older Americans Month in Marion County. –Alvin Klausen

BUSINESS SERVICES

**2.** Consider approval of a proclamation designating May 13, 2026, as Facilities Management Day in Marion County. –Tamra Goettsch and Kevin Dial

SHERIFF'S OFFICE

**3.** Consider approval of a proclamation designating the week of May 10-16, 2026, as National Police Week in Marion County. –Commander Jason Bernards

## PRESENTATIONS

**4.** Maternal Child and Adolescent Health (MCAH) Title V funding. –Phil Blea and Susan McLauchlin

**5.** Update on Marion County's response to the United States Army Corps of Engineers plan to drain Detroit Lake. –Steve Elzinga

## CONSENT

INFORMATION TECHNOLOGY

**6.** Approve the Contract for Services with CVE Technologies Group, Inc., in the not-to-exceed amount of $236,047.22 to implement the capital improvement project for Wi-Fi inside the secure perimeter at the Marion County Jail through September 30, 2026.

PUBLIC WORKS

**7.** Approve a resolution to initiate consideration of concurrence with an amendment to the City of Silverton Comprehensive Plan Map to change the designation on a 3.72-acre parcel located within the Urban Growth Boundary (UGB) of the City of Silverton from Industrial to Single-Family Residential (SFR) and schedule a public hearing for June 10, 2026.

**8.** Approve the Contamination Reduction Reimbursement Funding Addendum to amend the existing incoming funds Primary Funding Agreement with Circular Action Alliance (CAA) Oregon, LLC, to allow for the reimbursement of funds for contamination reduction activities.

**9.** Approve the Purchase Order (PO) with Shelter One, Inc. to decrease prefabricated radio equipment shelters from seven to five for the Marion County Radio Project that will be utilized by first responders and reduce funding in the amount of $111,059 for a new PO total of $692,587 through December 31, 2026.

**10.** Approve the incoming funds Supplemental Project Agreement with the Oregon Department of Transportation in the amount of $572,635, of which an estimated $544,003.25 will utilize federal All Roads Transportation Safety (ARTS) funding and an estimated $28,631.75 will utilize county funding for the design and installation of traffic safety enhancements along the Howell Prairie Road corridor between Oregon Route (OR) OR99E and OR214 through August 1, 2036.

SHERIFF'S OFFICE

**11.** Approve the Contract for Services with Salem Health in the not-to-exceed amount of $950,000 to provide hospital and clinical services for Adults-In-Custody (AIC) at the Marion County Jail retroactive to August 1, 2025, through July 31, 2026.

## ACTION

None.

## PUBLIC HEARINGS
**Starting no earlier than 9:00 a.m.**

COMMUNITY AND ECONOMIC DEVELOPMENT

**A.** Public hearing to consider the 2026-2030 Community Development Block Grant (CDBG) and HOME Consolidated Plan and the 2026-2027 Annual Action Plan. –Steve Dickey

## ACTION

COMMUNITY AND ECONOMIC DEVELOPMENT

**12.** Consider approval of a resolution to adopt the 2026-2030 Consolidated Plan and the Program Year 2026-2027 Annual Action Plan under the Community Development Block Grant (CDBG) and HOME Investments Partnership Programs. **(TO BE ACTED ON FOLLOWING THE PUBLIC HEARING)** –Steve Dickey

**Members of the public may submit written testimony by email to PublicHearings@co.marion.or.us For agenda items where in-person testimony is allowed, the public may sign up to provide testimony by telephone by emailing PublicHearings@co.marion.or.us at least 24 hours before the meeting. The email must specify the meeting date/time and agenda topic for which testimony is being submitted. For telephone testimony requests, the email must also include your name and the phone number that staff should use to call you at the appropriate time.**

**If you require interpreter assistance, an assistive listening device, large print material or other accommodations, call 503-588-5212 at least 48 hours in advance of the meeting. TTY 503-588-5168 Si necesita servicios de interprete, equipo auditivo, material copiado en letra grande, o culaquier otra acomodacion, por favor llame al 503-588-5212 por lo menos 48 horas con anticipacion a la reunion. TTY 503-588-5168 Marion County is on the Internet at: www.co.marion.or.us**

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** 5/13/2026

**Department:** Board of Commissioners

**Title:** Older Americans Month Proclamation

**Management Update/Work Session Date:** 4/14/2026 **Audio/Visual aids** ☐

**Time Required:** 15 min **Contact:** Alvin Klausen **Phone:** 5035883563

**Requested Action:**
Consider a proclamation declaring the month of May 2026 as Older Americans Month in Marion County.

**Issue, Description & Background:**
Every month in May, Older Americans Month is recognized across the nation, and honors the older American adults who enrich our communities through their diverse experiences. Marion County has proclaimed May 2026 as Older Americans Month and encourages residents to take time during the month to recognize older adults, and the people who serve them, as vital members of our community.

**Financial Impacts:**
None

**Impacts to Department & External Agencies:**
None

**List of attachments:**
Proclamation honoring Older Americans Month

**Presenter:**
Alvin Klausen

**Department Head Signature:**

**BEFORE THE BOARD OF COMMISSIONERS**
**FOR MARION COUNTY, OREGON**

In the Matter of Proclaiming May 2026 as Older Americans Month in Marion County.

# PROCLAMATION

This matter came before the Marion County Board of Commissioners at its regularly scheduled public meeting on May 13, 2026, to proclaim May 2026, as Older Americans Month in Marion County.

***WHEREAS,*** the citizens of Marion County include numerous older Americans who enrich and strengthen our communities through their wisdom, service, and experience; and

***WHEREAS,*** Marion County is committed to engaging and supporting older adults, their families, and caregivers, and acknowledging their many ongoing valuable contributions to society; and

***WHEREAS,*** we acknowledge the importance of taking part in activities that promote physical, mental, and emotional well-being, no matter one's age; and

***WHEREAS,*** older Americans continue to play a vital role in our economy, civic life, volunteer networks, faith communities, and families, serving as mentors, leaders, and caretakers across generations; and

***WHEREAS***, as the United States celebrates the 250th anniversary of our Nation's founding in 2026, we recognize that generations of older Americans have preserved and passed down the lessons, values, and stories of our past so that future generations may thrive in freedom and opportunity; and

***WHEREAS***, Marion County can enrich the lives of older individuals in our communities by:

- Promoting home and community-based services that support independent living;
- Involving older adults in community events and other activities; and
- Providing opportunities for older adults to work, volunteer, learn, lead, mentor, and share their knowledge with younger generations.

***NOW, THEREFORE***, the Marion County Board of Commissioners does hereby proclaim May 2026, as Older Americans Month in Marion County.

We urge residents to take time during this month to recognize older adults and the people who serve them as vital members of our communities, and to celebrate the enduring legacy they continue to build for future generations.

Marion County
OREGON

Dated at Salem, Oregon this 13th day of May 2026.

**MARION COUNTY BOARD OF COMMISSIONERS**

**Chairperson** _____

**Commissioner** _____

**Commissioner** _____

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** May 13, 2026

**Department:** Business Services

**Title:** Facilities Management Day Proclamation for May 13, 2026

**Management Update/Work Session Date:** May 5, 2026 **Audio/Visual aids** ☐

**Time Required:** 15 **Contact:** Tamra Goettsch **Phone:** 3200

**Requested Action:**
Proclaim May 13, 2026 as Facilities Management Day in Marion County.

**Issue, Description & Background:**
World Facilities Management Day is on Wednesday, May 13, 2026 this year. This observance celebrates the contributions of individuals working in facilities management, and those who ensure the safety and comfort of an environment. Without their many contributions, we can only imagine what the conditions of offices, public and private facilities, and medical care facilities would be like.

Thanks to them, the mechanical and electrical services are maintained, the cleaning is taken care of, and the security is on alert.

The purpose of Marion County proclaiming this day is to appreciate and recognize the people involved in facilities management.

**Financial Impacts:**
None

**Impacts to Department & External Agencies:**
None

**List of attachments:**
Proclamation

**Presenter:**
Tamra Goettsch and Kevin Dial

**Department Head Signature:**
tgoettsch
Digitally signed by tgoettsch
Date: 2026.04.30 17:01:45 -07'00'

# BEFORE THE BOARD OF COMMISSIONERS
# FOR MARION COUNTY, OREGON

In the matter of proclaiming May 13, 2026, as Facilities Management Day in Marion County.

## PROCLAMATION

This matter came before the Marion County Board of Commissioners at its regularly scheduled public meeting on May 13, 2026.

**WHEREAS**, Marion County businesses rely on safe, efficient, and sustainable facilities to deliver essential services to residents; and

**WHEREAS**, facilities management professionals play a critical role in maintaining public and privately-owned buildings, infrastructure, and systems that support safety, health services, courts, and community programs; and

**WHEREAS**, these professionals ensure operational continuity through planning, maintenance, capital project delivery, energy management, and emergency response; and

**WHEREAS**, World Facilities Management Day is a global initiative that recognizes and celebrates the vital contributions of facilities management teams; and

**WHEREAS**, the 2026 observance highlights the importance of resilient infrastructure, sustainability, and innovation in public and private sector facilities; and

**WHEREAS**, facilities staff throughout the county demonstrate dedication, expertise, and commitment to stewardship of building assets and taxpayer resources; and

**NOW, THEREFORE**, the Marion County Board of Commissioners hereby proclaims **May 13, 2026**, as **Facilities Management Day** in Marion County, Oregon, and encourages all residents to recognize and appreciate the essential work of facilities management professionals.

DATED at Salem, Oregon, this 13th day of May 2026.

**MARION COUNTY BOARD OF COMMISSIONERS**

**Chairperson** _____

**Commissioner** _____

**Commissioner** _____

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** 5/13/2026

**Department:** Sheriff's Office

**Title:** Police Appreciation Week Proclamation

**Management Update/Work Session Date:** 4/7/2026 **Audio/Visual aids** [X]

**Time Required:** 7 Min **Contact:** Sadie Haynes **Phone:** 5035885116

**Requested Action:**
Proclaim the week of May 10th to May 16th as Police Appreciation Week.

**Issue, Description & Background:**
Each year the Board of Commissioners recognize the exceptional work done for the community by the Sheriff's Office personnel by proclaiming National Police Appreciation Week.

**Financial Impacts:**
NA

**Impacts to Department & External Agencies:**

**List of attachments:** SO_Enf_05132026_NationalPoliceWeek

**Presenter:** Cmdr. Jason Bernards

**Department Head Signature:**

**BEFORE THE BOARD OF COMMISSIONERS**
**FOR MARION COUNTY, OREGON**

In the matter of proclaiming the week of May 10-16, 2026, as National Police Week in Marion County.

# PROCLAMATION

This matter came before the Marion County Board of Commissioners at its regularly scheduled public meeting on Wednesday, May 13, 2026, to proclaim the week of May 10th through 16th as National Police Week.

***WHEREAS,*** the week of May 10-16, 2026, has been declared National Police Week; and

***WHEREAS,*** members of the law enforcement agencies within Marion County play an essential role in safeguarding the rights and freedoms of our residents; and

***WHEREAS,*** it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement professionals, and that members of our Sheriff's Office recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by shielding the innocent against deception and the weak against oppression; and

***WHEREAS*,** the women and men of the Marion County Sheriff's Office Enforcement Division unceasingly provide a vital public service; now

***THEREFORE*,** the Marion County Board of Commissioners, in gratitude for the dedicated public service and sacrifice of law enforcement, do hereby proclaim the week of May 10-16, 2026, as **NATIONAL POLICE WEEK** in Marion County.

Dated in Salem, Oregon this 13th day of May 2026.

**MARION COUNTY BOARD OF COMMISSIONERS**

**Chairperson** _____

**Commissioner** _____

**Commissioner** _____

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** Wednesday, May 13th, 2026 9:00am

**Department:** Health & Human Services

**Title:** Oregon MCAH Title V Priority Areas

**Management Update/Work Session Date:** 4/14/2026 **Audio/Visual aids** ■

**Time Required:** 10 **Contact:** Samantha Andress **Phone:** x4903

**Requested Action:** Informational

**Issue, Description & Background:** MCHHS has reviewed the identified priority areas and developed preliminary recommendations that consider alignment with our Community Health Improvement Plan(CHIP), Strategic Plan, and cross-divisional work including Prevention, Youth Mental Health, clinical services, and housing supports.The priorities identified are Women's & Maternal Health, Perinatal & Infant Health, Child Health,Adolescent Health, Community Identified State Priorities including Person and Family Centered Services & Care, Parent and Caregiver Support, and Safe and Healthy Environments.

**Financial Impacts:** No new financial impact, these are current and ongoing Title V funds that have updated priorities for how they are to be utilized locally.

**Impacts to Department & External Agencies:** N/A

**List of attachments:** Priorities and Strategies, Powerpoint

**Presenter:** Susan McLauchlin, Phil Blea

**Department Head Signature:** TGregg

Digitally signed by TGregg
Date: 2026.04.28 15:51:47 -07'00'

**Oregon's July 2026-June 2027 MCAH Title V Priorities and strategies** (rev Feb 2026)

## Women's & Maternal Health

**Postpartum Care (with a focus on Postpartum Mental Health) strategies**

1. Collaborate with home visiting programs to support people in obtaining timely postpartum care.
2. Develop health education materials (e.g. brochures, videos, digital content) about perinatal mental health.
3. Expand access to community-based perinatal care including mental health care.
4. Support Traditional Health Workers (e.g. Community Health Workers, Doulas) to provide postpartum mental health screenings and support clients in accessing behavioral health services.

## Perinatal & Infant Health

**Housing Instability strategies**

1. Promote policies that increase access to safe, stable and affordable housing for families and individuals during pregnancy and early childhood.
2. Develop cross-sector systems, programs, and initiatives to meet the integrated housing and other service needs of the MCH population.
3. Develop or advocate for medical-legal partnerships to provide legal services to MCH clients with unsafe/unstable housing or at risk for eviction.
4. Work with housing advocates and shelter systems to address child/family safety and other needs in the shelter system.
5. Enhance access to programs that address home safety and housing remediation concerns for the MCH community.
6. Provide screening, education, counseling, and referral to housing support services in MCH and other health care settings for those experiencing unstable housing.

## Child Health

**Food Sufficiency strategies**

1. Increase the availability of fresh fruits and vegetables in low-income areas.
2. Promote local food production initiatives, particularly in low-income areas.
3. Support increased access and use of nutrition assistance programs.
4. Improve access and use of school, after school, and summer meal programs.
5. Increase Tribal food sovereignty through increasing access to traditional foods.
6. Collaborate with healthcare providers to screen for and address food sufficiency.

## Adolescent Health

**Adolescent Mental Health strategies**

1. Strengthen the workforce to deliver youth-centered, responsive mental health services.
2. Support schools and communities to implement programs that build youth protective factors and resilience.
3. Elevate youth and family voice to shape and guide mental health initiatives.
4. Promote awareness and reduce stigma around adolescent mental health.
5. Build and strengthen cross-system partnerships to address gaps in adolescent mental health services.

## Community Identified State Priorities

**Person and Family Centered Services & Care**

1. Build community capacity for health, resilience, social/cultural connection and optimal health for all.
2. Support policies to ensure systems are trauma-informed and promote optimal health for all.
3. Develop or promote initiatives that build individual, family and community resilience, and prevent health impacts of stressful life events.
4. Support and improve competencies of the MCAH and early childhood workforce to promote optimal health for all.

**Parent and Caregiver Support**

1. Develop or enhance cross-sector systems to support parents and caregivers in the community.
2. Build community capacity for programs or initiatives that support parents and caregivers.
3. Provide services that engage families and build parent capabilities, resilience, supportive and nurturing relationships, and children's social-emotional competence (e.g. home visiting or parenting education).
4. Develop systems and policies to increase access to safe and affordable child care, and after school activities.

**Safe and Healthy Environments**

1. Develop and implement policies to improve community safety and/or child health outcomes.
2. Coordinate systems to enhance access to resources for community violence and/or child injury prevention.
3. Implement or promote programs and initiatives that create safe and healthy environments and promote the prevention of child injury and community violence.

4. Create safe community spaces or events to promote recreation, physical activity, violence prevention and/or community connection.
5. Conduct assessment of local child injury safety and community violence needs and/or disseminate data to increase understanding and mobilize partnerships around safe and healthy environments.

Marion County
OREGON
Health & Human Services

# Maternal Child & Adolescent Health

## Title V Priorities & Strategies

Maternal and Child Health Services BLOCK GRANT

Title V provides funds to improve the health of women, infants, children, and adolescents.

"Oregon's Title V program is dedicated to working with partners across the state to address health inequities and ensure that all women, children, youth, families and communities can thrive and reach their potential for life-long health and well-being."

# Who does the MCH Block Grant serve?

- The MCH Block Grant serves the population health needs of women, infants, children, adolescents, families, and children and youth with special health care needs (CYSHCN) in Oregon.

# Oregon's 2026-2030 MCAH Title V Priorities

OHA conducts a needs assessment every 5 years

New priorities are then developed

Postpartum Care, focus on mental health

Housing Instability

Food Sufficiency

Adolescent Mental Health

Person and Family Centered Services & Care

Parent and Caregiver Support

Safe and Healthy Environments

# MCHHS Priorities

- Postpartum Care, focus on mental health
- Adolescent Mental Health
- Person and Family Centered Services & Care

# Postpartum Care Strategies

- Strengthen care coordination and referral pathways to ECN
  - Collaborate with ATS staff, Her Place & Our Place
- Provide training to reducing stigma and bias around pregnant women with substance use disorders
- Provide perinatal mental health training
- Participate in Access to Healthcare CHIP workgroup

# Adolescent Mental Health

## Strategies:

1. Strengthen the workforce to deliver youth-centered, responsive mental health services.
2. Support schools and communities to implement programs that build youth protective factors and resilience.
3. Elevate youth and family voice to shape and guide mental health initiatives.
4. Promote awareness and reduce stigma around adolescent mental health.
5. Build and strengthen cross-system partnerships to address gaps in adolescent mental health services.

# Adolescent Mental Health

- **Strengthen the workforce to deliver youth-centered, responsive mental health services.**

  Provide Connection Planning Workshops for staff, providers, school administrators, youth-serving organizations and community members to build foundational knowledge and resources to tailor connection planning strategies for youth and peer-focused initiatives.

- **Build and strengthen cross-system partnerships to address gaps in adolescent mental health services.**

  Conduct a phased gap analysis of county programs and community adolescent mental health services to identify and respond to gaps and overlaps

  Identify opportunities to increase protective factors by strengthening and integrating primary prevention and health promotion into systems of care.

# Person- and Family-Centered Services & Care

- Increase access to trauma-informed caregiver-child mental health coaching
- Improved caregiver-child relationship quality and attachment
- Increased caregiver use of positive parenting skills
- Reduced parenting stress and improved family functioning

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** May 13, 2026

**Department:** Legal Counsel

**Title:** Response to Army Corps' Plan to Drain Detroit Lake

**Management Update/Work Session Date:** _____ **Audio/Visual aids** ☐

**Time Required:** 5min **Contact:** Steve Elzinga **Phone:** (503) 588-5220

**Requested Action:** Informational

**Issue, Description & Background:** Legal Counsel will provide an update on Marion County's response to the U.S. Army Corps' plan to drain Detroit Lake.

**Financial Impacts:**

**Impacts to Department & External Agencies:**

**List of attachments:**

**Presenter:** Steve Elzinga

**Department Head Signature:** Steve Elzinga Digitally signed by Steve Elzinga Date: 2026.05.11 08:53:32 -07'00'

# Contract Review Sheet

Contract for Services **IT-7105-26**

Title: **Jail WiFi Installation**

Contractor's Name: **CVE Technologies Group Inc.**

Department: **Information Technology Department** Contact: **Cynthia Klein**

Analyst: **Sandra Fixsen** Phone #: **(503) 584-7796**

Term - Date From: **Execution** Expires: **September 30, 2026**

Original Contract Amount: **$ 236,047.22** Previous Amendments Amount: **$ -**

Current Amendment: **$ -** New Contract Total: **$ 236,047.22** Amd% **0%**

Outgoing Funds ☐ Federal Funds ☐ Reinstatement ☐ Retroactive ☐ Amendment greater than 25%

Source Selection Method: **10-0400 Cooperative** Cooperative# **1605**

Description of Services or Grant Award

Capital Improvement Project to implement WiFi inside the secure perimeter of the Marion County Jail.

| | | | |
|---|---|---|---|
| Desired BOC Session Date: | **5/13/2026** | Contract should be in DocuSign by: | **4/22/2026** |
| Agenda Planning Date | **4/30/2026** | Printed packets due in Finance: | **4/28/2026** |
| Management Update | **5/5/2026** | BOC upload / Board Session email: | **4/29/2026** |

BOC Session Presenter(s) **Gary Christofferson** Code: **Y**

## REQUIRED APPROVALS

| | | | |
|---|---|---|---|
| Sandra L. Fixsen | 04/29/2026 | Cynthia Klein<br>Cynthia Klein (Apr 29, 2026 08:15:06 PDT) | 04/29/2026 |
| Finance - Contracts | Date | Contract Specialist | Date |
| Scott A. Norris<br>Scott A. Norris (Apr 29, 2026 15:15:33 PDT) | 04/29/2026 | Jan Fritz<br>Jan Fritz (Apr 30, 2026 10:43:04 PDT) | 04/30/2026 |
| Legal Counsel | Date | Chief Administrative Officer | Date |

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** May 13, 2026

**Department:** Public Works

**Title:** Initiate consideration of concurrence with an amendment to the City of Silverton Comprehensive Plan Map

**Management Update/Work Session Date:** May 5, 2026 **Audio/Visual aids** ☐

**Time Required:** 0 min **Contact:** John Speckman **Phone:** 503-466-4173

**Requested Action:**

Initiate consideration of and schedule a public hearing to consider concurring in an amendment to the City of Silverton Comprehensive Plan Map to change the designation on a 3.72-acre parcel located within the urban growth boundary of Silverton from Industrial to Single-family Residential.

**Issue, Description & Background:**

On November 5, 2025, the City of Silverton held a public hearing on an ordinance approving a Comprehensive Plan Map amendment to change the designation of a 3.72-acre parcel from Industrial to Single-Family Residential. On April 23, 2026, the City sent a letter requesting the County concur on the amendment.

The Urban Growth Boundary and Policy Agreement between Marion County and Silverton requires that both the City and County review and approve amendments to the City's Comprehensive plan which apply to the Urban Growth Area, which are those lands between the City Limits and the Urban Growth Boundary.

**Financial Impacts:**

None

**Impacts to Department & External Agencies:**

None

**List of attachments:** Letter of Request from Silverton, Resolution

**Presenter:** John Speckman

**Department Head Signature:** for Brandon Reich

CITY OF SILVERTON
410 NORTH WATER STREET
SILVERTON, OR 97381
(503) 874-2207

April 23, 2026

Marion County Board of Commissioners

Dear County Commissioners,

In November of 2025, the Silverton City Council voted to approve via Ordinance a change in Comprehensive Plan designation request of a 3.72 acre site located in the urban growth boundary at 279 Monson Road (Marion County Assessor's Map 061W34BC00300) from Industrial to Single-Family Residential. The property is currently in the Marion County Urban Transition Zone.

The City made findings that determined the proposal to be consistent with the Oregon Statewide Planning Goals and Guidelines.

The proposal did not include an annexation request, as such the property will remain outside the City Limits and within the Marion County Urban Transition Zone.

Thank you for your consideration of the concurrence with the Comprehensive Plan Map Amendment to designate 279 Monson Road (Marion County Assessor's Map 061W34BC00300) Single-Family Residential on the Silverton Comprehensive Plan.

Sincerely,

Jason Gottgetreu

Jason Gottgetreu
City of Silverton
410 North Water Street
Silverton, OR 97381

**BEFORE THE BOARD OF COMMISSIONERS**
**FOR MARION COUNTY, OREGON**

| | |
|---|---|
| In the matter of initiating consideration of concurrence with an amendment to the City of Silverton Comprehensive Plan Map to change the designation on a 3.72-acre parcel located within the urban growth boundary of Silverton from Industrial to Single-family Residential. | ) ) ) ) ) ) |

**RESOLUTION NO. _____**

WHEREAS, the City of Silverton Comprehensive Plan and Urban Growth Boundary was adopted as part of the Marion County Comprehensive Plan on August 1, 1979, by Ordinance No. 543; and

WHEREAS, the City of Silverton has held a hearing on the matter and adopted an ordinance approving a change in the Comprehensive Plan Map designation from Industrial to Single-family Residential on a 3.72-acre site located within the urban growth boundary and outside of city limits; and

WHEREAS, the January 26, 1988, Urban Growth Boundary and Policy Agreement between the city and county requires that both jurisdictions adopt amendments to their respective comprehensive plans applying to portions of the urban growth area outside the city limits; and

WHEREAS, the Marion County Board of Commissioners has determined that consideration of the City of Silverton Comprehensive Plan amendment is in the general public interest; now therefore,

BE IT RESOLVED that the Marion County Board of Commissioners hereby initiates consideration of concurrence with the change to the City of Silverton Comprehensive Plan Map; and

BE IT FURTHER RESOLVED that the Board hereby schedules a public hearing to receive testimony on the proposed amendment for 9:00 a.m., Wednesday, June 10, 2026 at the Senator Hearing Room, 1st floor, Courthouse Square Building, 555 Court Street NE, Salem.

DATED this _____ day of _____ 2026.

MARION COUNTY BOARD OF COMMISSIONERS

_____
Chair

_____
Commissioner

_____
Commissioner

# Contract Review Sheet

Contract for Services **PW-6781-25 - Am1**

Title: **Primary Funding Agreement**

Contractor's Name: **Circular Action Alliance Oregon LLC**

Department: **Public Works Department** Contact: **Janet Wilson**

Analyst: **Kathleen George** Phone #: **(503) 566-4139**

Term - Date From: **Execution** Expires: **December 31, 2027**

Original Contract Amount: **$ 3,000,000.00** Previous Amendments Amount: **$ -**

Current Amendment: **$ -** New Contract Total: **$ 3,000,000.00** Amd% **0%**

**Incoming Funds** ☐ Federal Funds ☐ Reinstatement ☐ Retroactive ☐ Amendment greater than 25%

Source Selection Method: **50-0010 General Exemptions (IGAs Grants QRFs)** **Department**

Description of Services or Grant Award

Circular Action Alliance Oregon LLC (CAA Oregon) has been approved as a producer responsibility organization by Oregon's Department of Environmental Quality pursuant to the Plastic Pollution and Recycling Modernization Act.

This agreement permits CAA Oregon to disburse approved reimbursement funding for expenses related to the expansion of access to recycling services. The anticipated funds eligible for reimbursement for this agreement are $3M through December 31, 2027. Funds are reimbursed for each category via Addenda to this PFA.

The Contamination Reduction Reimbursement Funding Addendum amends the agreement to allow for the reimbursement of funds for contamination reduction activities. Total of funds requested under this Addendum for reimbursement for the period 7/1/2025-7/1/2026 is $430,000.00, which was included in the original $3M PFA.

| | | | |
|---|---|---|---|
| Desired BOC Session Date: | **5/20/2026** | Contract should be in DocuSign by: | **4/29/2026** |
| Agenda Planning Date | **5/7/2026** | Printed packets due in Finance: | **5/5/2026** |
| Management Update | **5/5/2026** | BOC upload / Board Session email: | **5/6/2026** |

BOC Session Presenter(s) **Brian May** Code: **Y**

**REQUIRED APPROVALS**

| | | | |
|---|---|---|---|
| | 04/30/2026 | Janet Wilson<br>Janet Wilson (May 5, 2026 07:52:58 PDT) | 05/05/2026 |
| Finance - Contracts | Date | Contract Specialist | Date |
| Scott A. Norris<br>Scott A. Norris (May 4, 2026 15:54:23 PDT) | 05/04/2026 | Jan Fritz<br>Jan Fritz (May 4, 2026 17:22:51 PDT) | 05/04/2026 |
| Legal Counsel | Date | Chief Administrative Officer | Date |

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** May 20, 2026

**Department:** Public Works

**Title:** Contamination Reduction Reimbursement Funding Addendum - Circular Action Alliance Oregon, LLC

**Management Update/Work Session Date:** 05/05/2026 **Audio/Visual aids** ☐

**Time Required:** 5 Minutes **Contact:** Cory Swartwout **Phone:** 503-566-4160

**Requested Action:**

Approve and sign the Contamination Reduction Reimbursement Funding Addendum to amend Contract PW-6781-25, the existing funding agreement between Marion County and Circular Action Alliance Oregon, LLC, associated with Oregon's Plastic Pollution and Recycling Modernization Act.

**Issue, Description & Background:**

The Board of Commissioners previously approved and executed a Primary Funding Agreement (PFA) with Circular Action Alliance Oregon (CAA Oregon), establishing the framework for reimbursement funding for eligible recycling activities under Oregon's Plastic Pollution and Recycling Modernization Act.

At the December 16, 2025 Management Update, the Board also approved the use of these funds for contamination reduction programming within Marion County.

The Contamination Reduction Reimbursement Funding Addendum is a required component of the PFA and outlines the specific terms, funding structure, and reporting requirements for these activities.

Marion County, in coordination with city jurisdictions and the Materials Management Advisory Council, will collaboratively implement contamination reduction strategies to maximize regional impact.

**Financial Impacts:**

Approval of this addendum is necessary to access up to $430,000 in reimbursement funding for these efforts.

**Impacts to Department & External Agencies:**

Funding to be used to implement contamination reduction efforts across all twenty Marion County cities/jurisdictions.

**List of attachments:** CAA Addendum and original agreement

**Presenter:** Brian May

**Department Head Signature:** Brian Nicholas

Digitally signed by Brian Nicholas
Date: 2026.04.22 09:45:39 -07'00'

## CONTAMINATION REDUCTION REIMBURSEMENT FUNDING ADDENDUM

This contamination reduction reimbursement funding addendum (the "**Addendum**") is delivered pursuant to Section 1(a) of the Funding Agreement dated November 19, 2025 (the "**Agreement**") by and between Circular Action Alliance Oregon LLC, or its assignee in accordance with Section 7(h) of the Agreement ("**CAA Oregon**"), and the undersigned ("**Recipient**"), and is effective as of the date on which it is fully executed by the parties hereto (the "**Effective Date**"). Capitalized terms not defined herein will have the meanings given to them in the Agreement.

1. Funding Request. Subject to the terms of the Agreement, including this Addendum, CAA Oregon shall disburse funds to Recipient based on the information provided by Recipient via the CAA Oregon funding portal or such other method as CAA Oregon may determine in its reasonable discretion. Recipient's complete funding application is attached as Schedule A. As a condition to receipt of the funds under the Agreement and this Addendum, Recipient shall perform the obligations detailed in attached Schedule B and shall timely deliver to CAA Oregon the reports and deliverables detailed in attached Schedule C.

2. Use of Funds. Recipient shall use funding received pursuant to this Addendum only for those costs necessary to conduct contamination reduction programming in accordance with and subject to ORS 459A.890(4) and ORS 459A.929, as determined by CAA Oregon in its reasonable discretion.

3. Adjustment of Funds. Only to the extent that the funds provided by CAA Oregon under this Addendum are calculated on a per capita basis in accordance with OAR 340-090-0810(5), the funds shall be adjusted annually beginning on July 1, 2026 and July 1, 2027 to reflect changes in the annual population growth, as published by the Portland State University Population Research Center's most recent certified Population Estimate Report.

4. Term. This Addendum shall expire at 11:59pm PST on December 31, 2027, if not sooner terminated by the Parties. No funding will be disbursed for costs incurred after the termination of this Addendum.

5. Recordkeeping. Without limiting the requirements of the Agreement, Recipient shall maintain accurate records of activities related to Funding Requests.

6. Priority. This Addendum is part of the Agreement. In the event of a conflict between this Addendum and Applicable Law or the remainder of the Agreement, the following order of priority shall control: 1) Applicable Law, 2) the Agreement, and 3) this Addendum.

[*signature page follows*]

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the Effective Date set forth above.

**CIRCULAR ACTION ALLIANCE OREGON LLC**

By: _____
Kim Holmes
Title: Oregon Executive Director
Date: _____
Address: c/o Corporation Service Company
251 Little Falls Drive
Wilmington, New Castle County
Delaware 19808
Email: legal@circularaction.org

With a copy to:

Miller Nash LLP
Attn: Will Rasmussen
1140 SW Washington St, Suite 700
Portland, Oregon 97205
E-mail: William.rasmussen@millernash.com

**RECIPIENT:**

_See attached signature page__
**Marion County**

By: _____
Name: _____
Title: _____
Date: _____
Address: _____
_____
_____
Email: _____

Approved as to form: _____

**SIGNATURE PAGE FOR**
**PRIMARY FUNDING AGREEMENT (PFA) WITH CIRCULAR ACTION ALLIANCE (CAA) - PW-6781-25**
**between**
**MARION COUNTY and CIRCULAR ACTION ALLIANCE OREGON LLC**

**MARION COUNTY SIGNATURES**
**BOARD OF COMMISSIONERS:**

| | |
|---|---|
| Chair | Date |
| Commissioner | Date |
| Commissioner | Date |
| Authorized Signature: Brian Nicholas (Apr 30, 2026 17:37:22 PDT) | 04/30/2026 |
| Department Director or designee | Date |
| Authorized Signature: Jan Fritz (May 4, 2026 17:22:51 PDT) | 05/04/2026 |
| Chief Administrative Officer | Date |
| Reviewed by Signature: Scott A. Norris (May 4, 2026 15:54:23 PDT) | 05/04/2026 |
| Marion County Legal Counsel | Date |
| Reviewed by Signature: | 04/30/2026 |
| Marion County Contracts & Procurement | Date |

**SCHEDULE A**

**Funding Application**

**(*See Attached*.)**

# CONTAMINATION REDUCTION FUNDING APPLICATION

**Primary Contact Information**

The primary contact should be the person who can speak to recycling operations. While there may be different people responsible for different aspects of your recycling program, please include a primary contact who can direct inquiries to the appropriate person as needed.

| Primary contact information of the person responsible for waste management | | | |
|---|---|---|---|
| First Name | | | Last Name |
| Cory | | | Swartwout |
| Job Title/Role | | | Community/Organization |
| Program Supervisor | | | Marion County |
| Street Number | Street Name | | City/Town |
| 5155 | Silverton Rd NE | | Salem |
| ZIP Code | PO Box | | Email Address |
| 97305 | | | cswartwout@co.marion.or.us |
| Telephone Number (with area code) | | Ext. | Mobile (optional) |
| 503-566-4160 | | | 503-586-9310 |
| PFA File Name | *County of Marion PFA Executed 11-19-25* | | |
| Addendum Contract No. | *CSP00000007ACK-CR001* | | |

| Billing Contact | | |
|---|---|---|
| First Name | | Last Name |
| Betty | | Macias |
| Job Title/Role | | Email Address |
| Accounting Specialist | | accounting@co.marion.or.us |
| Telephone Number (with area code) | Ext. | Mobile (optional) |
| 503-365-3106 | | |

| Person Authorized to sign the Addendum(s) | | |
|---|---|---|
| First Name | | Last Name |
| Janet | | Wilson |
| Job Title/Role | | Email Address |
| Main point of contact for Contracts team | | PWContracts@co.marion.or.us |
| Telephone Number (with area code) | Ext. | Mobile (optional) |
| | | |

**Contamination Reduction Program Elements**

| | YES | NO |
|---|---|---|
| Is the applicant undertaking elements and/or activities listed in the DEQ Recycling Contamination Reduction Statewide Goals and Approved Program Elements (updated August 26, 2025) established pursuant to ORS 459A.929? | ☑ | ☐ |

If selected NO above, (ie, the applicant is using alternative approach), please submit 'Request to Implement Other Contaminaiton Reduction Program Elements' form that has been approved by DEQ. The approved form must be submitted with this application.

| | |
|---|---|
| DEQ 'Other Program Elements' Form Date of Approval | *N/A* |

## Funding Request

***NOTE: CAA will fill out this section based on the information submitted in the DEQ funding allocation process.***

| | YES | NO |
|---|---|---|
| Has the funding been allocated to your organization/community by a local government(s)? | ☑ | ☐ |

| | |
|---|---|
| Name of the local government(s) allocating the funding | The following Cities of: Aumsville, Aurora, Detroit, Gervais, Hubbard, Jefferson, Keizer, Mill City, Mount Angel, Scott Mills, Silverton, Sublimity, Woodburn |

| | |
|---|---|
| Funding amount allocated by the Local Government(s) | $335,778.00 |

| Name of Local Government Allocating Per Capita Funding | 2024 Population | Allocation Percentage | Allocation Amount |
|---|---|---|---|
| City of Aumsville | 4,028 | 100% | $12,084.00 |
| City of Aurora | 1,131 | 100% | $3,393.00 |
| City of Detroit | 174 | 100% | $522.00 |
| City of Gervais | 2,724 | 100% | $8,172.00 |
| City of Hubbard | 3,385 | 100% | $10,155.00 |
| City of Jefferson | 3,515 | 100% | $10,545.00 |
| City of Keizer | 39,249 | 100% | $117,747.00 |
| City of Mill City | 2,063 | 100% | $6,189.00 |
| City of Mount Angel | 3594 | 100% | $10,782.00 |
| City of Scott Mills | 456 | 100% | $1,368.00 |
| City of Silverton | 10,882 | 100% | $32,646.00 |
| City of Stayton | 8,176 | 100% | $24,528.00 |
| City of Sublimity | 3,094 | 100% | $9,282.00 |
| City of Woodburn | 29,455 | 100% | $88,365.00 |
| **Total Amount Allocated to Marion County** | | | **$335,778.00** |

| Item | Population size | Funding/capita | Eligible | Request Type |
|---|---|---|---|---|
| Population of Local Government (***Marion County, 2024***) | 55,212 | $3.00 | $165,636.00 | |
| *Source: Portland State University Population Research Center's most recent certified Population Estimate Report.* | | | | |
| Funding amount allocated by the Local Government(s) to organization/community | | | $335,778.00 | |

**Funding Request Type** Instructions: *Please Select one*

| | |
|---|---|
| ☐ | **"up-front"-** request for funding in order to undertake their contamination reduction programs |
| ☑ | **"reimbursement" -** choose to undertake the contamination reduction activities and seek reimbursement based on the total cost of activities in that fiscal year, on a per capita calculation. |
| ☐ | **"advance" -** communities under 25,000 pop. can choose to exercise their ability to request two years of funding at once |

Payment/Funding program period(s): *July 1, 2025 - June 30, 2026*

| | |
|---|---|
| Total Eligible Program Funding | $501,414.00 |
| Total Estimated Cost for Programming (from Phase 1 Form, row 82) | $430,000.00 |
| Total Requested Program Funding from CAA | $0.00 |

**Check each county/city/community that you are covering:**

- [ ] Adair Village
- [ ] Adams
- [ ] Adrian
- [ ] Albany
- [ ] Amity
- [ ] Antelope
- [ ] Arlington
- [ ] Ashland
- [ ] Astoria
- [ ] Athena
- [x] Aumsville
- [x] Aurora
- [ ] Baker City
- [ ] Bandon
- [ ] Banks
- [ ] Barlow
- [ ] Bay City
- [ ] Beaverton
- [ ] Bend
- [ ] Boardman
- [ ] Bonanza
- [ ] Brookings
- [ ] Brownsville
- [ ] Burns
- [ ] Butte Falls
- [ ] Canby
- [ ] Cannon Beach
- [ ] Canyon City
- [ ] Canyonville
- [ ] Carlton
- [ ] Cascade Locks
- [ ] Cave Junction
- [ ] Central Point
- [ ] Chiloquin
- [ ] Clatskanie
- [ ] Coburg
- [ ] Columbia City
- [ ] Condon
- [ ] Coos Bay
- [ ] Coquille
- [ ] Cornelius
- [ ] Corvallis
- [ ] Cottage Grove
- [ ] Cove
- [ ] Creswell
- [ ] Culver
- [ ] Dallas
- [ ] Dayton
- [ ] Dayville
- [ ] Depoe Bay
- [x] Detroit
- [x] Donald
- [ ] Drain
- [ ] Dufur
- [ ] Dundee
- [ ] Dunes City
- [ ] Durham
- [ ] Eagle Point
- [ ] Echo
- [ ] Elgin
- [ ] Elkton
- [ ] Enterprise
- [ ] Estacada
- [ ] Eugene
- [ ] Fairview
- [ ] Falls City
- [ ] Florence
- [ ] Forest Grove
- [ ] Fossil
- [ ] Garibaldi
- [ ] Gaston
- [x] Gates
- [ ] Gearhart
- [x] Gervais
- [ ] Gladstone
- [ ] Glendale
- [ ] Gold Beach
- [ ] Gold Hill
- [ ] Granite
- [ ] Grants Pass
- [ ] Grass Valley
- [ ] Greenhorn
- [ ] Gresham
- [ ] Haines
- [ ] Halfway
- [ ] Halsey
- [ ] Happy Valley
- [ ] Harrisburg
- [ ] Helix
- [ ] Heppner
- [ ] Hermiston
- [ ] Hillsboro
- [ ] Hines
- [ ] Hood River
- [x] Hubbard
- [ ] Huntington
- [x] Idanha
- [ ] Imbler
- [ ] Independence
- [ ] Ione
- [ ] Irrigon
- [ ] Island City
- [ ] Jacksonville
- [x] Jefferson
- [ ] John Day
- [ ] Johnson City
- [ ] Jordan Valley
- [ ] Joseph
- [ ] Junction City
- [x] Keizer
- [ ] King City
- [ ] Klamath Falls
- [ ] La Grande
- [ ] La Pine
- [ ] Lafayette
- [ ] Lake Oswego
- [ ] Lakeside
- [ ] Lakeview
- [ ] Lebanon
- [ ] Lexington
- [ ] Lincoln City
- [ ] Lonerock
- [ ] Long Creek
- [ ] Lostine
- [ ] Lowell
- [ ] Lyons
- [ ] Madras
- [ ] Malin
- [ ] Manzanita
- [ ] Maupin
- [ ] Maywood Park
- [ ] McMinnville
- [ ] Medford
- [ ] Merrill
- [ ] Metolius
- [x] Mill City
- [ ] Millersburg
- [ ] Milton-Freewater
- [ ] Milwaukie
- [ ] Mitchell
- [ ] Molalla
- [ ] Monmouth
- [ ] Monroe
- [x] Monument
- [ ] Moro
- [x] Mosier
- [x] Mt. Angel
- [ ] Mt. Vernon
- [ ] Myrtle Creek
- [ ] Myrtle Point
- [ ] Nehalem
- [ ] Newberg
- [ ] Newport
- [ ] North Bend
- [ ] North Plains
- [ ] North Powder
- [ ] Nyssa
- [ ] Oakland
- [ ] Oakridge
- [ ] Ontario
- [ ] Oregon City
- [ ] Paisley
- [ ] Pendleton
- [ ] Philomath
- [ ] Phoenix
- [ ] Pilot Rock
- [ ] Port Orford
- [ ] Portland
- [ ] Powers
- [ ] Prairie City
- [ ] Prescott
- [ ] Prineville
- [ ] Rainier
- [ ] Redmond
- [ ] Reedsport
- [ ] Richland
- [ ] Riddle
- [ ] Rivergrove
- [ ] Rockaway Beach
- [ ] Rogue River
- [x] Roseburg
- [ ] Rufus
- [x] Salem
- [ ] Sandy
- [ ] Scappoose
- [ ] Scio
- [x] Scotts Mills
- [ ] Seaside
- [ ] Seneca
- [ ] Shady Cove
- [ ] Shaniko
- [ ] Sheridan
- [ ] Sherwood
- [ ] Siletz
- [x] Silverton
- [ ] Sisters
- [ ] Sodaville
- [ ] Spray
- [ ] Springfield
- [ ] St. Helens
- [x] St. Paul
- [ ] Stanfield
- [x] Stayton
- [x] Sublimity
- [ ] Summerville
- [ ] Sumpter
- [ ] Sutherlin
- [ ] Sweet Home
- [ ] Talent
- [ ] Tangent
- [ ] The Dalles
- [ ] Tigard
- [ ] Tillamook
- [ ] Toledo
- [ ] Troutdale
- [ ] Tualatin
- [x] Turner
- [ ] Ukiah
- [ ] Umatilla
- [ ] Union
- [ ] Unity
- [ ] Vale
- [ ] Veneta
- [ ] Vernonia
- [ ] Waldport
- [ ] Wallowa
- [ ] Warrenton
- [ ] Wasco
- [ ] Waterloo
- [ ] West Linn
- [ ] Westfir
- [ ] Weston
- [ ] Wheeler
- [ ] Willamina
- [ ] Wilsonville
- [ ] Winston
- [ ] Wood Village
- [x] Woodburn
- [ ] Yachats
- [ ] Yamhill
- [ ] Yoncalla

**Counties**

- [ ] BAKER
- [ ] BENTON
- [ ] CLACKAMAS
- [ ] CLATSOP
- [ ] COLUMBIA
- [ ] COOS
- [ ] CROOK
- [ ] CURRY
- [ ] DESCHUTES
- [ ] DOUGLAS
- [ ] GILLIAM
- [ ] GRANT
- [ ] HARNEY
- [ ] HOOD RIVER
- [ ] JACKSON
- [ ] JEFFERSON
- [ ] JOSEPHINE
- [ ] KLAMATH
- [ ] LAKE
- [ ] LANE
- [ ] LINCOLN
- [ ] LINN
- [ ] MALHEUR
- [x] MARION
- [ ] MORROW
- [ ] MULTNOMAH
- [ ] POLK
- [ ] SHERMAN
- [ ] TILLAMOOK
- [ ] UMATILLA
- [ ] UNION
- [ ] WALLOWA
- [ ] WASCO
- [ ] WASHINGTON
- [ ] WHEELER
- [ ] YAMHILL

## SCHEDULE B

### Deliverables and Payment Schedule

1. To receive funding under this addendum, Recipient must submit applications for contamination reduction programming funding no later than August 1 of the year immediately following the year for which funding is requested. E.g., funds for 2025 contamination reduction programming must be requested prior to August 1, 2026.

2. CAA Oregon's obligation to provide funds to Recipient in accordance with the terms of the Agreement and this Addendum are subject to Recipient's completion of the following obligations and deliverables:

| Recipient Obligations and Deliverables | Description | Anticipated Completion Date | Funding Upon Completion Acceptable to CAA Oregon |
|---|---|---|---|
| 1. Initial Benchmarking Analysis and Plan Proposal | Recipient shall provide to CAA Oregon documentation, as further detailed in Schedule C of this Addendum and in form and substance reasonably acceptable to CAA Oregon in its sole discretion, confirming the current recyclable material recovery program details, which shall include, at a minimum:<br>- Current spending pre-program;<br>- A summary list of contamination reduction activities, as listed in the procedures established by DEQ pursuant to ORS 459A.929, and an estimate of the annual per capita cost;<br>- Current contamination rate (if known) . | As requested by CAA Oregon | Actual costs up to $3 per capita annually<br>(100% of funding) |
| 2. Work Completion | Recipient shall provide to CAA Oregon the Final Report as well as any other information | Annually, upon conclusion of the first year of | None |

| Recipient Obligations and Deliverables | Description | Anticipated Completion Date | Funding Upon Completion Acceptable to CAA Oregon |
|---|---|---|---|
| | and/or reporting requested by CAA Oregon, as detailed in Schedule C to this Addendum. | contamination reduction programming, and before the next funding cycle is awarded. | |
| | | TOTAL FUNDING | $430,000.00 |

To the extent that Recipient's costs exceed the funds provided by CAA Oregon under the Agreement and this Addendum, Recipient shall be solely responsible for any such excess costs.

## Schedule C

## Monitoring and Reporting

In addition to and without limiting the generality of Recipient's obligations under Section 3 of the Agreement, Recipient shall perform the following monitoring and reporting obligations as a condition to receiving funding under the terms of the Agreement and this Addendum:

**Phase 1- Initial Benchmarking Analysis**

Recipient shall provide a report to CAA Oregon, in form and in substance reasonably acceptable to CAA Oregon, detailing the following:

1. Current spending pre-program;
2. A summary list of contamination reduction activities and an estimate of the annual per capita cost;
3. Confirmation of the current population report from the Portland State University Population Research Center's most recent certified Population Estimate Report; and
4. Current contamination rate (if known), and date of assessment (if known).

**Phase 2 – Work Completion**

Recipient shall provide a final report to CAA Oregon, in form and in substance reasonably acceptable to CAA Oregon, including:

1. Outlining how the contamination reduction reimbursement funding was used to reduce contamination;
2. Examples of contamination reduction education materials, and date ranges for when the reduction activity was deployed;
3. Contamination reduction results, if available; and
4. A summary of project findings and lessons learned.

Failure to submit this report could impact the ability to receive future contamination reduction funding.

In addition to the foregoing, CAA Oregon may request and Recipient shall provide, additional information, documentation, and/or reports, in a form and in substance as my CAA Oregon may reasonably request, that are necessary for CAA Oregon to comply with its obligations under Applicable Law to evaluate Recipient's compliance with and/or performance of its obligations in accordance with the terms of the Agreement and this Addendum.

# Contract Review Sheet

**Contract Purchase Order #942177**

**PW-6691-25**

Title: **Shelter One - Climate Controlled Radio Equipment Enclosures**

Contractor's Name: **Shelter One, Inc.**

Department: **Public Works Department** Contact: **Jeniffer Scales**

Analyst: **Kathleen George** Phone #: **(503) 588-5036**

Term - Date From: **June 11, 2025** Expires: **December 31, 2026**

Original Contract Amount: **$ 803,646.00** Previous Amendments Amount: **$ -**

Current Amendment: **$ (111,059.00)** New Contract Total: **$ 692,587.00** Amd% **-14%**

Outgoing Funds ☐ Federal Funds ☐ Reinstatement ☐ Retroactive ☐ Amendment greater than 25%

Source Selection Method: **20-0285 Special** CMS# **PW1656-25**

Description of Services or Grant Award

Marion County is in the process of constructing a county wide radio system to serve first responder agencies throughout Marion County. This project includes the construction of site improvements at twelve (12) new and existing radio broadcast sites. Seven (7) of these sites require the installation of new radio equipment shelters and two (2) sites require the installation of prefabricated generator shelters to accommodate the new radio system. Competitive quotes were obtained from three producers of prefabricated steel radio enclosures in conformance with the Contract-Specific Special Procurement procedures authorized by the Marion County Contract Review Board on April 9, 2025, and Shelter One provided the lowest proposed price for the specified products.
This purchase will benefit the Marion County Sheriff's Office, METCOM 911 and other first responder agencies by accommodating the new radio system using radio towers design to withstand specified ice, wind and seismic loading without failing.

Amendment #1 to delete Mad Creek Shelter and Lower Prospect Shelter and updated quotes for the other shelters. A total decrease of $111,059.

**Please note that Standard PO 932705, originally presented for BOC approval on 6/11/2025, was canceled during EOY Mass Cancel for FY2025. The attached Contract PO reflects the correct reduced dollar value of the required 7 shelters, from the original dollar value of 9 shelters originally approved on June 11, 2025.

Desired BOC Session Date: **5/13/2026** Contract should be in DocuSign by:

Agenda Planning Date Printed packets due in Finance:

Management Update **4/14/2026** BOC upload / Board Session email:

BOC Session Presenter(s) **Brian Nicholas** Code: **Y**

## REQUIRED APPROVALS

| | | | |
|---|---|---|---|
| | 04/23/2026 | Jeniffer Scales Jeniffer Scales (Apr 27, 2026 08:43:17 PDT) | 04/27/2026 |
| Finance - Contracts | Date | Contract Specialist | Date |
| Scott A. Norris Scott A. Norris (Apr 24, 2026 15:25:15 PDT) | 04/24/2026 | Jan Fritz Jan Fritz (Apr 24, 2026 16:05:35 PDT) | |
| Legal Counsel | Date | Chief Administrative Officer | Date |

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** 5/13/2026

**Department:** Public Works

**Title:** Contract Purchase Order #942177 with Shelter One, Inc.

**Management Update/Work Session Date:** 4/14/2026 **Audio/Visual aids** ☐

**Time Required:** 5min **Contact:** Brian Nicholas **Phone:** x7943

**Requested Action:**

Approve revised CPO#942177 with Shelter One, Inc., reducing the purchase order amount by $111,059, from $803,646 to $692,587.

**Issue, Description & Background:**

Marion County executed Contract Purchase Order #942177 with Shelter One in the amount of $803,646 for the purchase of seven (7) prefabricated radio equipment shelters and two (2) electrical generator shelters. Since original Standard PO 932705 was issued and approved on 6/11/2025, (which was subsequently canceled during EOY Mass Cancel), the Marion County Radio Project has reduced the quantity of prefabricated radio equipment shelters by two (2) for a new total quantity of five (5) radio equipment shelters. The decrease in PO amount exceeds $100K and, therefore, requires Board approval.

**Financial Impacts:**

The total purchase price of these enclosures, including delivery, is $692,587. This is a budgeted expense in the current fiscal year under CIP #22-308.

**Impacts to Department & External Agencies:**

This purchase is a necessity of the Marion County Radio Project.

**List of attachments:** CPO#942177, updated quotes

**Presenter:** Brian Nicholas

**Department Head Signature:** Brian Nicholas

Digitally signed by Brian Nicholas
Date: 2026.04.10 09:09:13 -07'00'

*** MARION COUNTY COPY ONLY ***

# MARION COUNTY
## FINANCE DEPARTMENT

PO Box 14500
555 Court St NE #4247
Salem, OR 97309-5036

SHELTER ONE
5887 MONUMENT DRIVE
GRANTS PASS OR 97526

**Purchase Order**

| Purchase Order No | Revision | Page |
|---|---|---|
| | | PO#942177 |

**Ship To:**

MARION COUNTY PUBLIC WORKS
5155 SILVERTON RD NE
SALEM OR 97305

**Bill To:**

MARION COUNTY PUBLIC WORKS
5155 SILVERTON RD NE
SALEM OR 97305

| Customer Acct No | Supplier No | Order Date / Buyer | Revised Date / Buyer |
|---|---|---|---|
| Payment Terms | | Ship Via | F.O.B |
| Freight Terms | | Request Or Deliver To | Confirm To / Telephone ( ) |

| Line # | Description | Delivery Date | Quantity | Unit | Unit Price | Total |
|---|---|---|---|---|---|---|
| | CROOKED FINGER SHELTER | | 1 | | | $101,930 |
| | HOUSE MTN COMM SHELTER | | 1 | | | $138,793 |
| | HOUSE MTN GENERATOR SHELTER | | 1 | | | $61,802 |
| | APW COMM SHELTER | | 1 | | | $138,613 |
| | APW GENERATOR SHELTER | | 1 | | | $61,802 |
| | MCCULLY MTN SHELTER | | 1 | | | $101,930 |
| | SILVER FALL COMM SHELTER | | 1 | | | $87,717 |
| | | | | | **Total** | $692,587 |

INSTRUCTIONS TO VENDOR

1. Please direct any questions concerning this purchase order to invoiced department.
2. Purchase Order Number must appear on all invoices, packages and shipping documents relating to this order.
3. Separate invoices must be submitted for each Purchase Order.
4. Do not overship or substitute.
5. If you cannot supply the items requested, please notify issuing authority at once.

**Note : Please notify department contact (above) for all inquiries regarding this Purchase Order**

**Authorized By:**_____
**MARION COUNTY PURCHASING**
**NOT VALID Unless Signed By Purchasing**

## MARION COUNTY TERMS AND CONDITIONS

**1. INSPECTIONS:** County may inspect and test the Goods and related Services (collectively, Goods). County may reject non-conforming Goods and require Contractor to correct them without charge or deliver them at a reduced price, as negotiated. If Contractor does not cure any defects within a reasonable time, County may reject the Goods and cancel the PO in whole or in part. This paragraph does not affect or limit County's rights, including its rights under the Uniform Commercial Code, ORS chapter 72 (UCC).

**2. DELIVERY:** Deliveries will be F.O.B destination. Contractor shall pay all transportation and handling charges. Contractor is responsible and liable for loss or damage until final inspection and acceptance of the Goods. Contractor remains liable for latent defects, fraud, and warranties.

**3. PAYMENT:** County shall pay Contractor within 30 days from (i) the date the Goods are delivered and accepted or (ii) the date the invoice is received, whichever is later

**4. COUNTY PAYMENT OF CONTRACTOR CLAIMS:** If Contractor does not pay promptly any claim that is due for Goods or Services furnished to the Contractor by any subcontractor in connection with this PO, the County may pay such claim and charge that payment against any payment due to the Contractor under this PO. The County's payment of a claim does not relieve the Contractor or its surety, if any, from their obligations for any unpaid claims.

**5. WARRANTIES:** Contractor agrees to perform its services with that highest standard of care, skill and diligence normally provided by a professional individual in the performance of similar services. Contractor represents and warrants that the Goods are new, current, and fully warranted by the manufacturer. Delivered Goods will comply with specifications and be free from defects in labor, material and manufacture. All UCC implied and expressed warranties are incorporated in this PO. Contractor shall transfer all warranties to the County.

**6. TERMINATION OF PO:** The PO may be terminated under the following conditions: a. By written mutual agreement of both parties. Termination under this provision may be immediate. b. Upon fifteen (15) calendar days written notice by either Party to the other of intent to terminate. c. The County may terminate all or part of this PO for the following reasons: (1) If the consultant fails to provide services, or fails to meet the performance standards as specified in this PO (or subsequent modifications of this PO), within the time specified herein or any extension thereof. Termination under this provision may be immediate; (2) If the consultant fails to start services on the date specified by Marion County in this PO or subsequent modifications to this contract. Termination under this provision may be immediate. (3) Failure of the consultant or Marion County to comply with the provisions of this PO and all applicable federal, state, and local laws and rules may be cause for termination of this contract. Such termination shall be without prejudice to any obligations or liabilities of either party accrued prior to such termination. If this PO is terminated by either party, for reasons other than breach of contract, the County agrees to pay to the consultant all costs and expenses associated with services satisfactorily provided to the effective date of termination.

**7. INDEMNIFICATION.** The Contractor shall save harmless, indemnify, and defend the County for any and all claims, damages, losses and expenses including but not limited to reasonable attorney's fees arising out of or resulting from Contractor's performance of or failure to perform the obligations of this PO to the extent same are caused by the negligence or misconduct of Contractor or its employees or agents.

**8. GOVERNING LAW, VENUE:** This PO shall be governed by the laws of the State of Oregon. Any action commenced in connection with this PO shall be in the Circuit Court of Marion County. All rights and remedies of the County shall be cumulative and may be exercised successively or concurrently. The foregoing is without limitation to or waiver of any other rights or remedies of the County according to law.

**9. FORCE MAJEURE:** Neither party is responsible for delay or default caused by an event beyond its reasonable control. County may terminate this PO without liability to Contractor upon written notice after determining the delay or default reasonably prevents performance of this PO.

**10. SUBCONTRACTING/NONASSIGNMENT**. No portion of the PO may be contracted or assigned to any other individual, firm or entity without the express and prior approval of the County.

**11. MAINTENANCE, RETENTION, AND CONFIDENTIALITY OF RECORD.** The Contractor agrees to establish and maintain records and statistics as follows: Financial records, which indicate the number of hours of service provided under this contract and other appropriate records pertinent to this contract shall be retained for a minimum of three (3) years after the end of the contract period. If there are unresolved audit questions at the end of the three-year period, the records must be maintained until the questions are resolved. To the extent applicable, client records shall be kept confidential in accordance with ORS 179.505, OAR 309-11-020, 45 CFR 205.50 and 42 CFR Part 2.

**12. COMPLIANCE WITH APPLICABLE LAWS:** The Contractor shall comply with all applicable Federal, State and local laws, rules and regulations. All provisions of ORS 279B (Public Contracts and Purchasing) are incorporated herein to the extent applicable to POs.

**13. WORKERS' COMPENSATION:** Contractor shall comply with ORS 656.017 and provide the required workers' compensation coverage, unless exempt under ORS 656.126(2). Contractor shall ensure that its Subcontractors, if any, comply with these requirements.

**14. SAFETY AND HEALTH REQUIREMENTS:** Contractor represents and warrants that the Goods comply with all federal and Oregon safety and health requirements.

**15. MATERIAL SAFETY DATA SHEET:** Contractor shall provide County with a Material Safety Data Sheet for any Goods which may release, or otherwise result in exposure to, a hazardous chemical under normal conditions of use (OAR 437- 002-0360 and 29 CFR 1910.1020). Contractor shall label, tag or mark such Goods.

**16. AMENDMENTS:** All amendments to this PO must be in writing, signed by County.

**17. SEVERABILITY:** If a court of competent jurisdiction declares any provision of this PO to be invalid, the other provisions and the rights and obligations of the parties remain in effect.

**18. WAIVER:** Failure of either party to enforce any provision of this PO is not a waiver or relinquishment of that party's rights to such performance in the future or to enforce any other provisions.

**19. TAX CERTIFICATION:** Contractor hereby certifies under penalty of perjury: (a) the number shown on this form is the correct Federal Employer Identification Number; (b) it is not subject to backup withholding because (i) it is exempt from backup withholding, (ii) it has not been notified by the IRS that it is subject to backup withholding as a result of a failure to report all interest or dividends, or (iii) the IRS has notified Contractor that it is no longer subject to backup withholding; and (c) it is not in violation of any Oregon tax laws.

**SIGNATURE PAGE FOR**
**SHELTER ONE - CLIMATE CONTROLLED RADIO EQUIPMENT ENCLOSURES - PW-6691-25 AMENDMENT #1**
**between**
**MARION COUNTY and SHELTER ONE, INC.**

**MARION COUNTY SIGNATURES**
**BOARD OF COMMISSIONERS:**

| | |
|---|---|
| Chair | Date |
| Commissioner | Date |
| Commissioner | Date |
| Authorized Signature: Brian Nicholas (Apr 23, 2026 17:23:18 PDT) | 04/23/2026 |
| Department Director or designee | Date |
| Authorized Signature: Jan Fritz (Apr 24, 2026 16:05:35 PDT) | 04/24/2026 |
| Chief Administrative Officer | Date |
| Reviewed by Signature: Scott A. Norris (Apr 24, 2026 15:25:15 PDT) | 04/24/2026 |
| Marion County Legal Counsel | Date |
| Reviewed by Signature: | 04/23/2026 |
| Marion County Contracts & Procurement | Date |

# Contract Review Sheet

Intergovernmental Agreement **PW-7108-26**

Title: **Howell Prairie Road: OR99E to OR214**

Contractor's Name: **Oregon Department of Transportation**

Department: **Public Works Department** Contact: **Traci Clarke**

Analyst: **Kathleen George** Phone #: **503-365-3100**

Term - Date From: **August 1, 2026** Expires: **August 1, 2036**

Original Contract Amount: **$ 572,635.00** Previous Amendments Amount: **$ -**

Current Amendment: **$ -** New Contract Total: **$ 572,635.00** Amd%

**Incoming Funds** ☑ Federal Funds ☐ Reinstatement ☐ Retroactive **0%** ☐ Amendment greater than

Source Selection Method: **50-0010 General Exemptions (IGAs Grants QRFs)** 25% **Department**

Description of Services or Grant Award

Oregon Department of Transportation's (ODOT's) All Roads Transportation Safety (ARTS) program provides federal funding to Oregon counties and cities to construct safety improvements designed to correct or mitigate identified roadway hazards. Marion County has been awarded ARTS funding to construct safety improvements along the Howell Prairie Road corridor between OR99E and OR214. The project will include curve analysis and installation of required and recommended curve warning signs and devices to help reduce curve collisions. Engineering design and construction oversight will be accomplished using Marion County staff. The total estimated cost is $572,635.00 of which $544,003.25 is estimated to be paid for with federal funds and $28,631.75 is estimated to be paid with County funds.

| | | | |
|---|---|---|---|
| Desired BOC Session Date: | **5/13/2026** | Contract should be in DocuSign by: | **4/22/2026** |
| Agenda Planning Date | **4/30/2026** | Printed packets due in Finance: | **4/28/2026** |
| Management Update | **4/28/2026** | BOC upload / Board Session email: | **4/29/2026** |

BOC Session Presenter(s) **Ryan Crowther** Code: **Y**

**REQUIRED APPROVALS**

| | | | |
|---|---|---|---|
| | 04/23/2026 | Traci Clarke (Apr 24, 2026 13:09:24 PDT) | |
| Finance - Contracts | Date | Contract Specialist | Date |
| Scott A. Norris (Apr 24, 2026 10:58:27 PDT) | 04/24/2026 | Jan Fritz (Apr 24, 2026 13:05:24 PDT) | 04/24/2026 |
| Legal Counsel | Date | Chief Administrative Officer | Date |

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** 5/13/2026

**Department:** Public Works

**Title:** Howell Prairie Road: OR99E to OR214 - Supplemental Project Agreement No. 73000-00029498

**Management Update/Work Session Date:** 4/21/2026 **Audio/Visual aids** ■

**Time Required:** 10 Min **Contact:** Ryan Crowther **Phone:** 503-365-3112

**Requested Action:** Approve Supplemental Project Agreement No. 73000-00029498 between ODOT and Marion County in the amount of $572,635.00 for the design and installation of traffic safety enhancements on Howell Prairie Road.

**Issue, Description & Background:** Oregon Department of Transportation's (ODOT's) All Roads Transportation Safety (ARTS) program provides federal funding to Oregon counties and cities to construct safety improvements designed to mitigate identified roadway hazards. Marion County has been awarded ARTS funding to construct safety improvements along the Howell Prairie Road corridor between OR99E and OR214. The project will include curve analysis and installation of required or recommended curve warning signs and devices to help reduce curve collisions. Engineering design and construction oversight will be accomplished using Marion County staff.

**Financial Impacts:** The total estimated cost is $572,635.00 of which $544,003.25 is estimated to be paid for with federal funds and $28,631.75 is estimated to be paid with County funds.

**Impacts to Department & External Agencies:** There are no impacts to other Marion County departments or external agencies.

**List of attachments:** Supplemental Project Agreement No. 73000-00029498.

**Presenter:** Ryan Crowther

**Department Head Signature:** Brian Nicholas

Digitally signed by Brian Nicholas
Date: 2026.04.06 17:08:11 -07'00'

A168- G112125

Oregon Department of Transportation
LOCAL AGENCY CERTIFICATION PROGRAM
Supplemental Project Authorization No. 73000-00029498:2

Under the authority of Certification Program Agreement No. 73000-00029498 ("Program Agreement") between the **Oregon Department of Transportation** ("State" or "ODOT") and **Marion County** ("Certified Agency"), dated October 14, 2024, which is hereby incorporated by reference, the Parties agree to Certified Agency delivering the "Project" shown on the Project Details Table in Section A below ("Project") as agreed to herein.

A. PROJECT DETAILS TABLE

| SPA NUMBER | #2 |
|---|---|
| Project Key Number: | 22703 |
| Project Name: | Howell Prairie Road: OR99E to OR214 (Marion County) |
| Project Description: | Design and install various curve warning markings on the Howell Prairie Road corridor between OR99E and OR214 (Marion County) to reduce vehicle incidents. |
| Funding Award Program: | Funds have been awarded under the All Roads Transportation Safety (ARTS) Program and will be applied in accordance with Paragraph V.3.f of the Program Agreement. |
| Project End Date: | Certified Agency must complete the Project by: 10/31/2035. |
| Project Location and Jurisdiction: | • Howell Prairie Road is a part of Certified Agency's road system under the jurisdiction and control of Certified Agency.<br>• OR99E and OR214 are a part of the Oregon State Highway System (state highway) under the jurisdiction and control of the Oregon Transportation Commission. However, no Project work shall be performed or along either state highway. |

| FUNDING DETAILS | DATA |
|---|---|
| Certified Agency's Unique Entity Identifier: | FUAKHMJE2437 |
| Certified Agency to report executive compensation information per Federal Transparency Act (see Exhibit B): | No |
| Award is for Research and Development (R&D) as defined in 2 CFR 200.1: | No |
| Certified Agency Indirect Cost Rate(s): | 7.9% |
| Pro-rated Federal Share Percentage: | 95.0% |
| Certified Agency Required Match Percentage: | 5.0% |
| Federal Funds: | $544,003.25 |
| State Funds: | $0 |
| Certified Agency Funds: | $28,631.75 |
| Other Funds: | $0 |
| Approved In-kind Contribution: | $0 |

| Total Project Cost | | | $572,635.00 |
|---|---|---|---|
| INFORMATIONAL DETAILS | | | DATA |
| ODOT's preliminary estimated costs for oversight and other ODOT services for Project phases covered by this Supplemental Project Authorization, applied in accordance with Section B, Paragraph 3 below: | | | $5,000.00 |
| APPLICABLE PROVISIONS | | | |
| Standard Provisions:<br>The following exhibits to the **Program Agreement** apply to this Project if marked "Yes" below ("No" indicates the exhibit does not apply to this Project). | | | |
| Yes/No | Exhibit # | Description | |
| **Yes** | Exhibit B: | Standard Provisions: Federal Transparency Act Subaward Reporting | |
| Yes | Exhibit C: | Standard Provisions: Contract Insurance | |
| Yes | Exhibit D: | Standard Provisions: Americans with Disabilities Act Compliance | |
| **No** | Exhibit E: | Standard Provisions: Local Bridge Projects | |
| **Yes** | Exhibit F: | Standard Provisions: Right of Way Services | |
| Special Provisions:<br>The following attachment(s) and Project-specific modifications to the Program Agreement apply to this Project if marked "Yes" below ("N.A." indicates "not applicable"). | | | |
| Yes/N.A. | Attachment # | Description | |
| **Yes** | Attachment 1: | Project Vicinity Map | |
| **N.A.** | Attachment 2: | N.A. | |
| **N.A.** | Other Project-specific modifications to the Program Agreement that apply to this Project. | | |

B. SUPPLEMENTAL PROJECT AUTHORIZATION TERMS

1. Applicable Provisions: Except as otherwise modified by the terms of this Supplemental Project Authorization, the Project is subject to the terms and conditions of the Program Agreement and the Standard Provisions and Special Provisions specified in the Project Details Table above, which are incorporated into this Supplemental Project Authorization by reference as though fully set forth herein.

2. Scope: The Project scope includes preliminary engineering and construction phases programed in the STIP for the design and installation of various curve warning markings on the Howell Prairie Road corridor between OR99E and OR214 as shown on Attachment 1 – Project Vicinity Map.

3. ODOT Costs: The Parties agree that ODOT will perform risk-based Project oversight in accordance with the Program Agreement. A preliminary estimate for the cost of ODOT's work is shown above in the Project Details Table under Informational Details. The Parties agree that ODOT services to be performed in excess of this preliminary estimate shall be addressed as provided in Paragraph V.3 Subsection g. of the Program Agreement. Certified Agency understands that ODOT's costs are estimates only and Certified Agency agrees to pay ODOT's actual costs incurred per the Terms of this Supplemental Project Authorization. On a quarterly basis, ODOT will provide Certified Agency a statement of costs expended by ODOT.

4. Funding: A combination of federal, state, and local funds may be expended on the Project as detailed in the Project Details Table above, subject to the limitations and obligations set forth in the Program Agreement and this Supplemental Project Authorization. Federal and State funds for a project shall be limited to the amount shown in the Funding Details section of the Project Details Table above.

   a. Certified Agency guarantees the availability of Certified Agency funding in an amount required to fully fund Certified Agency's share of the Total Project Costs, as shown in the Project Details Table, and in accordance with the Funding provisions in Paragraph V.3 of the Program Agreement.

   b. Certified Agency understands and agrees that federal funding for this Project is contingent upon FHWA's approval of each funding request. Any work performed outside the period of performance approved by FHWA or outside the Project scope will be considered non-participating and paid for at Certified Agency expense.

   c. ODOT will submit requests for federal funding authorizations to FHWA by Project phase. The ODOT Project Contact or designee will provide Certified Agency with a written notice to proceed for each Project phase when FHWA approval has been secured and funds are available for expenditure on the Project.

   d. With the notice to proceed, ODOT will provide Certified Agency with a copy of the USDOT FHWA Federal Aid Project Agreement between ODOT and FHWA for this Project, which contains the information required of pass-through entities by 2 CFR 200.332(a)(1).

5. Invoicing: Certified Agency shall submit invoices for Project progress billings in accordance with the invoicing provisions in Paragraph V.5 of the Program Agreement.

6. Period of Performance:

   a. Begin and End Dates: The Project period of performance begins when both the initial FHWA Project authorization has been received by ODOT and a notice to proceed for the first phase of the Project has been issued to Certified Agency by the ODOT Project Contact. The Project period of performance ends on the Project End Date shown in the Project Details Table. All Project work must be completed within the period of performance.

   b. Project End Date Changes: The Project End Date may be changed upon written approval by the ODOT Project Contact, which shall be incorporated by reference into this Supplemental Project Authorization. To extend the Project End Date, Certified Agency shall submit a written request to the ODOT Project Contact as soon as Certified Agency becomes aware that a schedule change is necessary, but no less than sixty (60) calendar days prior to the authorized Project End Date. The ODOT Project Contact will coordinate with ODOT Program and Funding Services to seek authorization from FHWA prior to approving the extension request. FHWA authorization for extensions is not guaranteed. Any work performed outside the period of performance authorized by FHWA will be nonparticipating and paid for at Certified Agency expense.

7. Project Useful Life: The useful life of the Project is 20 years.

8. Project-Specific Modifications: Reserved.

C. PROJECT CONTACTS, SIGNATURE AUTHORITIES, COUNTERPARTS, ACKNOWLEDGEMENT

1. Each Party's Project Contact is shown on the signature page of this Supplemental Project Authorization. Each Party agrees to notify the other Party in writing of any contact information changes during the term of this Supplemental Project Authorization.

2. Each Party certifies and represents that the individuals signing this Supplemental Project Authorization have been authorized to enter into and execute this Supplemental Project Authorization on behalf of the Party under the direction or approval of its governing body, commission, board, officers, members, or representatives, and to legally bind the Party.

3. This Supplemental Project Authorization may be executed in several counterparts (facsimile or otherwise) all of which when taken together shall constitute one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Supplemental Project Authorization so executed shall constitute an original. The Parties may use Electronic Signatures in accordance with Paragraph VII.15. of the Program Agreement.

4. This Project is in the 2024-2027 Statewide Transportation Improvement Program, (Key No. 22703) that was approved by the Oregon Transportation Commission on July 13, 2023 (or subsequently approved by amendment to the STIP).

5. Certified Agency Acknowledgement:

   *Certified Agency's signing representative(s) certify that by signing this Supplemental Project Authorization, they have read the Program Agreement, including the exhibits that apply to this Supplemental Project Authorization as shown in the Project Details Table in Section A above.*

**Signature Page to Follow**

**THE PARTIES**, by execution of this Supplemental Project Authorization, hereby acknowledge that their signing representatives have read this Supplemental Project Authorization, understand it, and agree to be bound by its terms and conditions.

**MARION COUNTY**, acting by and through its elected officials

Chair _____

Commissioner _____

Commissioner _____

Date _____

**APPROVAL RECOMMENDED**

By Brian Nicholas 04/23/2026
Brian Nicholas (Apr 23 2026 16 28 33 PDT)
Director of Public Works Date

By Jan Fritz 04/24/2026
Jan Fritz (Apr 24 2026 13 05 24 PDT)
Chief Administrative Officer Date

**APPROVED AS TO FORM**

By _____ 04/23/2026
Certified Agency Contracts Date

**LEGAL REVIEW APPROVAL**

(If required by Certified Agency's process)
By Scott A. Norris 04/24/2026
Scott A. Norris (Apr 24 2026 10 58 27 PDT)
Certified Agency Legal Counsel Date

**Certified Agency Project Contact:**
Mitch Hemmer, PE
Project Manager
Marion County Public Works
5155 Silverton Road NE
Salem, Oregon 97305
(503) 365-3150
mhemmer@co.marion.or.us

**STATE OF OREGON**, acting by and through its Department of Transportation

By _____
Region 2 Manager
Date _____

**APPROVAL RECOMMENDED**

By _____
State Right of Way Manager
Date _____

By _____
Region 2 Right of Way Manager
Date _____

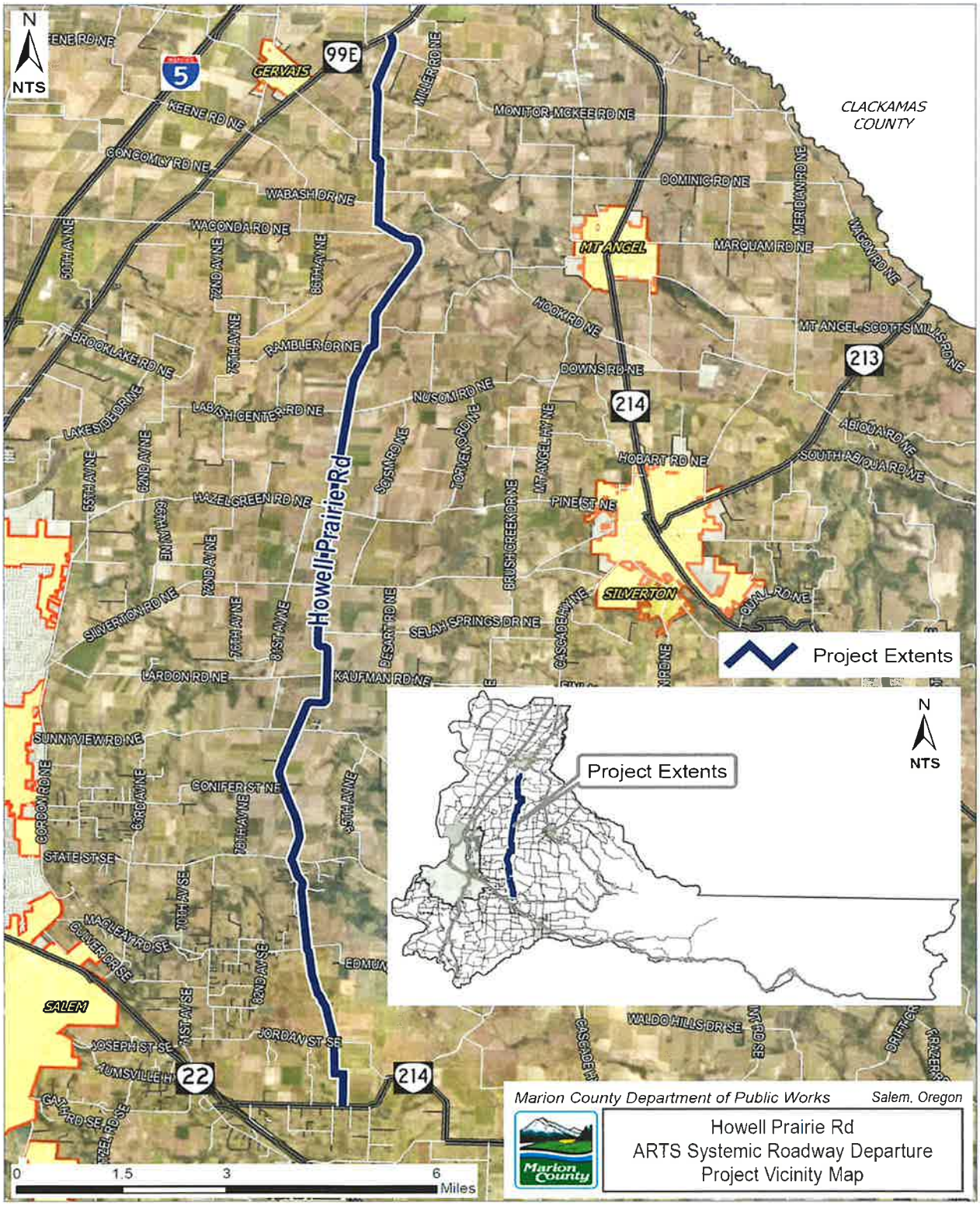
By _____
Certification Program Manager
Date _____

**APPROVED AS TO LEGAL SUFFICIENCY**

By Stacy Posegate, via email
Assistant Attorney General
Date February 25, 2026 – email retained in file

**ODOT Project Contact:**
Valerie Greenway, Area 3
Senior Transportation Project Manager
455 Airport Road SE, Building B
Salem, Oregon 97301
Valerie.Greenway@odot.oregon.gov
(971) 304-5021

Attachment 1
Project Vicinity Map



# Contract Review Sheet

Contract for Services **SO-6690-26**

Title: **Salem Health_AIC Hospital Services**

Contractor's Name: **Salem Health**

Department: **Sheriff's Office** Contact: **Bethany Johnston**

Analyst: **Sandra Fixsen** Phone #: **(503) 589-3261**

Term - Date From: **August 1, 2025** Expires: **July 31, 2026**

Original Contract Amount: **$ 950,000.00** Previous Amendments Amount: **$ -**

Current Amendment: **$ -** New Contract Total: **$ 950,000.00** Amd% **0%**

☐ Outgoing Funds ☐ Federal Funds ☐ Reinstatement ☐ Retroactive ☐ Amendment greater than 25%

Source Selection Method: **50-0160 Health Provider Contracts**

Description of Services or Grant Award

Salem Health will provide Hospital and Clinical Services for Adults in Custody for the Marion County Jail.

| | | | |
|---|---|---|---|
| Desired BOC Session Date: | **5/20/2026** | Contract should be in DocuSign by: | **4/29/2026** |
| Agenda Planning Date | **5/7/2026** | Printed packets due in Finance: | **5/5/2026** |
| Management Update | **5/5/2026** | BOC upload / Board Session email: | **5/6/2026** |

BOC Session Presenter(s) **Commander Ramsey** Code: **Y**

**REQUIRED APPROVALS**

| | | | |
|---|---|---|---|
| Sandra L. Fixsen | 04/30/2026 | Bethany Johnston<br>Bethany Johnston (Apr 30, 2026 14:22:51 PDT) | 04/30/2026 |
| Finance - Contracts | Date | Contract Specialist | Date |
| Scott A. Norris<br>Scott A. Norris (Apr 30, 2026 14:03:10 PDT) | 04/30/2026 | Jan Fritz<br>Jan Fritz (Apr 30, 2026 14:16:09 PDT) | 04/30/2026 |
| Legal Counsel | Date | Chief Administrative Officer | Date |

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** May 13, 2026

**Department:** Sheriff's Office

**Title:** Salem Health Hospital

**Management Update/Work Session Date:** May 5, 2026 **Audio/Visual aids** ☐

**Time Required:** 10mins **Contact:** Bethany Johnston **Phone:** 503-589-3261

**Requested Action:**

Staff recommends approval of the contract for service with Salem Health Hospital for a contract total of $950,000.00 in funding to cover services from August 1, 2025 through July 31, 2026.

**Issue, Description & Background:**

Under ORS 169.166, the provider is required to make reasonable efforts to collect charges for medical services by billing the Adults in Custody (AIC) or any applicable health insurance provider before invoicing the Marion County Sheriff's Office.

Due to the County's obligation to ensure continuity of medical care for AICs, an agreement has been implemented on a retroactive basis for the period of August 1, 2025, through July 31, 2026, at the previous established rate of 60% of billed costs. The parties are currently engaged in negotiations for a new contract for the upcoming fiscal year.

**Financial Impacts:**

Current outstanding $1,030,408.94 with discount negotiated of 40% current due $618,245.36 as of 4/22/26. Total contract amount requested is $950,000.00.

**Impacts to Department & External Agencies:**

Approving this contract allows the department to pay outstanding invoices for services already rendered along with funds to pay invoices that will be coming in. Medical invoices greatly impact our department funds.

**List of attachments:**

CRS, Board Agenda Review form, Retroactive Authorization Memo, Contract for Services

**Presenter:**

Commander Jacob Ramsey

**Department Head Signature:**

NHunter

Digitally signed by NHunter
Date: 2026.05.04 09:40:10 -07'00'

# REQUEST FOR AUTHORIZATION OF CONTRACT
# SO-6690-26

**Date:** April 9, 2026
**To:** Chief Administrative Officer
**Cc:** Contract File
**From:** Bethany Johnston

**I. Subject:** Retroactive

The Marion County Sheriff's Office is requesting approval of a retroactive contract as described in Section 10-0580 of the Marion County Public Contracting Rules. The contract is with Salem Health for Salem Health_AIC Hospital Services with a value of $950,000.00 and will be effective retroactive to 8/1/2025 upon approval.

A. BACKGROUND

The County is legally obligated to provide necessary medical care to Adults in Custody (AICs), requiring uninterrupted access to care regardless of contract status.

The County's prior agreement with Salem Health expired on July 31, 2025. Prior to expiration, the County entered negotiations with the Contractor beginning Late May 2025, for a new agreement covering hospital and clinical services. These negotiations have been extensive and ongoing due to the complexity of service scope, rate structure, and compliance requirements.

Despite the absence of a fully executed agreement, the Contractor has continued to provide essential medical services beginning August 1, 2025, to ensure continuity of care and maintain compliance with the legal and constitutional obligations.

B. As required in Section 10-0580(2)(a), Department staff will provide an explanation of why the contract was not submitted before performance began:

Because services continued after the expiration of the prior contract and before execution of a new agreement, the County has incurred outstanding costs for services rendered without a fully executed contract. Services have been provided continuously since August 1, 2025, driven by operational necessity and the County's obligation to ensure uninterrupted care. The delays in contract execution are attributed to ongoing negotiations regarding rates and terms. Accordingly, the County must formalize payment for services already rendered while maintaining uninterrupted service delivery.

C. As required in Section 10-0580(2)(b), Department staff will provide a description of the steps being taken to prevent similar occurrences in the future:

During the negotiation period, the Contractor continued to provide essential services in good faith with the expectation the compensation would be formalized through subsequent agreement. Any interruption of service would have posted significant health, safety, and liability risks to both AICs and the County. Additionally, the scope and financial structure of

the combined hospital and clinical services required more extensive negotiations than anticipated, contributing to delays beyond the original contract term. When negotiations are particularly complex and involve multiple service components and rate structures, the duration and progression of those negotiations can be difficult to predict. Accordingly, complex contracts in the future may present comparable timing challenges despite good-faith efforts to complete negotiations prior to contract expiration.

Submitted by:

Bethany Johnston
Bethany Johnston (Apr 29, 2026 18:18:12 PDT)

Bethany Johnston
Sheriff's Office

Reviewed by:

Contracts & Procurement

Acknowledged by:

Department Head

Acknowledged by:

Jan Fritz
Jan Fritz (Apr 30, 2026 14:16:09 PDT)

Jan Fritz, CAO

**MARION COUNTY**
**CONTRACT FOR SERVICES**
**SO-6690-26**

This Contract is between Marion County (a political subdivision of the State of Oregon), hereinafter called County, and Salem Health, hereinafter called Contractor.

**RECITALS**

WHEREAS, this Contract is established pursuant to MCPCR 50.0160 – Health Provider Contracts.

WHEREAS, County wishes to engage Contractor to provide the services outlined in Exhibit A.

Contractor agrees to perform, and County agrees to pay for, the services and deliverables described in Exhibit A (the "Work").

**1. TERM**

This Contract, after it has been signed by all parties and all required County approvals have been obtained, is retroactive to August 1, 2025, and expires on **July 31, 2026.**

**2. DOCUMENTS / ORDER OF PRECEDENCE**

This Contract consists of the following documents, each of which is attached and incorporated herein by reference:

A. This Contract - less exhibits

B. Exhibit A - Statement of Work

C. Exhibit B - Compensation

D. Exhibit C - Summary Statement

**3. CONSIDERATION**

A. The maximum, not-to-exceed compensation payable to Contractor under this Contract, which includes any allowable expenses, is **$950,000.00**. County will not pay Contractor any amount in excess of the not-to-exceed compensation of this Contract for completing the Work and will not pay for Work performed before the date this Contract becomes effective or after the termination of this Contract.

B. Interim payments to Contractor shall be made in accordance with the payment schedule and requirements in Exhibit A.

C. If specified below, county's payments to Contractor under this agreement will be paid in whole or in part with federal funds. If so specified, by signing this agreement, Contractor certifies neither it nor its employees, contractors, subcontractors, or subgrantees who will perform the Project activities are currently employed by an agency or department of the federal government. If applicable, Contractor shall comply with Appendix II to Part 200—Contract Provisions for Non-Federal Entity Contracts Under Federal Awards.

In accordance with 2 CFR 200.331, Contractor has been designated:
☐ Subrecipient
☐ Contractor/Vendor
☒ Not applicable – (there are no federal funds tied to the contract)

**4. COMPLIANCE WITH STATUTES AND RULES**

A. County and Contractor agree to comply with the provisions of this Contract, its exhibits and attachments, and all applicable federal, state, and local statutes and rules.
Unless otherwise specified, responsibility for all taxes, assessments, and any other charges imposed by law upon employers shall be the sole responsibility of Contractor. Failure of Contractor or County to comply with the provisions of this Contract and all applicable federal, state, and local statutes and rules shall be cause for termination of this Contract as specified in sections concerning recovery of funds and termination.

County's performance under this Contract is conditioned upon Contractor's compliance with the obligations intended for contractors under ORS 279B.220, 279B.225 (if applicable to this Contract), 279B.230, 279B.235 (if applicable to this Contract) and ORS 652, which are incorporated by reference herein.

B. Contractor must, throughout the duration of this Contract and any extensions, comply with all tax laws of this state and all applicable tax laws of any political subdivision of this state. For the purposes of this Section, "tax laws" includes all the provisions described in subsection 29. C. (i) through (iv) of this Contract.
Any violation of subsection B of this section shall constitute a material breach of this Contract. Further, any violation of Contractor's warranty, in subsection 29.C of this Contract, that Contractor has complied with the tax laws of this state and the applicable tax laws of any political subdivision of this state also shall constitute a material breach of this Contract. Any violation shall entitle County to terminate this Contract, to pursue and recover any and all damages that arise from the breach and the termination of this Contract, and to pursue any or all of the remedies available under this Contract, at law, or in equity, including but not limited to:

i. Termination of this Contract, in whole or in part;

ii. Exercise of the right of setoff, and withholding of amounts otherwise due and owing to Contractor, in an amount equal to State's setoff right, without penalty; and

iii. Initiation of an action or proceeding for damages, specific performance, declaratory or injunctive relief. County shall be entitled to recover any and all damages suffered as the result of Contractor's breach of this Contract, including but not limited to direct, indirect, incidental, and consequential damages, costs of cure, and costs incurred in securing replacement Services.

C. These remedies are cumulative to the extent the remedies are not inconsistent, and County may pursue any remedy or remedies singly, collectively, successively, or in any order whatsoever.

**5. CIVIL RIGHTS, REHABILITATION ACT, AMERICANS WITH DISABILITIES ACT AND TITLE VI OF THE CIVIL RIGHTS ACT**

Contractor agrees to comply with the Civil Rights Act of 1964, and 1991, Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973, and Title VI as implemented by 45 CFR 80 and 84 which states in part, No qualified person shall on the basis of disability, race, color, or national origin be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity which received or benefits from federal financial assistance.

**6. TIME IS OF THE ESSENCE**

Contractor agrees that time is of the essence in the performance of this Contract.

**7. FORCE MAJEURE**

Neither County nor Contractor shall be responsible for any failure to perform or for any delay in the performance of any obligation under this Contract caused by fire, riot, acts of God, terrorism, war, or any other cause which is beyond the breaching party's reasonable control. Contractor shall, however, make all reasonable efforts to remove or eliminate the cause of Contractor's delay or breach and shall, upon the cessation of the cause, continue performing under this Contract. County may terminate this Contract upon written notice to Contractor after reasonably determining that the delay or breach will likely prevent successful performance of this Contract.

**8. FUNDING MODIFICATION**

A. County may reduce or terminate this Contract when state or federal funds are reduced or eliminated by providing written notice to the respective parties.

B. In the event the Board of Commissioners of County reduces, changes, eliminates, or otherwise modifies the funding for any of the services identified, Contractor agrees to abide by any such decision including termination of service.

**9. RECOVERY OF FUNDS**

Expenditures of Contractor may be charged to this Contract only if they (1) are in payment of services performed under this Contract, (2) conform to applicable state and federal regulations and statutes, and (3) are in payment of an obligation incurred during the Contract period.

Any County funds spent for purposes not authorized by this Contract and payments by County in excess of authorized expenditure shall be deducted from future payments or refunded to County no later than thirty (30) days after notice of unauthorized expenditure or notice of excess payment.

Contractor shall be responsible to repay for prior contract period excess payments and un-recovered advanced payments provided by County. Repayment of prior period obligations shall be made to County in a manner agreed on.

**10. ACCESS TO RECORDS**

A. Contractor shall permit authorized representatives of County, State of Oregon, or the applicable audit agencies of the U.S. Government to review the records of Contractor as they relate to the Contract services in order to satisfy audit or program evaluation purposes deemed necessary by County and permitted by law. Such review will be scheduled at appropriate times during regular business hours and with at least thirty (30) business days' notice to Contractor.

B. Contractor agrees to establish and maintain financial records, which indicate the number of hours of work provided, and other appropriate records, including but not limited to medical, medical abstract, financial, and administrative records for each AIC who receives services from Contractor, pertinent to this Contract shall be retained for a minimum of seven (7) years after the end of the Contract period. If there are unresolved audit questions at the end of the seven-year period, the records must be maintained until the questions are resolved.

**11. REPORTING REQUIREMENTS**

Contractor shall provide County with periodic reports at the frequency and with the information prescribed by County. Further, at any time, County has the right to demand adequate assurances that the services provided by Contractor shall be in accordance with the Contract. Such assurances provided by Contractor shall be supported by documentation in Contractor's possession from third parties.

**12. CONFIDENTIALITY OF RECORDS**

A. Contractor shall not use, release, or disclose any information concerning any employee, client, applicant or person doing business with County for any purpose not directly connected with the administration of County's or Contractor's responsibilities under this Contract except upon written consent of County, and if applicable, the employee, client, applicant or person.

B. Contractor shall ensure that its agents, employees, officers, and subcontractors with access to County and Contractor records understand and comply with this confidential provision.

C. If Contractor receives or transmits protected health information, Contractor shall enter into a Business Associate Agreement with County, which shall become part of this Contract, if attached hereto.

D. Client records shall be kept confidential in accordance with ORS 179.505, OAR 309-014-0036(3), 45 CFR 205.50 and 42 CFR Part 2 as applicable.

**13. INDEMNIFICATION AND INSURANCE**

A. Contractor shall defend, save, indemnify, and hold harmless County, its officers, agents, and employees from and against all claims, suits, actions, losses, damages, liabilities, costs, and expenses of any nature whatsoever, including attorney fees, resulting from, arising out of, or relating to the activities of Contractor or its officers, employees, subcontractors, or agents under this Contract. Contractor shall have control of the defense and settlement of any claim that is subject to this section. However, neither Contractor nor any attorney engaged by Contractor shall defend the claim in the name of either County or any department of County, nor purport to act as legal representative of either County or any of its departments, without first receiving from County Legal Counsel authority to act as legal counsel for County, nor shall Contractor settle any claim on behalf of County without the approval of County Legal Counsel. County may, at its election and expense, assume its own defense and settlement.

B. Contractor shall obtain the insurance required under section 24 prior to performing under this Contract and shall maintain the required insurance throughout the duration of this Contract and all warranty periods.

C. County, pursuant to applicable provisions of ORS 30.260 to 30.300, maintains a self-insurance program that provides property damage and personal injury coverage.

**14. EARLY TERMINATION**

This Contract may be terminated as follows:

A. County and Contractor, by mutual written agreement, may terminate this Contract at any time.

B. County in its sole discretion may terminate this Contract for any reason on 30 days written notice to Contractor.

C. Either County or Contractor may terminate this Contract in the event of a breach of the Contract by the other. Prior to such termination the party seeking termination shall give to the other party written notice of the breach and intent to terminate. If the party committing the breach has not entirely cured the breach within 15 days of the date of the notice, then the party giving the notice may terminate the Contract at any time thereafter by giving a written notice of termination.

D. Notwithstanding section 14C, County may terminate this Contract immediately by written notice to Contractor upon denial, suspension, revocation, or non-renewal of any license, permit or certificate that Contractor must hold to provide services under this Contract.

**15. PAYMENT ON EARLY TERMINATION**

Upon termination pursuant to section 14, payment shall be made as follows:

A. If terminated under 14A or 14B for the convenience of County, County shall pay Contractor for Work performed prior to the termination date if such Work was performed in accordance with the Contract. County shall not be liable for direct, indirect, or consequential damages. Termination shall not result in a waiver of any other claim County may have against Contractor.

B. If terminated under 14C by Contractor due to a breach by County, then County shall pay Contractor for Work performed prior to the termination date if such Work was performed in accordance with the Contract.

C. If terminated under 14C or 14D by County due to a breach by Contractor, then County shall pay Contractor for Work performed prior to the termination date provided such Work was performed in accordance with the Contract less any setoff to which County is entitled.

**16. INDEPENDENT CONTRACTOR**

A. Contractor is a separate and independently established business, retains sole and absolute discretion over the manner and means of carrying out Contractor's activities and responsibilities for the purpose of implementing the provisions of this Contract, and maintains the appropriate license/certifications, if required under Oregon Law. This Contract shall not be construed as creating an agency, partnership, joint venture, employment relationship, or any other relationship between the parties other than that of independent parties. The Contractor is acting as an "independent contractor" and is not an employee of County and accepts full responsibility for taxes or other obligations associated with payment for services under this Contract. As an "independent contractor", Contractor will not

receive any benefits normally accruing to County employees unless required by applicable law. Furthermore, Contractor is free to contract with other parties for the duration of the Contract.

B. SUBCONTRACTING/NONASSIGNMENT. No portion of the Contract may be contracted or assigned to any other individual, firm or entity without the express and prior approval of County.

**17. GOVERNING LAW AND VENUE**

This Contract shall be governed by the laws of the State of Oregon. Any action commenced in connection with this Contract shall be in the Circuit Court of Marion County. All rights and remedies of County shall be cumulative and may be exercised successively or concurrently. The foregoing is without limitation to or waiver of any other rights or remedies of County according to law.

**18. OWNERSHIP AND USE OF DOCUMENTS**

All documents, or other material submitted to County by Contractor shall become the sole and exclusive property of County. All material prepared by Contractor under this Contract may be subject to Oregon's Public Records Laws.

**19. NO THIRD-PARTY BENEFICIARIES**

A. County and Contractor are the only parties to this Contract and are the only parties entitled to enforce its terms.

B. Nothing in this Contract gives or provides any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such third persons are individually identified by name in this Contract and expressly described as intended beneficiaries of this Contract.

**20. SUCCESSORS IN INTEREST**

The provisions of this Contract shall be binding upon and inure to the benefit of the parties and their successors and approved assigns.

**21. MERGER CLAUSE**

This Contract and the attached exhibits constitute the entire contract between the parties.

A. All understandings and agreements between the parties and representations by either party concerning this Contract are contained in this Contract.

B. No waiver, consent, modification or change in the terms of this Contract shall bind either party unless in writing signed by both parties.

C. Any written waiver, consent, modification, or change shall be effective only in the specific instance and for the specific purpose given.

**22. WAIVER**

The failure of any Party to enforce any provision of this Contract shall not constitute a waiver by that Party or any other provision. Waiver of any default under this Contract by any Party shall not be deemed to be a waiver of any subsequent default or a modification of the provisions of this Contract.

**23. REMEDIES**

In the event of breach of this Contract, the Parties shall have the following remedies:

A. If terminated under 14C by County due to a breach by Contractor, County may complete the Work either itself, by agreement with another contractor, or by a combination thereof. If the cost of completing the Work exceeds the remaining unpaid balance of the total compensation provided under this Contract, then Contractor shall pay to County the amount of the reasonable excess.

B. In addition to the remedies in sections 14 and 15 for a breach by Contractor, County also shall be entitled to any other equitable and legal remedies that are available.

C. If County breaches this Contract, Contractor's remedy shall be limited to termination of the Contract and receipt of Contract payments to which Contractor is entitled.

**24. INSURANCE**

A. REQUIRED INSURANCE. Contractor shall obtain at Contractor's expense the insurance specified in this section prior to performing under this Contract and shall maintain it in full force and at its own expense throughout the duration of this Contract and all warranty periods. Contractor shall obtain the following insurance from insurance companies or entities that are authorized to transact the business of insurance and issue coverage in Oregon and that are acceptable to County:

i. WORKERS COMPENSATION. All employers, including Contractor, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017 and shall provide workers' compensation insurance coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). Contractor shall require and ensure that each of its subcontractors complies with these requirements.

ii. PROFESSIONAL LIABILITY. Covering any damages caused by an error, omission or any negligent acts related to the services to be provided under this Contract. Contractor shall provide proof of insurance of not less than the following amounts as determined by County:

☒ **Required by County** ☐ **Not required by County.**
☒ $1,000,000 Per occurrence limit for any single claimant; and
☒ $2,000,000 Per occurrence limit for multiple claimants
☐ Exclusion Approved by Risk Manager

iii. CYBER LIABILITY. Covering network security, breach of data, and coverage for regulatory fines and fees imposed against County due to failures in products and services provided under this Contract. Cyber Liability coverage must include errors, omissions, negligent acts, denial of service, media liability (including software copyright), dishonesty, fraudulent or criminal acts by a person or persons whether identified or not, intellectual property infringement, computer system attacks, unauthorized access and use of computer system, regulatory actions, and contractual liability.

☒ **Required by County** ☐ **Not required by County.**
☒ $2,000,000 Per occurrence limit for any single claimant; and
☒ $5,000,000 Per occurrence limit for multiple claimants
☐ Exclusion Approved by Information Technology Director and Risk Manager

iv. COMMERCIAL GENERAL LIABILITY. Covering bodily injury, death, and property damage in a form and with coverages that are satisfactory to County. This insurance shall include personal injury liability, products and completed operations. Coverage shall be written on an occurrence basis. Contractor shall provide proof of insurance of not less than the following amounts as determined by County:

☒ **Required by County** ☐ **Not required by County.**

**Minimum Limits:**

☒ $1,000,000 Per occurrence limit for any single claimant; and
☒ $2,000,000 Per occurrence limit for multiple claimants
☐ Exclusion Approved by Risk Manager
☐ $500,000 Per occurrence limit for any single claimant
☐ $1,000,000 Per occurrence limit for multiple claimant

v. AUTOMOBILE LIABILITY INSURANCE. Covering all owned, non-owned, or hired vehicles. This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits for "Commercial General Liability" and "Automobile Liability"). Contractor shall provide proof of insurance of not less than the following amounts as determined by County:

☐ **Required by County** ☒ **Not required by County.**

**Minimum Limits:**

☐ Oregon Financial Responsibility Law, ORS 806.060 ($25,000 property damage/$50,000 bodily injury $5,000 personal injury).
☐ $500,000 Per occurrence limit for any single claimant; and
☐ $1,000,000 Per occurrence limit for multiple claimants
☐ Exclusion Approved by Risk Manager

B. ADDITIONAL INSURED. The Commercial General Liability insurance required under this Contract shall include Marion County, its officers, employees, and agents as Additional Insureds but only with respect to Contractor's activities to be performed under this Contract. Coverage shall be primary and non-contributory with any other insurance and self-insurance.

C. NOTICE OF CANCELLATION OR CHANGE. There shall be no cancellation, material change, potential exhaustion of aggregate limits or non-renewal of insurance coverage(s) without 30 days written notice from this Contractor or its insurer(s) to County. Any failure to comply with the reporting provisions of this clause shall constitute a material breach of Contract and shall be grounds for immediate termination of this Contract by County.

D. CERTIFICATE(S) OF INSURANCE. Contractor shall provide to County Certificate(s) of Insurance for all required insurance before delivering any Goods and performing any Services required under this Contract. The Certificate(s) must specify all entities and individuals who are endorsed on the policy as Additional Insured (or Loss Payees). Contractor shall pay for all deductibles, self-insured retention, and self-insurance, if any.

**25. NOTICE**

Except as otherwise expressly provided in this Contract, any communications between the parties hereto or notices to be given hereunder shall be given in writing, to Contractor or County at the address or email set forth below or to such other addresses or emails as either party may hereafter indicate in writing. Delivery may be by personal delivery, or mailing the same, postage prepaid.

A. Any communication or notice by personal delivery shall be deemed delivered when actually given to the designated person or representative.

B. Any communication or notice mailed shall be deemed delivered five (5) days after mailing. Any notice under this Contract shall be mailed by first-class postage delivered to:

To Contractor:
Salem Health
Attn: Payor Contracting, 13B
PO BOX 14001
Salem, OR, 97309-5014

To County:
Contracts and Procurement Manager
PO_Contracts@co.marion.or.us
555 Court Street NE, Suite 5232
P.O. Box 14500
Salem, Oregon 97309

**26. SURVIVAL**

All rights and obligations shall cease upon termination or expiration of this Contract, except for the rights and obligations set forth in sections 3, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26 and 27.

**27. SEVERABILITY**

If any term or provision of this Contract is declared illegal or in conflict with any law by a court of competent jurisdiction, the validity of the remaining terms and provisions that shall not be affected and the rights and obligations of the parties shall be construed and enforced as if the Contract did not contain the particular term or provision held to be invalid.

**28. AMENDMENTS**

This contract may be amended if mutually agreed to by both parties.

A. Anticipated Amendments
This is anticipated to be amended for the following reasons:

i. To add additional terms and add funds to cover those additional terms.
ii. To adjust the rate

B. Unanticipated Amendments
All other amendments for purposes not listed as Anticipated Amendments will be deemed Unanticipated Amendments.

**29. CONTRACTOR'S REPRESENTATIONS AND WARRANTIES**

Contractor represents and warrants to County that:

A. Contractor has the power and authority to enter into and perform this Contract.

B. This Contract, when executed and delivered, is a valid and binding obligation of Contractor, enforceable in accordance with its terms.

C. Contractor (to the best of Contractor's knowledge, after due inquiry), for a period of no fewer than six calendar years preceding the date of Closing of this Contract, faithfully has complied with:

i. All tax laws of this state, including but not limited to ORS 305.620 and ORS chapters 316, 317, and 318;

ii. Any tax provisions imposed by a political subdivision of this state that applied to Contractor, to Contractor's property, operations, receipts, or income, or to Contractor's performance of or compensation for any work performed by Contractor;

iii. Any tax provisions imposed by a political subdivision of this state that applied to Contractor, or to goods, services, or property, whether tangible or intangible, provided by Contractor; and

iv. Any rules, regulations, charter provisions, or ordinances that implemented or enforced any of the foregoing tax laws or provisions.

D. Contractor's Services rendered in the performance of Contractor's obligations under this Contract, shall be provided to County free and clear of any and all restrictions on or conditions of use, transfer, modification, or assignment, and shall be free and clear of any and all liens, claims, mortgages, security interests, liabilities, charges, and encumbrances of any kind.

**30. CERTIFICATIONS AND SIGNATURE. THIS CONTRACT MUST BE SIGNED BY AN AUTHORIZED REPRESENTATIVE OF CONTRACTOR**

The undersigned certifies under penalty of perjury both individually and on behalf of Contractor is a duly authorized representative of Contractor, has been authorized by Contractor to make all representations, attestations, and certifications contained in this Contract and to execute this Contract on behalf of Contractor.

**MARION COUNTY SIGNATURES**
**BOARD OF COMMISSIONERS:**

_____

Chair Date

_____

Commissioner Date

_____

Commissioner Date

Authorized Signature: _____ 04/30/2026

Department Director or designee Date

Authorized Signature: Jan Fritz (Apr 30, 2026 14:16:09 PDT) 04/30/2026

Chief Administrative Officer Date

Reviewed by Signature: Scott A. Norris (Apr 30, 2026 14:03:10 PDT) 04/30/2026

Marion County Legal Counsel Date

Reviewed by Signature: _____ 04/30/2026

Marion County Contracts & Procurement Date

**SALEM HEALTH SIGNATURE**

Authorized Signature: _____

Date

Title: _____

# EXHIBIT A
# STATEMENT OF WORK

## 1. STATEMENT OF SERVICES

Contractor shall perform Services as described below.

A. GENERAL INFORMATION.

Marion County Sheriff's Office utilizes Salem Health and Clinics to meet the medical needs of the Adults in Custody (AICs) at the Marion County Jail. The United States Constitution and Oregon law require jails to provide adequate health care, including screenings, examinations, diagnoses, and treatment. Partnering with Salem Health allows the County to deliver community-level medical care to AICs as determined by the local medical director, ensuring compliance with legal and clinical standards. This approach aligns with ORS 169.076(5), which outlines the requirements for providing health care in correctional facilities.

B. Definitions: As used in the Contract, any word or term listed below has the meaning listed after it.

i) **Allowed Amount:** The maximum amount the Contractor shall receive under this Agreement for medical services provided to Adults in Custody (AICs), as specified in the Compensation referenced in Exhibit B.

ii) **Claims:** A charge submitted by the Contractor that contains complete and accurate information that allows the County to determine AIC eligibility for medical services.

iii) **Clean Claims:** A claim that has no defect or impropriety, including lack of any required sustaining documentation, or particular circumstances requiring special treatment that prevent timely payments from being made on the Claim.

iv) **Compensation Attachment:** An attachment that designates the methodology and payment terms applicable to the County Fee Schedule under this Contract. The Compensation referred to in Exhibit B is incorporated into and made part of this contract.

v) **Complete and Accurate Information:** All submitted documentation must include a complete and accurate description of the services performed and the charges incurred. This includes the use of appropriate, current industry-standard diagnostic codes, procedural terminology, and the current Centers for Medicare and Medicaid Services (CMS) Common Procedure Coding System (HCPCS). Additionally, the provider must disclose any other available insurance coverage, third-party resources, or healthcare benefits applicable to the Adults in Custody (AIC). This includes, but is not limited to, Workers' Compensation, motor vehicle insurance, homeowners' insurance, medical coverage, and subrogation cases.

vi) **Adult in Custody (AIC):** An individual who is properly identified as being under the legal custody of the County.

vii) **Medical Emergency:** A medical condition that manifests itself by acute symptoms of sufficient severity- such as severe pain- that a prudent layperson with an average knowledge of health and medicine could reasonably expect that absence of immediate medical attention

would place the individual's health, or in case of a pregnant woman, the health of the fetus, in serious jeopardy.

viii) **Medical Necessary/Medical Services:** Health care services that a facility, exercising prudent clinical judgment, would provide to a patient to prevent, evaluate, diagnose, or treat injury, illness, disease, or its symptoms, and that are: in accordance with generally accepted standards of medical proactive, Clinically appropriate, in terms of type, frequency, extent, site, and duration and considered effective for the AIC, physician or health care provider, and not more costly than the alternative services or sequence of services at least as likely to produce equivalent therapeutic or diagnostic results as to the diagnosis or treatment of the AIC's condition.

C. REQUIRED SERVICES, DELIVERABLES, AND DELIVERY SCHEDULE.

i) **Provision of Medical Services to Adults in Custody (AICs):**
The contractor shall provide medically necessary healthcare services to all Adults in Custody (AICs) in accordance with the terms of this Contract. All services shall be delivered in compliance with the applicable federal and state laws, regulations, and accepted standards of medical care, including but not limited to intake protocols, treatment requirements, and billing practices.

ii) **Standard of Care and Compliance:**
Services provided to AICs shall be equivalent in availability, scope, and quality to those provided to non-incarcerated patients. The Contractor shall not discriminate in the provision of services based on custody status, insurance status, or participation in publicly funded healthcare programs.

The Contractor shall demonstrate the capability to effectively serve the AIC population, including addressing structural, cultural, and linguistic barriers, and shall coordinate with the County as necessary to support access to appropriate and responsive care.

iii) **Claim Submission:**
The Contractor shall:

- Exhaust all available third-party payment sources, including insurance and other liable payers, prior to submitting claims to the County
- Submit claims electronically or on claim forms approved by the County and must reflect the Contractor's usual and customary charges

Claims must be submitted:

- Within three hundred sixty-five (365) days from the date of service; or
- If the County is a secondary payer, within ninety (90) days following adjudication by the primary payer, whichever is later.

Upon request, the Contractor shall provide documentation sufficient to verify:

- The Provision of the services to an AIC

- Medical necessity
- Usual and customary charges

**iv) Warranty and Notification Requirements:**

The Contractor warrants that it and any affiliated practitioners, meet all applicable community credentialing standards and maintain all required licenses, permits, and authorized necessary to preform services under this Contract.

The Contractor shall provide immediate written notices to the County of any material changes, including but not limited to:

- Licensure status
- Ownership or organizational structure
- Business addresses
- Tax identification information for individuals or entities performing under this contract
- Any conditions that may materially affect the Contractor's ability to provide services

**v) Insurance Requirements:**

Contractor shall maintain policies of general comprehensive liability and malpractice insurance sufficient to cover any claims from acts or omission by the Contractor or its employees in connection with services provided under this contract. The Contractor must notify the County of any revocation, reduction, limitation, or termination of such insurance coverage.

**vi) Licensure:**

Contractor shall maintain all required licenses, permits, governmental, or board authorizations in good standing, as required by law. Upon request, the Contractor will provide the County with proof of such credentials. The Contractor immediately notifies the County of any termination, revocation, suspension, or limitation of any such license, permits, or authorization.

**vii) Affiliated Providers:**

All providers employed by or billing through the contractor shall comply with the terms of this Contract. The Contractor retains sole responsibility for clinical decision-making and for ensuring that services meet accepted standards of care. County determination regarding eligibility or authorization for payment shall not be constructed as medical determinations.

## D. OBLIGATION OF THE COUNTY:

**i) Claims Processing and Payment:**

The County will reimburse Contractor for covered Medical Services provided to Adults in Custody (AICs) in accordance with Exhibit C.

- Clean Claims shall be paid within thirty (30) days of receipt.
- Claims requiring additional review shall be processed promptly, and the County shall communicate any deficiencies to the Contractor.
- The County shall make reasonable efforts to resolve and process all claims within ninety (90) days of receipt.

Payment shall constitute full and final reimbursement for the services rendered.

ii) **AIC Identification and Eligibility Verification:** The County shall provide a designated method for verifying AIC status and eligibility for the Medical Services, including applicable limitations or conditions. The County shall also provide appropriate administrative contact information of services.

iii) **Authority Over Eligibility Determinations:** The County retains sole authority to determine the eligibility for Medical Services. Prior authorizations shall not be revoked except in cases where such determinations were based on materially incomplete or inaccurate information.

iv) **Custodial Status and Financial Responsibility:**

(1) County Responsibility.

The County shall be responsible for payment when an individual is in custody of Marion County, including when:

- A Marion County Deputy transports the individual to the Contractor's facility
- The Deputy remains present and maintains custody throughout the provision of the services
- The individual is returned to custody following treatment

(2) Non-County Responsibility.

The County shall not be responsible for payment when the individual:

- Is transported by non-Marion County personnel
- Is not in custody or is not accompanied by a Marion County Deputy
- Self-presents or asserts custody status without verification
- Is left at the facility without continuous custody
- Seeks treatment independent of County supervision

(3) Verification Requirements: In situations where custody status is unclear, including but not limited to, release during treatment or departure of a Deputy prior to completion of services, the Contractor shall verify status with the County prior to billing. The County shall not be responsible for claims submitted without such verification where custody cannot by submitted.

E. SPECIAL REQUIREMENTS.
Contractor shall be solely responsible for and shall have control over the means, methods, techniques, sequences, and procedures of performing the work, subject to the plans and specifications under this Contract, and shall be solely responsible for the errors and omissions of its employees, subcontractors, and agents.

Contractor has the skill and knowledge possessed by well-informed members of its industry, trade or profession, and Contractor will apply that skill and knowledge with care and diligence and perform Services in a timely, professional, and workmanlike manner in accordance with standards applicable to Contractor's industry, trade, or profession.

**2. COMPENSATION**

The total amount available for payment to Contractor under Exhibit A, section 2.A and for authorized reimbursement to Contractor under Exhibit A, section 2.C is **$950,000.00.**

A. METHOD OF PAYMENT FOR SERVICES.
County shall pay Contractor $950,000.00 for completing all Services and delivering all Goods required under this Contract.

B. BASIS OF PAYMENT FOR SERVICES.

The Contractor will accept the County's Allowed Amount as full "**Cash Payment"** in full, as outlined in Exhibit B for this Contract, and shall only seek payment in compliance for services rendered, as outlined in Exhibit B of this contract.

The Contractor shall not seek any additional payment except in compliance with the following provisions:

i) Contractor hereby agrees under no circumstances, including but not limited to, nonpayment by County, County insolvency, or breach of this Agreement, shall the Contractor bill, collect, request a deposit, seek compensation or remuneration from, or have any recourse against an Adult in Custody (AIC), or person acting on behalf of AIC, for service provided under this Contract.

This provision does not prohibit the Contractor from pursuing payment for services that are not otherwise payable by primary or secondary insurance carriers, in accordance with applicable regulatory standards governing the coordination of benefits.

**ii) Continuity of Care in the Event of County Insolvency:**

In the event of the County's insolvency, the Contractor agrees to continue providing services under this Contract to Adults in Custody (AICs) until the earlier of (a) the AIC's discharge from the inpatient facilities, or (b) the AIC's release from the County's custody.

Outpatient services shall be determined based on the date of notification of the County's insolvency, whether by County or the Contractor. The Contractor shall make best efforts to cooperate with the County to ensure an orderly transfer of care.

**iii) Payment for Non-covered Services:**

The Contractor may seek payment directly from the Adult in Custody (AIC) for services that are not covered by the County. Provided the services are clearly identified as non-covered and the AIC has been informed in advance of any potential financial responsibility, in accordance with applicable laws and regulations.

**iv) Billing Prohibition During Dispute Resolution:**

During the appeal or dispute resolution process between Contractor and County, the Contractor shall not bill, invoice, or otherwise attempt to collect any disputed payments from AIC.

v) **Cancellation of Coverage:**

The County shall not be liable to Contractor for any medical services provided to an AIC who is determined by County to have been ineligible for coverage on the date services were provided.

vi) **Limitations:**

Neither County nor Contractor shall seek a refund, correction adjustment, or additional payment related to any:

- Overpayment;
- Underpayment;
- Nonpayment; or
- Denial of Claims more than 365 calendar days after final adjudication of the Claim, except in the case of concealment fraud.

vii.) **Coordination of Benefits:**

The Contractor agrees to cooperate with the County in the administration of the Coordination of Benefits (COB). COB refers to the process of determining the responsibility for payments between two or more health benefit plans, including Medicare or Medicaid, that provide coverage for service rendered to a member.

The liability for payment of services, subject to COB, shall be determined in accordance with applicable state and federal laws and regulations. If a member is determined to have coverage through another benefit provider, the County shall not be liable for payment of services provided to the member.
If the member, or person acting on their behalf, makes payments to the Contractor, the County's payment obligation, if any, will be calculated by subtracting the amount paid by the other payer from the total billed charges, and then applying the applicable contractual discount to the remaining balance.

The Contractor agrees to cooperate fully with the County in submitting claims to, and pursuing reimbursement from, other payers to ensure proper application of COB.

C. EXPENSE REIMBURSEMENT. Both Parties agree to refunds, make additional payments, or adjustments to payments if the payment was based upon erroneous or incomplete information, if an AIC is not entitled to services rendered, or for any other reason for the erroneous payment. Such a refund shall be made within 30 calendar days of receipt of the part initiating the written request for refund or additional payment/adjustment.

D. GENERAL PAYMENT PROVISIONS. Notwithstanding any other payment provision of this Contract, failure of Contractor to submit required reports when due, or failure to perform or document the performance of contracted services, may result in withholding of payments under this Contract. Such withholding of payment for cause shall begin thirty (30) days after written notice is given by County to Contractor, and shall continue until Contractor submits required reports, performs required services, or establishes, to County's satisfaction, that such failure arose out of causes beyond the control, and without the fault or negligence of Contractor.

E. INVOICES. Contractor shall send all invoices to County's Contract Administrator at the address specified below or to any other address as County may indicate in writing to Contractor.

**Marion County**
**Attn: Sheriff's Office, Contracts**
**PO BOX 14500**
**Salem, OR 97309**

## EXHIBIT B - COMPENSATION

**Marion County**
**SO-6690-26**

## SALEM HEALTH HOSPITALS & CLINICS

The rates specified by this exhibit will remain in effect through July 31, 2026.

The following rates shall be used to calculate the payment allowance for services and payment and are determined to be “Cash Payments”.

1. Inpatient Services: 60% of billed charges for Medical Services
2. Outpatient Services: 60% of billed charges for Medical Services

***Upon AIC’s release from custody, Marion County’s responsibility for payments ends**.

**EXHIBIT C – SUMMARY STATEMENT**

Marion County
Contract for Services
SO-6690-25

**Sheriff's Office Contact Information:**

| | | |
|---|---|---|
| Accounts Payable: | Lilianna Estrada | 503-373-4472 |
| Management Analyst: | Bethany Johnston | 503-589-3261 |
| Administrative Service Manager: | Sherrie Hickman | 503-589-3275 |
| Medical Service Lieutenant: | Warren McDaniel | 503-316-6612 |
| Institution Commander: | Jacob Ramsey | 503-540-8044 |
| Corrections Nurse Supervisor: | Sarah Wood | 503-588-8529 |

**Salem Hospital Contact Information**

Patient Financial Service Director: Erica Puopolo. 503-814-7200. Erica.Puopolo@salemhealth.org

Patient Financial Service Manager: Cynthia Eddings. 503-814-7212. Cynthia.Eddings@salemhealth.org

Contracting Director: Phillip Armstrong. 503-814-2263. Phillip.Armstrong@salemhealth.org

Access Service Director: Mike Ledoux. 503-814-7624. Mike.Ledoux@salemhealth.org

Safety & Security Manager: Jenifer Smith. 503-561-5200. Jenifer.Smith2@salemhealth.org

**Billing Process**

- Contractor will exhaust all billing options before billing Marion County (AIC, Insurance, etc.).
- AIC must be billed first, and the Contractor will either send the bill to the AIC's home address or to:

  AIC LAST, First Name
  4000 Aumsville Hwy
  Salem, OR 97317

- If payment has not been received by the Contractor within 45 days of the last billing option available to Contractor; and Marion County has been identified by the Contractor as the only billing option, Contractor will bill Marion County (ORS 169.166(3)(a).

**EXHIBIT C – SUMMARY STATEMENT**

Marion County Sheriff's Office
Attn: Accounts Payable
PO BOX 14500
Salem, OR 97309

**Marion County Claims Process upon receipt of the bill**

- Verify AIC's custody status.
- Check for Law Enforcement Medical Liability Account status.
- Scan in for Jail Medical Management Review
- Jail Medical Services Lieutenant/ Jail Commander Approval/Rejection (With explanation)
- Forward approved invoices to County Accounts Payable (AP)
- AP enters the invoice for payment and payment approval from Marion County Finance.
- AP picks up the check and mails it out to the Contractor with a copy of invoice.
- A letter of explanation will be sent to the Contractor if Marion County is not taking responsibility for payment.

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** May 13, 2026

**Department:** Community and Economic Development

**Title:** 2026-2030 CDBG/HOME Consolidated Plan and 2026-2027 Annual Action Plan Public Hearing and Approval

**Management Update/Work Session Date:** April 28, 2026 **Audio/Visual aids** ☐

**Time Required:** 15 minutes **Contact:** Brian Smith **Phone:** 503-588-7975

**Requested Action:** Conduct a public hearing followed by Board Action to approve the 2026-2030 CDBG/HOME Consolidated Plan and the 2026-2027 CDBG/HOME Annual Action Plan.

**Issue, Description & Background:** Marion County is required to submit a Consolidated Plan every five years, and an Annual Action Plan (AAP) every year to the United States Department of Housing and Urban Development (HUD) no later than 60-days following the publication of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) allocations for the upcoming year. The Consolidated Plan provides policy level guidance on how funds should be used. The AAP is the annual plan indicating how Marion County intends to use the allocation funding for the upcoming 2026-2027 program year.

The 2026-2027 CDBG / HOME 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan is scheduled for a public hearing and Board action for approval on May 13, 2026. This is a required process to receive the annual allocation of CDBG and HOME funds from HUD for Projects throughout Marion County.

**Financial Impacts:** Projects approved for funding and revenue to support program staff are included in the Annual Action Plan. Without adoption of the Annual Action Plan, these projects and program staff would not be funded. The Consolidated Plan provides policy level guidance for the allocation of funds during the five-year period.

**Impacts to Department & External Agencies:** The approval of the Consolidated Plan for this five-year period will provide policy level guidance for the allocation of CDBG and HOME funding. The approval of the Annual Action Plan will allow Marion County to receive the annual allocation of CDBG and HOME funds that will be used to fund approved projects, programs, and program administration.

**List of attachments:** CDBG/HOME 2026-2030 Consolidate Plan with 2026-207 Annual Action Plan, Resolution for approval of these plans.

**Presenter:** Steve Dickey

**Department Head Signature:** Kelli Wurse

# MEMORANDUM

**TO:** Marion County Board of Commissioners
**FROM:** Steve Dickey, CDBG/HOME Program Manager
**MEETING DATE:** **May 13, 2026**, Board of Commissioners Meeting

## CDBG/HOME 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan Approval

### 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan Public Hearing and Adoption

This agenda item is a public hearing and Board action to approve the 2026-2027 CDBG/HOME Consolidated Plan and the included 2026-2027 CDBG/HOME Annual Action Plan (AAP). The Consolidated Plan provides policy level guidance for the allocation of CDBG and HOME funding during the five-year period. The AAP identifies how Marion County's allocation of CDBG and HOME funds received for the 2026-2027 program year will be spent. This includes funding approved for eligible projects, and funding to pay for program staff administrative expenses.

### PROCESS AND PREVIOUS MEETINGS SUMMARY

- **Consolidated Planning Process**
  - January 28, 2025, Management Update - Review of the Request for Proposals (RFP) to contract with a consultant to assist with the development of the Consolidated Plan.
  - May 13, 2025, Management Update - Contract award to Cloudburst Group consulting services for the development of the Consolidated Plan.
  - October 9, 2025, Work Session - Consolidated Planning Process Kick-Off Meeting.
  - January 8, 2026, Work Session - Mid-Point Consolidated Planning Process Check-in.
  - January 20 and February 4, 2026, Management Update and Public Hearing – Public hearing to receive comment from the public regarding the needs assessment portion of the Consolidated Planning Process.
  - April 7, 2026, Work Session - Review the draft Consolidated Plan and Annual Action Plan.

- **AAP Notice of Funding Availability and Application Cycle**
  - A Notice of Funding Availability was published on October 8, 2025.
  - The opportunity to submit pre-applications and applications was between October 8, 2024 – December 19, 2025.
  - A total of 18 applications were received.

- Staff reviewed the applications, and 16 of the applications were complete and the projects were determined to be eligible for funding under CDBG.
- Two projects were determined ineligible for funding with CDBG funds.
- Staff presented the applications in a work session on January 22, 2026.

- **JANUARY 22, 2026, WORK SESSION REVIEW**
  - A Board of Commissioners Work Session was held on January 22, 2026, where the Board of Commissioners were able to ask clarifying questions of the applicants who were present.

- **FEBRUARY 10, 2026, MANAGEMENT UPDATE FUNDING REVIEW**
  - At the February 10, 2026, Management Update staff requested direction on funding allocation for the 2026-2027 CDBG/HOME program year. The Board of Commissioners requested additional time to consider the projects requesting funding.
  - Another Work Session was scheduled for February 26, 2026.

- **FEBRUARY 26, 2026, MANAGEMENT UPDATE FUNDING REVIEW**
  - The Board of Commissioners made funding recommendations based on initial CDBG and HOME funding estimates.
  - Seven applicants were awarded grants and two Marion County programs also received funding.

- **APRIL 7, 2026, WORK SESSION**
  - Annual allocations were published by HUD on April 3, 2026.
  - During the work session two sections of the Consolidated Plan were identified that needed to be addressed. Page 15 regarding Continuums of Care and ESG funding was edited to correct the relationship between the County and the party responsible for these areas. The second was to add emphasis to the narrative calling out the small sample size and the impact that it has on reporting percentages of data. This was done in a callout section on page 55, and is in the text on pages 59, 60, and 65 as well.
  - During the review of the 2026-2030 Consolidated Plan and 2026-2027 AAP the final recommended allocations were finalized for the grant and program awards.

## FINAL FUNDING ALLOCATION TABLE

### CDBG

| Agency | Project | Total Funding |
|---|---|---|
| Family Building Blocks | Facility acquisition to allow for program expansion into the greater Woodburn area | $150,000 |
| Marion County | Homeowner Residential Rehabilitation Loan Program | $237,943 |
| City of Stayton | Community Center renovations to address asbestos flooring replacement and ADA access improvements. | $80,071 |
| City of Woodburn | Community Center renovation fixtures and equipment. | $250,000 |
| Boys and Girls Club | Early Literacy program expansion. | $50,000 |
| Chemeketa Community College | Emergency housing assistance | $35,000 |
| Crossroads Communities | Expansion of services to rural homeless populations. | $128,217 |
| Marion County | Program Administration | $295,307 |
| | **TOTAL** | **$1,431,538** |

### HOME

| Agency | Project | Total Funding |
|---|---|---|
| Marion County | Homebuyer Assistance Loan Program. | $384,670* |
| Marion County | Community Housing Development Organization (CHDO) Set-aside | $76,934 |
| Marion County | Program Administration | $51,289 |
| | **TOTAL** | **$512,893** |

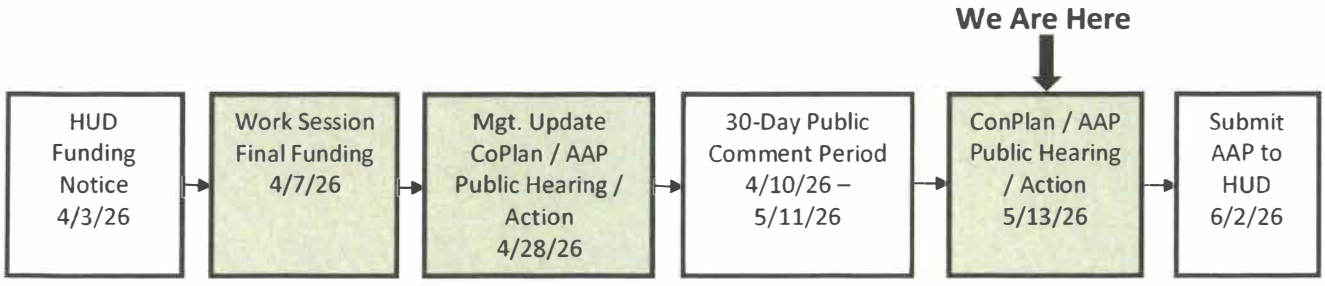
**An additional $76,475 of FY24-25 CHDO set-aside will be added in October 2026.*

## NEXT STEPS

Once the Consolidated Plan and Annual Action Plan have completed the public hearing process and have been approved, they will be submitted to HUD no later than June 2, 2026. Following HUD review and approval of the Consolidated Plan and Annual Action Plan, subrecipient agreements will be produced and processed through the County's required signature process.

## PROCESS TIMELINE

(Shaded boxes are times when Board of Commissioners is directly involved)



## ATTACHMENTS

Attachment 1 – Draft Annual Action Plan
Attachment 2 – Resolution No. 25-XX

Marion County
OREGON

# Marion County, Oregon
# 2026-2030
# Consolidated Plan

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# EXECUTIVE SUMMARY

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

### Introduction

Each year, Marion County receives federal funding from the U.S. Department of Housing and Urban Development (HUD) to support affordable housing and community development programs that primarily benefit low- and moderate-income (LMI) people. This funding comes from the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The City of Salem receives a separate allocation of CDBG and HOME and is not eligible to receive funds from the County. Marion County became eligible to receive these funds starting in 2021.

Marion County develops a Consolidated Plan every five years to outline the County's five-year strategy use of HOME and CDBG funds. The Consolidated Plan incorporates information gathered through data analysis and consultation with a range of voices in the community – including Marion County residents and organizations that work with or have specific knowledge of needs facing LMI communities. The goals of the Consolidated Plan are to identify Marion County's current housing and community development needs and outline the specific goals and expected outcomes for the use of CDBG and HOME funds.

The 2026-2030 Marion County Consolidated Plan and Action Plan is organized and formatted in accordance with HUD's requirements. Major sections of the document include the:

- **Needs Assessment (NA)**: outlines the housing and community development needs of LMI people, special needs populations, people experiencing homelessness, and public housing residents.
- **Market Analysis (MA)**: describes the environment in which Marion County administers its programs, including housing stock, shelter capacity, public housing inventory, economic characteristics, and assessment of natural hazards.
- **Strategic Plan (SP)**: identifies priority needs in Marion County and elaborates on the strategies it will take to address those priority needs.
- **1st Year Action Plan (AP)**: outlines the projects Marion County will undertake in 2026 and how those projects work towards the goals identified in the Strategic Plan.

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

Marion County anticipates receiving the following annual grant amounts over the five-year period of the Consolidated Plan for program years 2026-2030.

- **CDBG**: $1,476,538.
- **HOME**: $512,892.91.

Marion County intends to use these funds to further four primary goals:

- Increase availability and affordability of housing options.
- Increase access to community services.
- Invest in vital community facilities and infrastructure.
- Support program success.

The Strategic Plan section of the Consolidated Plan provides more information on Marion County's goals, objectives, and specific strategies designed to make progress toward those goals.

## Evaluation of past performance

Marion County has made steps toward accomplishing the goals outlined in their first Consolidated Plan which was adopted in 2021. Listed below are the accomplishments made toward Marion County's 2021-2025 goals as of fiscal year 2024.

- CDBG funds assisted 1,230 people with public service activities other than low-moderate income housing benefit.
- CDBG funds assisted 261 people with overnight shelter.
- CDBG funds assisted 50 people with public facility or infrastructure activities other than low-moderate income housing benefit.
- CDBG funds provided for 13 transitional housing beds.
- CDBG funds rehabilitated 14 homeowner housing units.
- HOME funds provided downpayment assistance to 12 homebuyers.

## Summary of citizen participation process and consultation process

Marion County followed the requirements for citizen participation outlined in its Citizen Participation Plan, which requires the County to hold two public hearings regarding the use of CDBG and HOME funds and a 30-day public comment period upon publishing the draft Consolidated Plan.

Marion County held a public hearing on February 4, 2026, regarding the needs to be addressed by the use of CDBG and HOME funds. Marion County will hold an additional public hearing to hear comments on the draft Consolidated Plan and Annual Action Plan. Prior to the adoption of the plans, a written public comment period is scheduled to occur from April 13, 2026, to May 13, 2026. The Marion County Board of Commissioners is scheduled to consider adoption of the Consolidated Plan and Action Plan following the completion of the written comment period and the second public hearing.

Marion County provided opportunity for community members to participate in the development of the Consolidated Plan through an online survey and public meetings. The online community survey was open from September 15th to November 9th and allowed respondents to provide insight into the needs of Marion County residents. In addition, Marion County held four in-person meetings in the cities of Keizer, Stayton, Silverton, and Woodburn. Marion County notified residents of these opportunities in the following ways.

- Post on the Marion County Community and Economic Development webpage.
- Email notification to over 200 community partner contacts.
- Announcements and flyers distributed at regional community partner meetings.
- Flyers placed at local community partner agencies for clients.
- Community partner agencies and local communities shared the information with their clientele and residents.

The public comment period and second public hearing will be publicized in a local newspaper (online) and posted to the program webpage. The public hearing is also noticed through the Board of Commissioner's communication network for public meetings.

In addition to the citizen participation process, Marion County consulted with stakeholders and partners from agencies, organizations, and other groups that work directly with or have knowledge of the needs of LMI people in the County. Marion County distributed an online stakeholder survey and conducted four consultation sessions with the following groups:

- Affordable housing providers and partners.
- Non-Profit and other community partners.
- Public and homelessness service providers.
- Small cities.

Between the stakeholder consultation sessions and the online survey, Marion County gathered input from 34 unique organizations in the development of the Consolidated Plan.

## Summary of public comments

Marion County did not receive any public comments during the hearing held on February 4, 2026. Marion County will update this section of the Consolidated Plan following the second public hearing and after the written comment period is completed.

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

Marion County did not receive any public comments during the hearing held on February 4, 2026. Marion County will update this section of the Consolidated Plan following the second public hearing and after the written comment period is completed.

## Summary

The Consolidated Plan provides an overview of housing and community development needs in Marion County. Listed below are the key themes from the data analysis and outreach process.

### INCOME AND DEMOGRAPHICS

- In 2023, the median income of Marion County was $74,624 (ACS).
- In 2023, there were 21,340 LMI households in Marion County outside of Salem. 10,995 are LMI owner households and 10,345 are LMI renter households (CHAS).
- 32 percent of residents identified as non-White, and 34 percent of residents identify as Hispanic or Latino (ACS).

- 16 percent of residents lived with a disability and 18 percent of residents are ages 65 and older ACS).
- Single-female family households comprised 13 percent of total households (ACS).
- 25 percent of residents were under the age of 18 (ACS).

### HOUSING NEEDS ASSESSMENT (NA-10)

- Over half of all LMI households in Marion County, excluding Salem, spent more than 30 percent of their income on housing expenses in 2021 (meaning the household experienced housing cost burden or severe housing cost burden). Housing expenses include rent and utilities for renters. For homeowners, housing expenses include mortgage payments, utilities, home insurance, and property taxes (CHAS).
- From 2020 to 2025, typical home values increased by 39 percent and typical rents increased by 35 percent in Marion County. During consultation sessions, stakeholders described that many Marion County households are struggling to keep up with the rising costs of housing, food, childcare, and transportation costs (Zillow).
- There are several populations with additional needs that exacerbate their housing instability, including people with disabilities, mental health challenges, substance use disorder, and seniors.

### DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS (NA-15)

- CHAS data identified seven instances of disproportionate impact regarding housing problems. This means that a certain group experienced housing problems at a rate over 10 percentage points higher than that of the corresponding income level in Marion County as a whole (CHAS).
- Black or African American and Pacific Islander households were disproportionately impacted by housing problems in two out of three LMI categories (CHAS).

### DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS (NA-20)

- In 2021, there were six instances of disproportionate impact regarding severe housing problems (CHAS).
- In all except one instance (81-100 percent AMI Asian households) the groups who experienced disproportionate impact with housing problems also experienced disproportionate impact with severe housing problems (CHAS).
- While Hispanic households were not considered to be disproportionately impacted by severe housing problems, Hispanic households experienced severe housing problems at a higher percentage than the jurisdiction as a whole in each income category (CHAS)

### DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS (NA-25)

- In 2021, there were five instances of disproportionate impact among housing cost burden and severe housing cost burden (CHAS)

- Hispanic households experienced both forms of housing cost burden at a higher rate than all households in Marion County (CHAS)
- Pacific Islander households experienced the greatest disproportionate impact among severely housing-cost-burdened households. Pacific Islander households experienced severe housing cost burden at a rate 31 percent higher than all households in Marion County (CHAS).

### DISPROPORTIONATELY GREATER NEED: DISCUSSION (NA-30)

- There is one census tract in Marion County outside of Salem in which more than 50 percent of the population identified as non-White, and the poverty rate was over three times the poverty rate of the surrounding area. This census tract is partially in Salem and partially in Hayesville (R/ECAP)

### PUBLIC HOUSING (NA-35)

- Marion County Housing Authority (MCHA) does not own or manage any public housing units. MCHA manages 835 rental assistance vouchers (MCHA).
- During consultation, MCHA noted that the waiting list for rental assistance vouchers was closed (as of February 2026). MCHA described that the need for rental assistance far outweighed the number of rental assistance vouchers available in Marion County (MCHA).
- MCHA estimated that the largest share of households on the waitlist for rental assistance vouchers were extremely low-income or have a disability.
- Representatives from transitional housing providers described that rental assistance vouchers from MCHA support households in moving from transitional to permanent housing.

### HOMELESS NEEDS ASSESSMENT (NA-40)

- According to the 2025 Point-in-Time (PIT) count, 2,135 people belonging to 1,783 households experienced homelessness in Marion and Polk Counties (PIT).
- From 2022 to 2025, the total number of households experiencing homelessness in Marion and Polk Counties slightly decreased (1 percent) (PIT).
- In 2025, 21 percent of people experiencing homelessness in Marion and Polk Counties identified as having chronic substance use (PIT).
- In 2025, 20 percent of people experiencing homelessness in Marion and Polk Counties identified as being victims of domestic violence (PIT).
- Stakeholders described that in the past five years, they have seen more seniors at risk of homelessness or becoming homeless.

### NON-HOMELESS SPECIAL NEEDS ASSESSMENT (NA-45)

- Stakeholders and community members emphasized the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children.

### NON-HOUSING COMMUNITY DEVELOPMENT NEEDS (NA-50)

- Stakeholders and community members described a need for greater mental health services in Marion County.
- Stakeholders and community members highlighted a need for improvements to community centers and recreational facilities.
- Stakeholders and community members noted that a lack of transportation networks and services create barriers to Marion County residents accessing jobs, health care, food, childcare, and other services.

### NUMBER OF HOUSING UNITS (MA-10)

- Excluding Salem, Marion County had a total of 60,607 housing units in 2023. 68 percent of those units were single-family homes (ACS).
- From 2019 to 2023, the number of total housing units decreased by 2 percent (2,702 units) (ACS). Marion County lost 633 residential units in the Beachie Creek Fire in 2020 (Oregon CDBG-DR Action Plan).
- As of 2025, 1,334 assisted units are available in Marion County (excluding Salem), with 30 units targeted to extremely low-income households. Assisted units include some form of public funding to be affordable to LMI households (Oregon Affordable Housing Inventory).
- During consultation, stakeholders and community members described a need for more 1 or 2-bedroom apartments, single-family homes, and housing for seniors and people with disabilities.

### COST OF HOUSING (MA-15)

- In July 2025, the typical home price in Marion County was $445,228 and the typical monthly rent was $1,745 (Zillow).
- From 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent (Zillow) ).
- From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent (Zillow).
- Stakeholders noted during consultation sessions that increasing housing costs, coupled with the increased cost of other necessities, including food, childcare, and transportation, placed considerable financial pressure on households across the County, particularly for LMI households.

### CONDITION OF HOUSING (MA-20)

- 54 percent of the County's housing stock was built prior to 1980, which is an indicator of rehabilitation or lead-based paint remediation needs (ACS).
- In 2023, 46 percent of renter-occupied units experienced at least one housing condition, compared to 26 percent of owner-occupied units (ACS).
- Stakeholders noted during consultation sessions that rural communities, senior households, and properties rented by voucher recipients are in the most need of rehabilitation.

### PUBLIC AND ASSISTED HOUSING (MA-25)

- MCHA (Marion County's Public Housing Authority) does not own any units that meet the definition of public housing. They do operate other assisted housing units and a Housing Choice Voucher program.
- MCHA identified the need to support maintenance and rehabilitation of MCHA units and private units occupied by voucher recipients.
- MCHA noted that the need for assisted units in Marion County is not met by the current voucher and unit portfolio.

### HOMELESS FACILITIES AND SERVICES (MA-30)

- While actual figures are likely higher, the 2025 HIC recorded 40 emergency shelter beds available in Marion County outside of Salem. These beds are designated for adults (HIC).
- While actual figures are likely higher, HIC data indicates that the inventory of emergency shelter beds has grown in the past five years, from 0 beds in 2021 to 40 beds in 2025 (HIC).
- Stakeholders noted that the current shelter capacity and resources are insufficient to meet the needs of the community, particularly outside of Salem.
- Stakeholders named permanent supportive housing, emergency shelters, and designated shelters for victims of domestic violence as the most needed facilities for people experiencing homelessness.

### SPECIAL NEEDS FACILITIES AND SERVICES (MA-35)

- Overall, a variety of services are available to special needs populations in Marion County.
- The most prominent needs identified through stakeholder and community engagement were mental health services, housing and supportive services for seniors and people with disabilities, and support for families with children.
- Santiam and Salem Hospitals and Clinics have detailed discharge strategies to connect patients with mainstream housing and supportive service resources.

### BARRIERS TO AFFORDABLE HOUSING (MA-40)

- The high cost of development, including building and infrastructure costs, and policy complexities at the state and local levels were cited by stakeholders as barriers to affordable housing development.

### NON-HOUSING COMMUNITY DEVELOPMENT ASSETS (MA-45)

- In 2023, the three most common sectors by workers were Education and Health Care Services, Manufacturing, and Construction.
- Mid-Willamette Valley Council of Governments 2023 CEDS identifies transportation, warehousing, utilities, and construction as growing sectors in Marion County.
- Stakeholders identified public utility and infrastructure improvements and affordable housing near transportation and/or jobs as the most needed economic development activities in Marion County.
- Stakeholders described how a lack of transportation and affordable childcare can serve as barriers to LMI people obtaining and maintaining employment.

### NEEDS AND MARKET ANALYSIS DISCUSSION (MA-50)

- Certain census tracts in Marion County experienced housing problems at a higher rate than the rest of the County.

### BROADBAND NEEDS (MA-60)

- In 2023, 7 percent of Marion County residents, excluding Salem, lacked internet access.
- From 2017 to 2024, the Marion County Broadband Initiative created 571 rural broadband connections through the Wheatland-Metheny, Detroit-Idanha, Arbor-Grove, and Howell Prairie Road projects.
- Despite several internet providers in the region, certain pockets of Marion County lack broadband connection, particularly in rural portions of the County.

### HAZARD MITIGATION (MA-65)

- According to the County's most recent Hazard Mitigation Plan, Marion County maintains a high risk of earthquake, fire, drought, flood, dam or levee failure, and landslides.
- The effects of natural hazards can be amplified among LMI populations who may have limited resources to flee dangerous conditions and recover quickly from severe weather events.

# THE PROCESS

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

The PR-05 Lead & Responsible Agencies section identified the agencies overseeing the development of the Consolidated Plan.

### 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.

Table 1: Responsible Agencies

| Agency Role | Name | Department/Agency |
|---|---|---|
| CDBG Administrator | MARION COUNTY | Community & Economic Development Department |
| HOME Administrator | MARION COUNTY | Community & Economic Development Department |

### Narrative

The Marion County Community & Economic Development Department led the development of this Consolidated Plan, which outlines the County's strategy for its CDBG and HOME allocations for the next five years.

### Consolidated Plan Public Contact Information

The contact information for the Consolidated Plan is listed below:

Steve Dickey
CDBG & HOME Grant Program Manager
sdickey@co.marion.or.us
(503) 373-4334

# PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

## Introduction

The PR-10 Consultation section summarizes the consultation process for the development of the Consolidated Plan.

Marion County sought input from community partners and stakeholders through consultation sessions and an online stakeholder survey. Marion County held four virtual consultation sessions from September 29th to October 17th. Listed below are the session groups of each consultation session, which were well attended by community partners and agencies.

- Affordable housing providers and partners.
- Small cities.
- Non-Profit and other community partners
- Public and homelessness service providers

The online stakeholder survey was open from September 15th to November 9th. In that time, 29 stakeholders responded to the survey. The survey asked respondents to identify, rank, and provide commentary on community needs on the following top areas:

- Affordable housing
- Housing and supportive services
- Public facilities and infrastructure
- Public services
- Economic development

Between both methods of outreach, Marion County consulted with 34 unique organizations.

## 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(I)).

Marion County works closely with public and private housing providers, including the Marion County Housing Authority. During the development of the 2026-2030 Consolidated Planning, the County invited housing and service providers to participate in consultation sessions and an online stakeholder survey. 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

Marion 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.

## 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

Marion County does not receive ESG funds. The Mid-Willamette Valley Community Action Agency (MWVCAA) receives ESG funds through Oregon Housing and Community Services (OHCS) for the Marion-Polk region. MWVCAA serves on the Continuum of Care (CoC) Collaborative Committee and is also an Ex-Officio member of the Board of Directors for the Mid-Willamette Valley Homeless Alliance that oversees the CoC. The County will continue to engage in discussion with MWVCAA, and the CoC about ESG funding allocation for the region.

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

Marion County reached out to 153 organizations in the development of the Consolidated Plan. 34 unique organizations provided input. Table 2 lists all the agencies and organizations that provided input in the development of the Consolidated Plan. Marion County sought input from all the required organization types for the Consolidated Plan through consultation sessions and the online stakeholder survey.

Table 1: Agencies, groups, organizations who participated

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| 1 | Habitat for Humanity | Housing<br>Services - Housing | Housing Needs Assessment<br>Market Analysis | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 2 | Marion County Housing Authority | Housing<br>PHA | Housing Needs Assessment<br>Market Analysis<br>Public Housing Needs | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 3 | City of Woodburn | Other Government-Local | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 4 | City of Stayton | Other Government-Local | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 5 | City of Silverton | Other Government-Local | Housing Needs Assessment<br>Market Analysis | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 6 | City of Turner | Other Government-Local | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 7 | Family Building Blocks | Services- Children<br>Services – Health | Housing Needs Assessment<br>Market Analysis | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | Child Welfare Organization | Non-Homeless Special Needs<br>Homeless Needs – Families with Children | | |
| 8 | Mt. Angel School District | Services- Children<br>Services-Homelessness<br>Services – Education | Housing Needs Assessment<br>Market Analysis<br>Homelessness Strategy<br>Homeless Needs – Families with Children | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 9 | CASA of Marion County | Services- Children<br>Child Welfare Organization | Housing Needs Assessment<br>Market Analysis<br>Non-Homeless Special Needs | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 10 | Boys and Girls Club of Salem | Services- Children<br>Services – Health<br>Services – Education<br>Services – Employment | Housing Needs Assessment<br>Market Analysis<br>Non-Homeless Special Needs<br>Non-housing Community Development Strategy | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 11 | Catholic Community Services | Housing<br>Services – Housing | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | Services- Children<br>Services – Persons with Disabilities<br>Services- Homelessness<br>Services – Health | Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy<br>Non-Homeless Special Needs | | |
| 12 | Santiam Hospital & Clinics | Services – Health<br>Publicly Funded Institution or System of Care | Housing Needs Assessment<br>Market Analysis<br>Homelessness Strategy | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 13 | Marion Polk Food Share | Services- Elderly<br>Services – Persons with Disabilities | Housing Needs Assessment<br>Market Analysis<br>Non-Homeless Special Needs | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 14 | Bridgeway Community Health | Housing<br>Services – Health | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 15 | United Way of Mid-Willamette Valley | Housing<br>Services- Children | Housing Needs Assessment | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | Services- Elderly<br>Services – Victims of Domestic Violence<br>Services-Homelessness | Market Analysis<br>Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | | |
| 16 | Chemeketa Community College | Services – Education | Housing Needs Assessment Market Analysis<br>Non-Homeless Special Needs | Consultation Session Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 17 | Curandi | Services - Housing | Housing Needs Assessment Market Analysis | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 18 | Soaring Heights | Housing<br>Services-Homelessness<br>Services – Health | Housing Needs Assessment Market Analysis<br>Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | | Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | | |
| 19 | Church at the Park | Housing<br>Services-Homelessness<br>Services – Employment | Housing Needs Assessment Market Analysis<br>Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 20 | Center for Hope & Safety | Housing<br>Services – Victims of Domestic Violence | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 21 | Oregon Department of Human Services | Services- Children<br>Services- Elderly<br>Services – Persons with Disabilities<br>Other Government-State | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| 22 | Integrated Services Network | Services – Housing<br>Services – Persons with Disabilities<br>Services – Education<br>Services – Employment | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 23 | City of Jefferson | Other Government-Local | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 24 | Family Promise of Mid-Willamette Valley | Housing<br>Services – Housing<br>Services- Children<br>Services-Homelessness | Housing Needs Assessment Market Analysis<br>Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 25 | City of Mt. Angel | Other Government-Local | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| 26 | Cornerstone Community Housing | Housing<br>Services – Housing<br>Services- Children<br>Services – Health | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 27 | Veteran Service Office of Marion County | Services – Persons with Disabilities<br>Services – Health<br>Services – Education<br>Other Government-County | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 28 | DevNW | Housing | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 29 | Iron Tribe Network | Housing<br>Services – Housing<br>Services – Health | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 30 | City of Detroit | Other Government-Local | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 31 | Mid-Willamette Valley Community Action Agency | Services – Housing<br>Services- Children<br>Services-Homelessness | Housing Needs Assessment Market Analysis<br>Homeless Needs – Chronically Homeless | Survey | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | | Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | | |
| 32 | City of Keizer | Other Government-Local | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 33 | Salem Area Mass Transit District | Other Government-Local | Housing Needs Assessment Market Analysis<br>Non-housing Community Development Strategy | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 34 | Silverton Chamber of Commerce and Visitor Center | Planning Organization<br>Business Leaders | Housing Needs Assessment Market Analysis<br>Non-housing Community Development Strategy | Survey | Provided input into the development of Marion County's Consolidated Plan. |

## Identify any Agency Types not consulted and provide rationale for not consulting

Marion County did not exclude any agencies or organizations in the consultation process for the Consolidated Plan.

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

Marion County considered multiple local and regional planning efforts while developing the Consolidated Plan, which are listed in Table 3.

Table 2: Other local / regional / federal planning efforts

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Marion County HOME-American Rescue Plan Program (HOME-ARP) Allocation Plan (2022) | Marion County, OR | Marion County's HOME-ARP Allocation Plan describes the needs and services available to qualifying populations (including people experiencing or at risk of experiencing homelessness) in Marion County. The information provided informs the goals and strategies of Marion County. |
| Marion-Polk Community Health Assessment (2025) | Marion-Polk County Community Health Collaborative | The Community Health Assessment describes health indicators in Marion and Polk Counties and summarizes community input on health needs, including housing and supportive services. The information provided informs the goals and strategies of Marion County. |
| Oregon Substance Use Disorder Inventory and Gap Analysis (2022) | Oregon Health Authority | The Oregon Substance Use Disorder Inventory and Gap Analysis provides information on substance use risk in Marion County. The information provided informs the goals and strategies of Marion County. |
| State of Oregon CDBG-Disaster Recovery (CDBG-DR) Action Plan (2022) | State of Oregon | The State of Oregon CDBG-DR Action Plan provides information on the housing rehabilitation needs of Marion County residents in the wake of the Beachie Creek fire. The information provided informs the goals and strategies of Marion County. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Oregon Housing Needs Analysis (2023) | State of Oregon | The Oregon Housing Needs Analysis provides information on the housing production targets of certain Marion County cities. The information provided informs the goals and strategies of Marion County. |
| Annual Analysis of Gaps in the Housing and Homeless Services System (2023) | Mid-Willamette Valley Homeless Alliance | The Gaps Analysis provides information on mainstream resources available to assist people experiencing homelessness in Marion and surrounding counties. The information provided informs the goals and strategies of Marion County. |
| 2025-2030 Strategic Plan (2025) | Mid-Willamette Valley Homeless Alliance | The Strategic Plan outlines CoC goals to increase complementary mainstream services for people experiencing homelessness. The information provided informs the goals and strategies of Marion County. |
| HUD 2024 CoC Homeless Assistance Programs Housing Inventory Count Report | HUD | The Homeless Assistance Programs Housing Inventory Count Report provides information on the types and amounts of shelter beds available for people experiencing homelessness. The information provided informs the goals and strategies of Marion County. |
| Mid-Willamette Valley Regional Comprehensive Economic Development Strategy (CEDS) (2023) | Mid-Willamette Valley Council of Governments | The CEDS provides information on economic characteristics, trends, and needs in Marion County. The information provided informs the goals and strategies of Marion County. |
| Regional Snapshots (Marion, Polk, and Yamhill Counties) | Business Oregon | The Regional Snapshots provide information on economic characteristics and trends in Marion County. The information provided informs the goals and strategies of Marion County. |
| Economic Development Program 5-Year Strategic Plan (2024) | Marion County, OR | The Strategic Plan provides information on existing economic development projects and economic development needs in Marion County. The information provided informs the goals and strategies of Marion County. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Broadband Initiative Outcomes (2024) | Marion County, OR | The report provides information on the number of households served by the County's Broadband Initiative. The information provided informs the goals and strategies of Marion County. |
| Multi-Jurisdictional All-Hazards Mitigation Plan (2023) | Marion County, OR | The Multi-Jurisdictional All-Hazards Mitigation Plan describes the risks of natural disasters and community needs in Marion County. The information provided informs the goals and strategies of Marion County. |
| 2025-2030 Climate and Health Adoption Plan (2025) | Marion County, OR | The Climate and Health Adoption Plan provides information on natural hazard risks in Marion County. The information provided informs the goals and strategies of Marion County. |

## 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))

In the development of the Consolidated Plan, Marion County consulted with numerous public entities, including cities. Marion County works closely with other jurisdictions within the CDBG/HOME boundary. During the consultation process, the following organizations either attended a virtual consultation session or took the online stakeholder survey:

- Oregon Department of Human Services
- Veteran Service Office of Marion County
- City of Woodburn
- City of Stayton
- City of Silverton
- City of Turner
- Mt. Angel School District
- City of Jefferson
- City of Mt. Angel
- City of Keizer
- City of Detroit

# PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

## Summary of citizen participation process/Efforts made to broaden citizen participation

Marion County followed the requirements for citizen participation outlined in its Citizen Participation Plan, which requires the County to hold two public hearings regarding the use of CDBG and HOME funds and a 30-day public comment period upon publishing the draft.

Marion County held a public hearing on February 4, 2026, regarding the needs to be addressed by the use of CDBG and HOME funds. Marion County will hold an additional public hearing to hear comments on the draft Consolidated Plan and Annual Action Plan. Prior to the adoption of the plans, a written public comment period is scheduled to occur from April 13, 2026, to May 13, 2026. The Marion County Board of Commissioners will consider adoption of the Consolidated Plan and Action Plan following the completion of the written comment period and the second public hearing.

In addition, Marion County provided opportunity for community members to participate in the development of the Consolidated Plan through an online survey and public meetings. The online community survey was open from September 15th to November 9th and allowed respondents to provide insight into the needs of Marion County residents. In addition, Marion County held four in-person meetings in the cities of Keizer, Stayton, Silverton, and Woodburn.

## Summarize citizen participation process and how it impacted goal setting

Through the citizen participation process, efforts were made to encourage public comments through public hearings and the public comment period in the following ways:

- Posted on the Marion County Community and Economic Development webpage.
- Email notification to over 200 community partner contacts.
- Announcements and flyers distributed at regional community partner meetings.
- Flyers placed at local community partner agencies for clients.
- Community partner agencies and local communities shared the information with their clientele and residents.

The public comment period and second public hearing will be publicized in a local newspaper (online) and posted to the program webpage. The public hearing is also noticed through the Board of Commissioner's communication network for public meetings.

## Citizen Participation Outreach

Table 4 summarizes citizen participation and outreach efforts.

Table 3: 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 | URL (If applicable) |
|---|---|---|---|---|---|---|
| 1 | Other: Public hearing held on February 4, 2026 | Non-targeted/broad community | No public attended to provide comment | None | None | - |
| 2 | Other: Public hearing during public comment period (date TBD) | - | - | - | - | - |

# NEEDS ASSESSMENT

## NA-05 Overview

The Needs Assessment includes six sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing and Community Development Needs

Together, these sections present key housing and community development needs of low- and moderate-income (LMI) people in areas of Marion County outside of Salem. The needs identified in this section inform the Strategic Plan, which identifies priority needs and sets goals for how the County will use its Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds over the next five years. It is important to note that Marion County and the City of Salem separately receive CDBG and HOME funds for their respective geographic service areas, so each jurisdiction must conduct a needs assessment.

### Data Sources

The Needs Assessment utilizes various data sources. Each data source, including a short description, is listed below.

- 2019–2023 American Community Survey (ACS): ACS is an annual survey conducted by the U.S. Census Bureau. The dataset provides demographic, employment, housing, educational, and socioeconomic data on individuals and households.

- 2017–2021 Comprehensive Housing Affordability Strategy (CHAS): The CHAS dataset provides information regarding housing needs and problems, disaggregation by income and household type. CHAS derives from ACS estimates, which come with some limitations. Sample sizes can be small for certain tabulations, particularly within CHAS data. In addition, 2017–2021 CHAS data likely reflects housing challenges unique to the COVID-19 pandemic.

- Zillow Home Value Index (ZHVI): ZHVI measures the typical home value across a region. ZHVI estimates from 2013–2023 compliment ACS and CHAS data. ZHVI estimates from 2023–2025 provide more current information on housing conditions.

- Zillow Observed Rent Index (ZORI): ZORI measures the typical observed market rent across a region. ZORI estimates from 2013–2023 compliment ACS and CHAS data. ZORI estimates from 2023–2025 provide more current information on housing conditions.

- 2023 Asset-Limited, Income-Constrained, Employed (ALICE): ALICE data provides information on the number of people in Marion County who earn less than a survival budget.

- 2025 Public Housing Authority Data (PHA): The Marion County Housing Authority provided information on the number and types of vouchers available and the demographics of voucher recipients.

- 2025 Point-in-Time Count data (PIT): The PIT count is a census of the number of sheltered and unsheltered people experiencing homelessness on a single night in January. Note that the PIT count reflects a one-day estimate and does not capture the full extent of homelessness in Marion County. The PIT count also incorporates the Housing Inventory Count (HIC) that collects data on the total number of emergency shelter and transitional shelter beds available.

- 2024 Homeless Management Information System Data (HMIS): HMIS records client-level data and information on the utilization of housing, shelter, and services for individuals and families experiencing homelessness. Whereas PIT data provides a snapshot of needs on a given day, HMIS data provides information on people experiencing homelessness and resources over time.

Quantitative data is coupled with qualitative information gathered through surveys and consultation sessions. The County facilitated consultation sessions with community agencies and organizations and conducted stakeholder and community surveys to better understand current trends impacting the region. Finally, the County analyzed information from other available sources, including local reports, plans, and studies.

Whenever possible, the County excluded data for the City of Salem to provide a clearer picture of the demographics and needs of those in the Marion County CDBG/HOME service area. However, this was not always possible due to limitations in the data. Each figure and table specifies its geography.

## Definition of LMI Households

HOME and CDBG funds programs principally benefit LMI households. A household is defined as all the people who occupy one housing unit. This includes families, unrelated people such as roommates, and people living alone.

In the Consolidated Plan, “LMI” refers to households earning less than 80 percent of the area median income (AMI). Households earning between 50–80 percent AMI are

considered moderate-income, households earning between 30–50 percent AMI are considered low-income, and households earning less than 30 percent AMI are considered extremely low-income.

Table 5 presents the 2025 U.S. Department of Housing and Urban Development (HUD) LMI limits for the Salem, OR Metropolitan Statistical Area (MSA), which covers all of Marion County. For example, a four-person household is considered LMI if the household earned less than $74,100 annually.

### Table 5: Marion County HUD Income Limits (2025)

| Income Category | 1 Person in Household | 2 People in Household | 3 People in Household | 4 People in Household | 5 People in Household | 6 People in Household |
|---|---|---|---|---|---|---|
| Extremely low-income (0–30% AMI) | $19,500 | $22,250 | $26,650 | $32,150 | $37,650 | $43,150 |
| Low-income (30–50% AMI) | $32,450 | $37,050 | $41,700 | $46,300 | $50,050 | $53,750 |
| Moderate-income (50–80% AMI) | $51,900 | $59,300 | $66,700 | $74,100 | $80,050 | $86,000 |

*Data Source: 2025 HUD Income Limits Documentation*

*Data Geography: Salem, OR MSA (Marion and Polk Counties)*

## Key Themes from the Needs Assessment

This section provides a summary of the major trends and needs identified for LMI households within Marion County. These trends describe key data points as well as common themes from consultations and surveys.

### INCOME AND DEMOGRAPHICS (2023)

- There are 21,340 LMI households in Marion County outside of Salem: 10,995 are LMI owner households, and 10,345 are LMI renter households (CHAS).
- 68 percent of residents identify as White (ACS).
- 32 percent of residents identify as non-White (ACS).
- 34 percent of residents identify as Hispanic or Latino (ACS).
- 16 percent of residents live with a disability (ACS).
- 13 percent of total households are single-female family households (ACS).
- 18 percent of residents are aged 65 and older (ACS).
- 25 percent of residents are under the age of 18 (ACS).

### NA-10 HOUSING NEEDS ASSESSMENT

- Over half of all LMI households in Marion County, excluding Salem, spent more than 30 percent of their income on housing expenses in 2021 (meaning the household experienced housing cost burden or severe housing cost burden). Housing expenses include rent and utilities for renters. For homeowners, housing expenses include mortgage payments, utilities, home insurance, and property taxes (CHAS).
- From 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent (ZORI and ZHVI).
- From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent.
- During consultation sessions, stakeholders described that many Marion County households are struggling to keep up with the rising costs of housing, food, childcare, and transportation.
- During consultation sessions, stakeholders identified several populations and circumstances that, among their clients, can exacerbate housing instability. These include disability, mental health challenges and substance use disorders (SUDs), job loss and fixed income, lack of access to affordable housing, and prior convictions.

### NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

- CHAS data identified seven instances of disproportionate impact regarding housing problems. This means that a certain group experienced housing problems at a rate over 10 percentage points higher than that of the corresponding income level in Marion County as a whole (CHAS).

- Black or African American and Pacific Islander households were disproportionately impacted by housing problems in two out of three LMI categories (CHAS).

### NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

- In 2021, there were six instances of disproportionate impact regarding severe housing problems (CHAS).
- In all except one instance (81–100 percent AMI Asian households), the groups who experienced disproportionate impact with housing problems also experienced disproportionate impact with severe housing problems (CHAS).
- While Hispanic households were not considered to be disproportionately impacted by severe housing problems, Hispanic households experienced severe housing problems at a higher percentage than the jurisdiction as a whole in each income category (CHAS).

### NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

- In 2021, there were five instances of disproportionate impact among housing cost burden and severe housing cost burden (CHAS).
- Hispanic households experienced both forms of housing cost burden at a higher rate than the jurisdiction as a whole (CHAS).
- Pacific Islander households experienced the greatest disproportionate impact among severely housing cost-burdened households. Pacific Islander households experienced severe housing cost burden at a rate 31 percent higher than the jurisdiction as a whole (CHAS).

### NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

- There is one census tract outside of Salem in which more than 50 percent of the population identified as non-White, and the poverty rate was over three times the poverty rate of the surrounding area. This census tract is partially in Salem and partially in Hayesville.

### NA-35 PUBLIC HOUSING

- Marion County Housing Authority (MCHA) offers 835 rental assistance vouchers. MCHA does not own or operate any housing that meets the definition of public housing. MCHA does own affordable rental units supported with other funding sources.
- MCHA reports that the number of rental assistance vouchers available has increased over the past five years.
- During consultation, MCHA noted that the waiting list for rental assistance vouchers is closed (as of February 2026). MCHA described that the need for rental assistance far outweighs the number of rental assistance vouchers available in Marion County (MCHA).

- MCHA estimated that the largest share of households on the waitlist for rental assistance vouchers are extremely low-income or have a disability (MCHA).
- Representatives from transitional housing providers described that rental assistance vouchers from MCHA support households in moving from transitional to permanent housing (MCHA).

### NA-40 HOMELESS NEEDS ASSESSMENT

- According to the 2025 Point-in-Time (PIT) count, 2,135 people belonging to 1,783 households experienced homelessness in Marion and Polk Counties (PIT).
- From 2022 to 2025, the total number of households experiencing homelessness in Marion and Polk Counties slightly decreased (1 percent) (PIT).
- In 2025, 21 percent of people experiencing homelessness in Marion and Polk Counties identified as having chronic substance use (PIT).
- In 2025, 20 percent of people experiencing homelessness in Marion and Polk Counties identified as being victims of domestic violence (PIT).
- Stakeholders described that in the past five years, they have seen more seniors at risk of homelessness or entering homelessness.

### NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

- Stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children.

### NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

- Stakeholders and community members describe a need for greater mental health services in Marion County.
- Stakeholders and community members highlighted a need for improvements to community centers and recreational facilities.
- Stakeholders and community members note that a lack of transportation networks and services creates barriers to Marion County residents accessing jobs, health care, food, childcare, and other services.

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

## Summary of Housing Needs

This section of the Consolidated Plan explores the characteristics of households in Marion County, including demographics, total households, and housing problems. Data for this section comes from the 2019–2023 ACS and 2017–2021 CHAS estimates, which were the most recent data sets available at the time of drafting the Consolidated Plan.

According to 2021 CHAS estimates, over 50 percent of Marion County households spent more than 30 percent of their income on housing costs, meaning they experienced cost burden. Data and consultation themes indicate that increases in housing costs, coupled with rising food, utility, and childcare costs, have created financial distress for many Marion County residents.

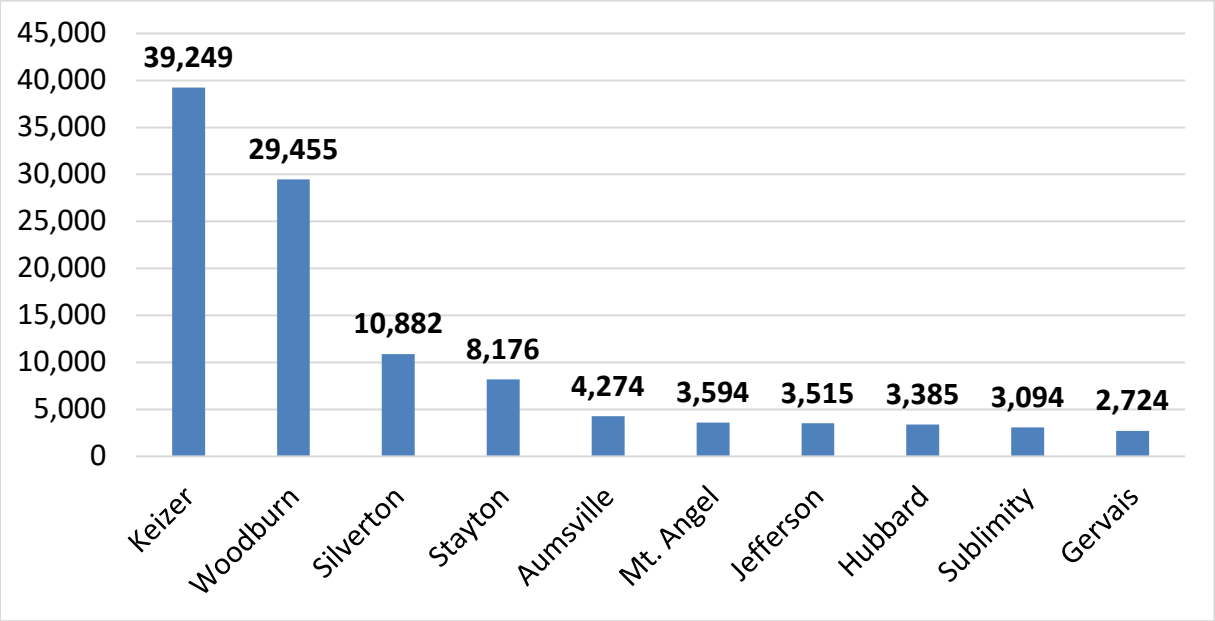
## Population and Housing Demographics

The demographic characteristics and trends of people living in Marion County directly affect housing needs. These factors include population growth, household sizes, household types, age of household members, and other factors. This section presents an overview of Marion County's population as it relates to housing needs.

The Marion County CDBG/HOME service area consists of 19 incorporated cities and 37 unincorporated areas (typically referred to as census places) with a population of approximately 169,866 people. The City of Salem is not included in this figure. The County stretches nearly 1,200 square miles from the Willamette River to the Cascade Mountains. Communities within the County range from urban to rural, with various needs and unique characteristics.

As of 2024, the cities of Keizer, Woodburn, and Silverton were the most populous in the Marion County CDBG/HOME service area. Figure 1 depicts Portland State's Center for Population Studies' 2024 population estimates for the ten most populous cities in Marion County. The three most populous cities accounted for 79,586 residents.

Figure 1: Population Estimates of the 10 Largest Cities and Towns in Marion County




*Data Source: Population Research Center: Portland State University (2025)*
*Data Geography: Select cities in Marion County (excluding Salem)*

Overall, Marion County's population has grown over the past five years and is projected to continue growing in the next ten years. Table 6 provides a high-level overview of population and median income changes from 2013 to 2023. In that time span, the population of Marion County increased by 5 percent, while the number of total households increased by 6 percent. On average, the median income (adjusted to 2023 dollars) increased by 23 percent for the entire county.

Marion County's population growth has not been steady across the 10-year span. ACS data indicates that Marion County's population grew 3.2 percent from 2013 to 2017. From 2018 to 2023, the population grew 1.8 percent; 2017 recorded the greatest increase in population (1.4 percent), while 2021 recorded the greatest decrease in population (-1.2 percent). During that span, housing costs increased. According to Zillow data, from 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent. From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent. Note that Zillow data from 2013-2014 regarding typical rents is unavailable.

Table 6: Housing Needs Assessment Demographics

| Demographics | Base Year: 2013 | Most Recent Year: 2023 | % Change |
|---|---|---|---|
| Population | 161,504 | 169,866 | 5% |

| | | | |
|---|---|---|---|
| Households | 54,994 | 58,385 | 6% |
| Median Household Income | $60,911 | $74,624 | 23% |

*Data Source: 2009–2013 ACS: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem for population and households; Marion County including Salem for median income)*

Increases in population require additional housing units. The Population Research Center estimates Marion County's population, including Salem, to be 351,211 in 2025. The data predicts that the population will increase to 378,309 in 2035, a growth rate of approximately 8 percent. Table 7 depicts the population and growth rate in the past 15 years and the next ten years. From 2010 to 2025, the population grew approximately 12 percent. From 2025 to 2040, the population is projected to grow approximately 10 percent.

### Table 7: Population and Growth Rate Projections (2026 to 2035)

| - | Population Estimate | Growth Rate |
|---|---|---|
| 2010 | 315,335 | N/A |
| 2020 | 345,920 | 10% |
| 2025 | 351,211 | 2% |
| 2030 | 365,724 | 4% |
| 2035 | 378,309 | 3% |
| 2040 | 389,382 | 3% |

*Data Source: Population Research Center: Portland State University (2025)*

*Data Geography: Marion County (including Salem)*

## Number of Households Table (by Income Level)

Understanding the number and characteristics of LMI households allows the County to make informed program decisions. This section presents two data sources, CHAS and the Asset-Limited, Income-Constrained, Employed (ALICE) report, that describe income and economic trends among Marion County residents.

CHAS utilizes AMI to determine income categories, which are outlined in Table 1. ALICE refers to households that earn more than the federal poverty level, but less than the basic cost of living in the county. This is referred to as a survival budget. ALICE calculates the survival budget based on the needs and typical prices of household expenses.

In certain instances, the ALICE survival budget is lower than HUD's LMI calculation. Table 8 compares the ALICE survival budget with the HUD income calculations. ALICE data provides

a useful supplement to CHAS data because ALICE captures the nuances of age and household need, which creates a more complex picture of income and costs.

### Table 8: CHAS and ALICE Income Calculations

| Household Type | Income Needed to Afford a Survival Budget (ALICE) | HUD LMI Income Calculation |
|---|---|---|
| Single adult | $33,636 | $51,900 |
| Two adults | $46,992 | $59,300 |
| Two adults and two children (both in childcare) | $85,896 | $74,100 |

*Data Source: ALICE (2023); HUD Income Limits Documentation (2025)*
*Data Geography: Marion County (including Salem)*

Throughout the Needs Assessment, CHAS and ALICE data are used together to describe the needs of LMI households.

#### CHAS

CHAS provides estimates of the number of households at each income level by household type. Listed below are the total and types of households included in CHAS data. Note that these categories do not comprise all household types and can overlap.

- Small-family households (2–4 people): 23,555 households.
- Large-family households (5+ people): 7,680 households.
- Household contains at least one person aged 62–74: 16,250 households.
- Household contains at least one person aged 75 or older: 6,800 households.
- Households with one or more children aged 6 or younger: 9,736 households.

In 2021, 38 percent of Marion County residents were considered LMI, 43 percent of LMI households contained at least one senior, and 18 percent contained at least one small child. Table 9 presents a breakdown of certain types of households in Marion County by income level. Through consultation sessions and in surveys, stakeholders and community members indicated a high need for housing and services for seniors and families with small children.

### Table 9: Total Households Table

| Household Type | 0–30% AMI | >30–50% AMI | >50–80% AMI | >80–100% AMI | >100% AMI |
|---|---|---|---|---|---|
| Total households | 4,380 | 6,860 | 10,100 | 5,770 | 29,590 |
| Small-family households | 1,310 | 2,160 | 3,870 | 1,950 | 14,265 |

| Household Type | 0–30% AMI | >30–50% AMI | >50–80% AMI | >80–100% AMI | >100% AMI |
|---|---|---|---|---|---|
| Large-family households | 445 | 835 | 1,825 | 800 | 3,775 |
| Household contains at least one person aged 62–74 | 730 | 2,140 | 2,455 | 1,710 | 9,225 |
| Household contains at least one person aged 75 or older | 880 | 1,235 | 1,685 | 945 | 2,055 |
| Households with one or more children aged 6 or younger | 670 | 1,025 | 2,135 | 1,181 | 4,725 |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

### ALICE

ALICE data provides information on the number of people in Marion County who earn less than the survival budget. In 2023, 30 percent of Marion County residents did not earn enough to cover the survival budget. Table 10 depicts the percentage of certain populations earning less than the survival budget and the difference from total Marion County households earning less than the survival budget. Several populations in Marion County had a higher percentage of households not earning the survival budget, including single female and single male-headed households and households with seniors.

#### Table 10: Percentage of Certain Populations Earning Less than a Survival Budget

| Household Type | Percentage of Households with Incomes Below ALICE Survival Budget |
|---|---|
| Total households | 30% |
| Single female-headed households | 76% |
| Single male-headed households | 62% |
| Household with at least one member over the age of 65 | 52% |
| Household with at least one member under the age of 25 | 52% |

*Data Source: 2023 ALICE*

*Data Geography: Marion County (including Salem)*

## Housing Needs Summary Tables

CHAS data provides information on a select number of housing problems, which are defined below. Overall, CHAS found that over 50 percent of LMI households in Marion County spent more than 30 percent of their income on housing expenses, which is considered cost-burdened.

DEFINITIONS

Instances of housing problems are indicators of housing need for particular household types and income levels. The following tables explore the number of households in the County that experience specific types of housing problems that are captured in CHAS data and defined by HUD. HUD defines a housing problem as at least one of the following four conditions:

- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).
- The household is crowded (more than one person per room).
- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.

CHAS also provides information on severe housing problems. Note that HUD defines substandard housing as both a housing problem and a severe housing problem. HUD defines a severe housing problem as a household experiencing at least one of the following four conditions:

- The household is severely cost-burdened (the household spends more than half of its income on housing costs).
- The household is severely crowded (more than 1.5 people per room).
- The housing unit lacks complete kitchen facilities (severe).
- The housing unit lacks complete plumbing facilities (severe).

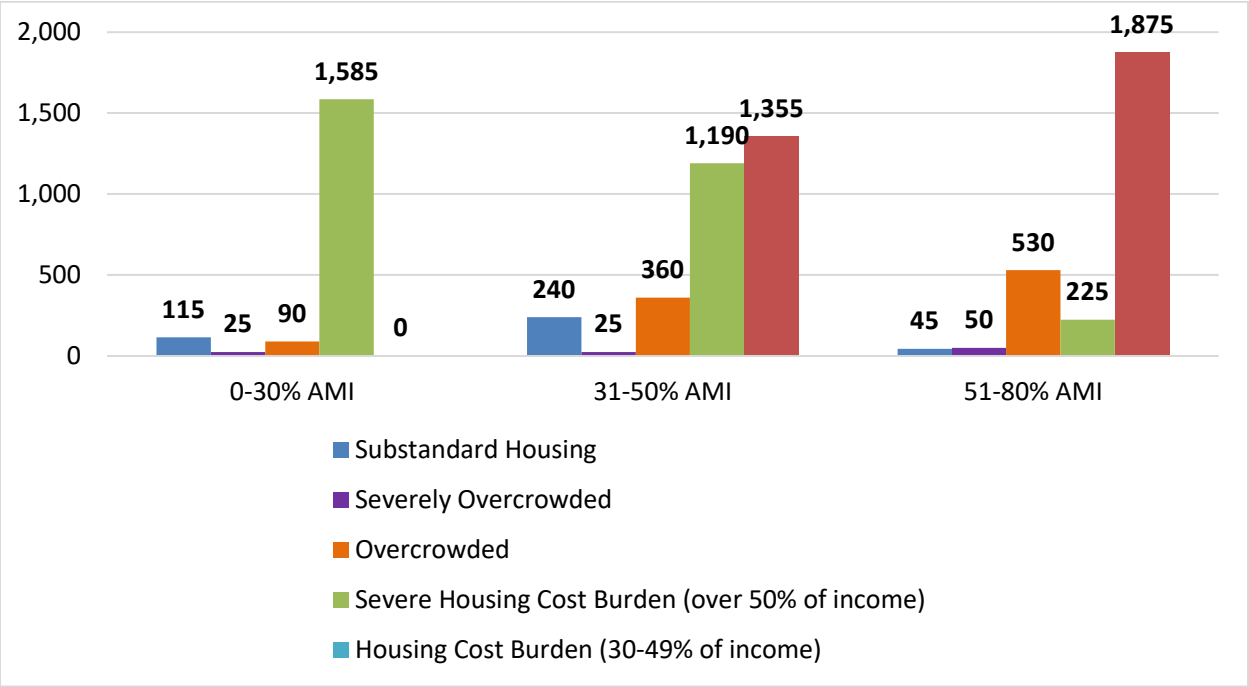
Note that the table 7 includes a row titled “Zero/negative income (and none of the above problems).” This means that the household did not report income, indicating cost burden could not be computed. However, the household did not experience any of the other housing problems recognized by HUD. HUD does not consider zero income to be a housing problem. In addition, note that HUD’s calculations of housing cost burden and severe housing cost burden generally exclude housing subsidies.

## 1. Housing problems (households with one of the listed needs)

In 2021, 33 percent of total Marion County households experienced a housing problem. Figures 2 and 3 provide an overview of the number of households experiencing each type

of housing problem by income level and tenure (whether the household rents or owns their home). Among LMI households, housing cost burden and severe housing cost burden were the most prevalent housing problems.

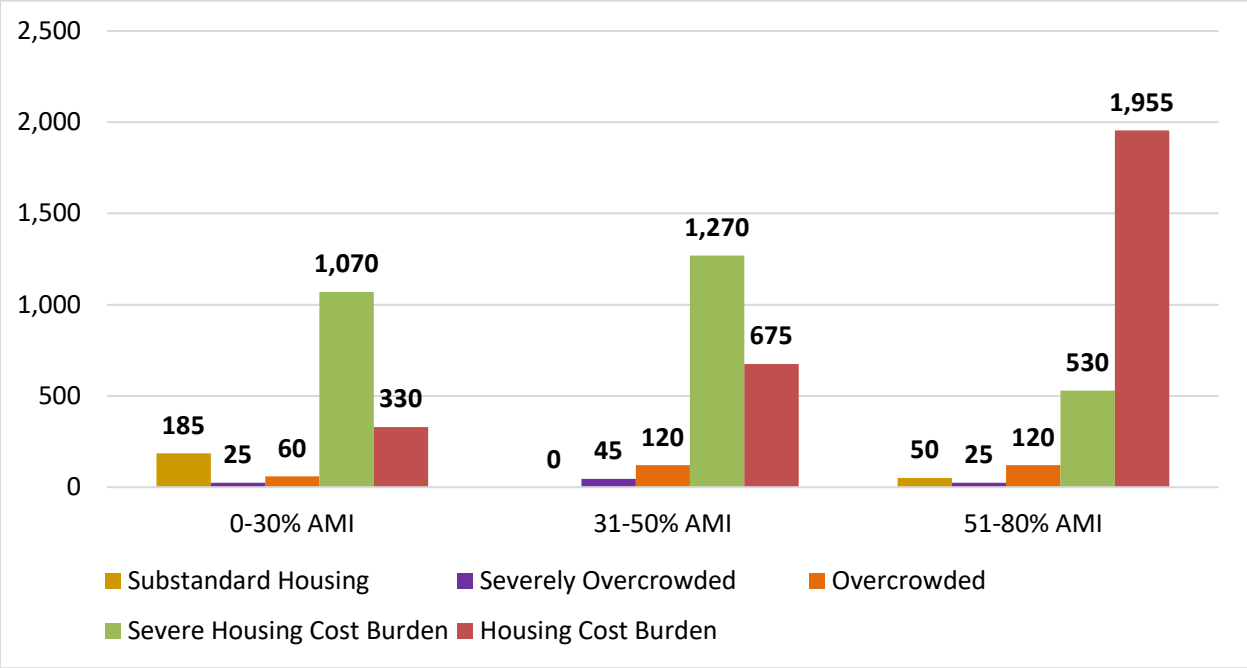
Figure 2: Housing Problems by Income Category (Renters)




*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

Figure 3: Housing Problems by Income Category (Owners)




*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

Housing cost burden and severe housing cost burden were the most common housing problems for renters and owners:

- 19 percent of renter households under 100 percent AMI experienced housing cost burden, while 17 percent experienced severe housing cost burden.
- 15 percent of owner households under 100 percent AMI experienced housing cost burden, while 8 percent experienced severe housing cost burden.

In each category, LMI households experienced housing problems at a greater rate than the total population.

Table 11 provides greater detail on the number of households experiencing each type of housing problem under 100 percent AMI. The table provides information on renter and owner households separately, or by tenure. Note that this table combines the lack of complete kitchen and plumbing facilities into one row, titled "Substandard Housing."

Table 11: Housing Problems Among Renter and Owner Households (by Tenure)

| - | 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 |
| Substandard housing—lacking complete plumbing or kitchen facilities | 115 | 240 | 45 | 100 | 500 | 185 | 0 | 50 | 4 | 239 |
| Severely overcrowded—with >1.51 people per room (and complete kitchen and plumbing) | 25 | 25 | 50 | 0 | 100 | 25 | 45 | 25 | 36 | 131 |
| Overcrowded—with 1.01–1.5 people per room (and none of the above problems) | 90 | 360 | 530 | 25 | 1,005 | 60 | 120 | 120 | 70 | 370 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,585 | 1,190 | 225 | 115 | 3,115 | 1,070 | 1,270 | 530 | 125 | 2,995 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 1,355 | 1,875 | 195 | 3,425 | 330 | 675 | 1,955 | 975 | 3,935 |
| Zero/negative income (and none of the above problems) | - | - | - | - | - | - | - | - | - | - |

*Data Source: 2017–2021 CHAS*

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## 2. Severe housing problems (households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Extremely low-income households experienced severe housing problems at a higher rate than LMI households. Table 12 represents the number of households with severe housing problems in Marion County in 2021 earning less than 100 percent AMI. As outlined in the table, 43 percent of LMI renter households and 31 percent of LMI owner households experienced at least one severe housing problem. Conversely, among extremely low-income households, 78 percent of renters and 65 percent of owners experienced at least one severe housing problem.

Table 12: Severe Housing Problems by Tenure

| - | 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 |
| Having one or more of four housing problems | 1,810 | 1,815 | 850 | 230 | 4,705 | 1,345 | 1,440 | 730 | 225 | 3,740 |
| Having none of four housing problems | 505 | 1,950 | 3,415 | 1,620 | 7,490 | 720 | 1,655 | 5,105 | 3,695 | 11,175 |
| Household has negative income, but none of the other housing problems | - | - | - | - | - | - | - | - | - | - |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 3. Households with cost burden greater than 30 percent

In 2021, small families comprised the greatest share of housing cost burden among LMI renter households, while elderly households comprised the greatest share of housing cost burden among LMI owner households. Table 13 shows the number of cost-burdened renter and owner households that were considered LMI in 2021 by family type. As described in the table, 42 percent of LMI renter households experiencing housing cost

burden were small families, and 46 percent of LMI owner households experiencing housing cost burden were elderly households.

Table 13: Cost Burden > 30 percent

| - | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total |
| Small related | 35 | 690 | 825 | 1,550 | 45 | 190 | 820 | 1,055 |
| Large related | 0 | 255 | 450 | 705 | 0 | 90 | 290 | 380 |
| Elderly | 4 | 470 | 415 | 809 | 325 | 385 | 750 | 1,460 |
| Other | 5 | 180 | 335 | 520 | 90 | 55 | 120 | 265 |
| **Total need by income** | **44** | **1,595** | **2,025** | **3,664** | **460** | **720** | **1,980** | **3,160** |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 4. Households with a cost burden greater than 50 percent

Similarly, small families comprised the greatest share of severe housing cost burden among LMI renter households, while elderly households comprised the greatest share of severe housing cost burden among LMI owner households. Table 14 shows the number of severely cost-burdened renter and owner households that were considered LMI in 2021 by family type. Small families accounted for 37 percent of severe housing cost burden instances for LMI renters, and elderly households comprised 57 percent of severe housing cost burden instances among owner LMI households.

Table 14: Cost Burden > 50 percent

| - | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total |
| Small related | 700 | 485 | 50 | 1,235 | 315 | 230 | 165 | 710 |
| Large related | 365 | 140 | 25 | 530 | 40 | 55 | 125 | 220 |
| Elderly | 345 | 540 | 100 | 985 | 605 | 825 | 255 | 1,685 |

| - | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total |
| Other | 385 | 170 | 40 | 595 | 180 | 165 | 15 | 360 |
| **Total need by income** | **1,795** | **1,335** | **215** | **3,345** | **1,140** | **1,275** | **560** | **2,975** |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 5. Crowding (more than one person per room)

Overall, overcrowding accounted for a small portion of total housing problems in Marion County. Among those who did experience overcrowding, small-family households were most likely to experience overcrowding out of any family type. Table 15 outlines the number of LMI renter and owner households that experienced overcrowding in 2021 by family type. The family types represented in this table are single families (one family residing in the household), multiple unrelated families residing in the household, or non-family households (such as roommates). As depicted in the table, small-family households comprised 92 percent of total overcrowding instances. Among LMI renter households, moderate-income households experienced the greatest instances of overcrowding. Among LMI owner households, low-income households experienced the greatest instances of overcrowding.

### Table 15: Crowding Information Among Renter and Owner Households (by Tenure)

| - | 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 |
| Single-family households | 115 | 405 | 555 | 15 | 1,090 | 85 | 125 | 120 | 66 | 396 |
| Multiple, unrelated family households | 0 | 0 | 20 | 0 | 20 | 0 | 40 | 30 | 29 | 99 |
| Other, non-family households | 0 | 0 | 4 | 14 | 18 | 0 | 0 | 0 | 0 | 0 |
| **Total need by income** | **115** | **405** | **579** | **29** | **1,128** | **85** | **165** | **150** | **95** | **495** |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

Approximately one-fifth of LMI households contained at least one small child. Table 16 outlines the number of LMI households with one or more children aged six or younger in the household among renter and owner households in 2021; 18 percent of LMI households included a child aged six years old or younger.

### Table 16: Households with Small Children by Income Among Renter and Owner Households (by Tenure)

| - | 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 | 590 | 745 | 990 | 2,325 | 80 | 280 | 1,145 | 1,505 |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

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

In 2023, there were 12,756 single-person households in Marion County, excluding Salem, representing 22 percent of total households. More than half of the single-person households were seniors living alone (6,936 seniors). These seniors comprise 12 percent of all households in Marion County outside of Salem.

ALICE estimates that 39 percent of single or cohabiting households did not earn enough to cover the survival budget, which is $33,636 a year for a single-adult household, which is 9 percent higher than total Marion County households earning less than the survival budget. The budget is comprised of monthly costs of $1,045 for housing (rent or mortgage payments), $476 for food, $409 for transportation, and $131 for healthcare. To afford the cost of living by themselves, an individual would need to earn $16.82 per hour (pre-taxes).

During consultation sessions, stakeholders emphasized that rising costs of housing, transportation, childcare, and food make it nearly impossible for people to live alone. While the increased cost of living has created challenges for all types of households, it has become increasingly difficult to afford vital expenses on a single income. As housing costs continue to climb, fewer individuals may be able to afford to live by themselves, especially those with lower incomes.

## 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.

The 2023 ACS data estimates that 19 percent of the adult population in Marion County lived with a disability. ACS data regarding people with disabilities is provided at the individual level, as opposed to the household level. About 41 percent of people with disabilities were over the age of 65. ACS data finds that people with a disability, on average, earned less and were more likely to live below the federal poverty line than those without a disability.

In the County's 2022 HOME-ARP Allocation Plan, the Center for Hope and Safety (CHS) estimated that 47,413 adults in Marion County were survivors of domestic violence: 32,845 women and 14,568 men. This figure was based on Oregon's prevalence rate for domestic violence (1 in 4 women and 1 in 11 men). Estimates of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault, and stalking are difficult to provide, as domestic violence is not always reported. In the plan, CHS estimated receiving over 30,000 contacts for services in 2022. In that year, CHS provided 9,519 nights of shelter to domestic violence survivors, representing a significant increase from 3,681 nights of shelter provided in 2021. In addition, the Continuum of Care (CoC) estimated in the 2025 PIT count that 420 people experiencing homelessness in Polk and Marion Counties were survivors of domestic violence.

## What are the most common housing problems?

Housing cost burden and severe housing cost burden were the most common housing problems in Marion County in 2021 based on CHAS data. Over half (57 percent) of LMI households experienced either housing cost burden or severe housing cost burden. To compare, just 7 percent of LMI households experienced overcrowding, and 3 percent live in homes with incomplete kitchen or bathroom facilities.

During consultation sessions, stakeholders emphasized that rising costs have significantly impacted Marion County households. With a limited supply of affordable housing, many households live in crowded or otherwise substandard conditions.

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

CHAS data indicates that certain household types are more affected by housing problems.

- Renter households experienced all types of housing problems (defined in the Housing Needs Summary Table section) at a higher rate than owner households: 50 percent of renter households experienced a housing problem, compared to 27 percent of owner households.

- LMI households experienced all types of housing problems at a higher rate than the overall population: 66 percent of LMI households experienced a housing problem, compared to 34 percent of total households.
- Elderly households comprised the greatest share of severely cost-burdened owner households.
- Small-family households comprised the greatest share of severely cost-burdened renter households.

Additionally, stakeholders emphasized that seniors have a growing need for housing services. Often living on fixed incomes, seniors are having trouble maintaining their housing.

## 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 rehousing assistance and are nearing the termination of that assistance

In 2021, 20 percent of total households in Marion County (11,240) were considered low- or extremely low-income, and 15 percent of these households (1,695) contained a child aged 6 or younger. ALICE data indicates that, in 2023, 76 percent of single female-headed households with children and 62 percent of single male-headed households with children did not earn enough to afford a survival budget. This was 46 and 32 percent higher than the percentage of total Marion County households earning less than the survival budget, respectively. As stated in this section, low-income households experience housing problems at a greater and more severe rate than higher-income households, which often puts them at risk of housing instability and an increased risk of homelessness.

The McKinney-Vento data from 2023 counted 2,154 school-aged children identified as experiencing homelessness. This accounted for 3.3 percent of school-aged children. The majority (72.3 percent) of those students were staying with others. While the exact number of families with children at risk of homelessness is difficult to pinpoint, available data indicates that there is a significant need for housing assistance and homelessness services each year. Stakeholders noted during consultation sessions that rising costs and limited affordable housing and social service options have meant that many households are one large expense away from homelessness. Increasingly, service providers are seeing moderate-income households, such as those earning less than the survival budget, in need of services.

Rising costs also impact households nearing the end of their rapid rehousing assistance. The CoC noted that many preparing to exit rapid rehousing programs do not have sufficient income to keep up with rental payments. Those in single-income families or working minimum wage jobs find it difficult to afford the high rents in the area, which can lead to households reentering homelessness.

## 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:

Information regarding individuals at risk of experiencing homelessness originates from the 2022 Marion County HOME-ARP Allocation Plan. In the plan, the definition of "at risk of homelessness" mirrors the definition in 24 CFR 91.5, which is an individual or family who:

I. Has an annual income below 30 percent of the median family income for the area, as determined by HUD.

II. Does not have sufficient resources or support networks (e.g., family, friends, faith-based or other social networks) immediately available to prevent them from moving to an emergency shelter.

III. Meets one of the following conditions:

   a. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance.

   b. Is living in the home of another because of economic hardship.

   c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance.

   d. Lives in a hotel or motel, and the cost of the hotel or motel stay is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals.

   e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau.

   f. Is exiting a publicly funded institution or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution).

   g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the County's approved Consolidated Plan.

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

Overall, housing cost burden and severe housing cost burden contribute to housing instability. Households find it difficult to afford increased housing, transportation, food, and childcare costs, creating unaffordable living situations.

During consultation sessions and in the online survey, stakeholders described factors that increase the risk of someone becoming homeless. Listed below are the most common responses:

- Disability
- Mental health challenges and SUDs
- Job loss and fixed incomes
- Lack of access to affordable housing
- Prior convictions

## Discussion

Marion County identifies the key themes from the Housing Needs Assessment as the following:

- Over half of LMI households spent more than 30 percent of their income on housing expenses in 2021 (meaning the household experienced housing cost burden or severe housing cost burden). Housing expenses include rent and utilities for renters. For homeowners, housing expenses include mortgage payments, utilities, home insurance, and property taxes.
- From 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent.
- From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent.
- During consultation sessions, stakeholders described that many Marion County households are struggling to keep up with the rising cost of living, including housing, food, childcare, and transportation costs.
- During consultation sessions, stakeholders identified several populations and circumstances that, among their clients, can exacerbate housing instability. These include disability, mental health challenges and SUDs, job loss and fixed income, lack of access to affordable housing, and prior convictions.

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

Assess the needs of groups with certain characteristics that have disproportionately greater need in comparison to the needs of that category of need as a whole.

## Introduction

This section of the Consolidated Plan assesses the needs of groups with certain characteristics that have disproportionately greater need in comparison to the needs of that category of need as a whole regarding housing problems. Data for this section comes from 2017–2021 CHAS estimates.

Note that the sample size for certain groups is small, which could partially account for large disproportionate impacts among those groups and the percentages represented.

The data analysis indicates that several populations met the threshold of disproportionate impact, including:

- Extremely low and low-income Pacific Islander households.
- LMI Black or African American households.
- Low-income Asian households.
- Moderate-income Hispanic households.

HUD defines a disproportionately greater housing need when a group with certain characteristics experiences housing problems at a rate over 10 percentage points that of the corresponding income level in Marion County as a whole (represented as "jurisdiction as a whole" in the following tables). The tables below summarize the percentage of each group experiencing housing problems by income level. As stated previously, the four housing problems captured in CHAS data are:

- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).
- The household is crowded (more than one person per room).
- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.

## 0 Percent–30 Percent of Area Median Income (Extremely Low-Income)

Almost 80 percent of households with extremely low incomes experienced one or more housing problems. Table 17 provides a breakdown of extremely low-income households experiencing one or more housing problems by group in Marion County. Pacific Islander households were disproportionately impacted by housing problems in 2021: 100 percent of extremely low-income Pacific Islander households reported experiencing at least one housing problem.

### Table 17: Disproportionally Greater Need 0–30 Percent AMI

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 3,450 | 935 | 4,385 | 79% |
| White | 2,330 | 585 | 2,915 | 80% |
| Black/African American | 0 | 25 | 25 | 0% |
| Asian | 35 | 15 | 50 | 70% |
| American Indian, Alaska Native | 0 | 0 | 0 | N/A |
| Pacific Islander | 65 | 0 | 65 | 100% |
| Hispanic | 820 | 215 | 1,035 | 79% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 30 Percent–50 Percent of Area Median Income (Low-Income)

Seventy-seven percent of households with very low incomes experienced one or more housing problems. Table 18 provides a breakdown of low-income households experiencing one or more housing problems by group in Marion County. Four instances of disproportionate impact occurred in 2021: 100 percent of low-income Black or African American, Asian and Pacific Islander, and Hispanic households experienced a housing problem, which was 23 percent higher than the jurisdiction as a whole, and 88 percent of low-income Hispanic households experienced a housing problem, which was 11 percent higher than the jurisdiction as a whole.

Table 18: Disproportionally Greater Need 30–50 Percent AMI

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 5,280 | 1,575 | 6,855 | 77% |
| White | 3,085 | 1,165 | 4,250 | 73% |
| Black/African American | 10 | 0 | 10 | 100% |
| Asian | 15 | 0 | 15 | 100% |
| American Indian, Alaska Native | 15 | 20 | 35 | 43% |
| Pacific Islander | 35 | 0 | 35 | 100% |
| Hispanic | 1,850 | 260 | 2,110 | 88% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 50 Percent–80 Percent of Area Median Income (Moderate-Income)

Over half of households with low incomes experienced one or more housing problems. Table 19 provides a breakdown of moderate-income households experiencing one or more housing problems by group in Marion County. Black or African American households were disproportionately impacted by housing problems in 2021: 100 percent of low-income Black or African American households reported experiencing at least one housing problem, which was 46 percent higher than the jurisdiction as a whole. It should be noted that Hispanic households had the largest number of impacted households, second only to White households, and close to 10 percent higher than the jurisdiction as a whole (62 percent).

Table 19: Disproportionally Greater Need 50–80 Percent AMI

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 5,415 | 4,695 | 10,110 | 54% |
| White | 2,820 | 3,050 | 5,870 | 48% |

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Black/African American | 60 | 0 | 60 | 100% |
| Asian | 0 | 20 | 20 | 0% |
| American Indian, Alaska Native | 10 | 30 | 40 | 25% |
| Pacific Islander | 0 | 0 | 0 | N/A |
| Hispanic | 2,390 | 1,450 | 3,840 | 62% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 80 Percent–100 Percent of Area Median Income

Over a quarter of households with moderate incomes experience one or more housing problems. Table 20 provides a breakdown of households earning 80–100 AMI experiencing one or more housing problems by group in Marion County. Seventy-one percent of American Indian or Alaskan Native households earning between 80–100 percent AMI experienced a housing problem, which was 43 percent higher than the jurisdiction as a whole.

### Table 20: Disproportionally Greater Need 80–100 percent AMI

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 1,630 | 4,145 | 5,775 | 28% |
| White | 1,295 | 2,870 | 4,165 | 31% |
| Black/African American | 0 | 45 | 45 | 0% |
| Asian | 20 | 80 | 100 | 20% |
| American Indian, Alaska Native | 10 | 4 | 14 | 71% |
| Pacific Islander | 0 | 60 | 25 | 0% |

| | | | | |
|---|---|---|---|---|
| Hispanic | 335 | 970 | 1,305 | 26% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Summary Table: Disproportionate Impact

In 2021, there were seven groups that experienced disproportionate impact regarding housing problems. Table 21 summarizes the instances of disproportionate impact identified in Tables 17–20. It is important to note that in many instances, the sample size is relatively small, which could partially account for the large disproportionate impact and percentages represented.

### Table 21: Instances of Disproportionately Greater Impact

| Income Level | Group |
|---|---|
| 0–30% AMI | Pacific Islander |
| 31–50% AMI | Black or African American |
| 31–50% AMI | Asian |
| 31–50% AMI | Pacific Islander |
| 31-50% AMI | Hispanic |
| 51–80% AMI | Black or African American |
| 81–100% AMI | American Indian or Alaska Native |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Discussion

Marion County identified the key themes from this section to be as follows:

- CHAS data identified seven instances of disproportionate impact regarding housing problems. This means that a certain group experienced housing problems at a rate over 10 percentage points above that of the corresponding income level in Marion County as a whole.
- Black or African American and Pacific Islander households were disproportionately impacted by housing problems in two out of three LMI categories.

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

Assess the need of any group with certain characteristics that has disproportionately greater need in comparison to the needs of that category of need as a whole.

## Introduction

This section of the Consolidated Plan assesses the needs of any group with certain characteristics that has disproportionately greater need in comparison to the needs of that category of need as a whole regarding severe housing problems. Data for this section comes from 2017–2021 CHAS estimates. Note that the sample size for certain groups. is small, which could partially account for large disproportionate impacts among those groups and the percentages represented. The data analysis indicates that several populations met the threshold of disproportionate impact, including:

- Extremely low and low-income Pacific Islander households.
- LMI Black or African American households.
- Moderate-income Hispanic households.

HUD defines a disproportionately greater housing need when a group with certain characteristics experiences severe housing problems at a rate over 10 percentage points that of the corresponding income level in Marion County as a whole (represented as "jurisdiction as a whole" in the following tables). The tables below summarize the percentage of each group experiencing housing problems by income level. As stated previously, the four housing problems captured in CHAS data are:

- The household is severely cost-burdened (the household spends more than 50 percent of its income on housing costs).
- The household is severely crowded (more than 1.5 people per room).
- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.

## 0 Percent–30 Percent of Area Median Income (Extremely Low-Income)

Seventy-two percent of extremely low-income households experienced a severe housing problem. Table 22 provides a breakdown of extremely low-income households experiencing one or more severe housing problems by group in Marion County: 100 percent of Pacific Islander households experienced a severe housing problem, which is 28 percent higher than the jurisdiction as a whole.

Table 22: Severe Housing Problems 0–30 Percent AMI

| Severe housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 3,155 | 1,225 | 4,380 | 72% |
| White | 2,095 | 825 | 2,920 | 72% |
| Black/African American | 0 | 25 | 25 | 0% |
| Asian | 35 | 15 | 50 | 70% |
| American Indian, Alaska Native | 0 | 0 | 0 | N/A |
| Pacific Islander | 65 | 0 | 65 | 100% |
| Hispanic | 770 | 260 | 1,030 | 75% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 30 Percent–50 Percent of Area Median Income (Low-Income)

Forty-seven percent of low-income households experienced a severe housing problem. Table 23 provides a breakdown of low-income households experiencing one or more severe housing problems by group in Marion County. When disaggregated, three instances of disproportionate impact occurred in 2021: 100 percent of Black or African American and Pacific Islander households experienced a severe housing problem, which was 53 percent higher than the jurisdiction as a whole, and 68 percent of Hispanic households experienced a severe housing problem, which was 21 percent higher than the jurisdiction as a whole.

Table 23: Severe Housing Problems 30–50 Percent AMI

| Severe housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 3,255 | 3,605 | 6,860 | 47% |
| White | 1,510 | 2,745 | 4,255 | 35% |
| Black/African American | 10 | 0 | 10 | 100% |

| Severe housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Asian | 0 | 15 | 15 | 0% |
| American Indian, Alaska Native | 15 | 20 | 35 | 43% |
| Pacific Islander | 35 | 0 | 35 | 100% |
| Hispanic | 1,425 | 680 | 2,105 | 68% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 50 Percent–80 Percent of Area Median Income (Moderate-Income)

Sixteen percent of moderate-income households experienced a severe housing problem. Table 24 provides a breakdown of moderate-income households experiencing one or more severe housing problems by group in Marion County: 100 percent of Black or African American households experienced a severe housing problem, which is 84 percent higher than the jurisdiction as a whole. It should be noted that Hispanic households had the largest number of households with one or more of the four housing problems. However, relative to the jurisdiction as a whole, Hispanic households were not disproportionately impacted.

### Table 24: Severe Housing Problems 50–80 Percent AMI

| Severe housing problems* | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 1,580 | 8,520 | 10,100 | 16% |
| White | 625 | 5,250 | 5,875 | 11% |
| Black/African American | 60 | 0 | 60 | 100% |
| Asian | 0 | 20 | 20 | 0% |
| American Indian, Alaska Native | 0 | 45 | 45 | 0% |
| Pacific Islander | 0 | 0 | 0 | N/A |

| Severe housing problems* | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Hispanic | 875 | 2,960 | 3,835 | 23% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 80 Percent–100 Percent of Area Median Income

Eight percent of households earning 80–100 percent of AMI experienced a severe housing problem. Table 25 provides a breakdown of households earning 80–100 AMI experiencing one or more severe housing problems by group in Marion County. Asian households were disproportionately impacted by housing problems in 2021, and 29 percent of low-income Asian households reported experiencing at least one housing problem, which is 21 percent higher than the jurisdiction as a whole. It should be noted that Hispanic households had the largest number of households with one or more of the four housing problems. However, relative to the jurisdiction as a whole, Hispanic households were not disproportionately impacted.

### Table 25: Severe Housing Problems 80–100 Percent AMI

| Severe housing problems* | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 455 | 5,315 | 5,770 | 8% |
| White | 275 | 3,885 | 4,160 | 7% |
| Black/African American | 0 | 45 | 45 | 0% |
| Asian | 20 | 50 | 70 | 29% |
| American Indian, Alaska Native | 0 | 15 | 15 | 0% |
| Pacific Islander | 0 | 60 | 60 | 0% |
| Hispanic | 190 | 1,120 | 1,310 | 15% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Summary Table: Disproportionate Impact

In 2021, there were six groups that experienced disproportionate impact regarding severe housing problems. Table 26 summarizes the instances of disproportionate impact identified in this section.

### Table 26: Instances of Disproportionately Greater Impact

| Income Level | Group |
|---|---|
| 0–30% AMI | Pacific Islander |
| 31–50% AMI | Black or African American |
| 31-50% AMI | Pacific Islander |
| 31-50% AMI | Hispanic |
| 51–80% AMI | Black or African American |
| 81–100% AMI | Asian |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Discussion

Marion County identifies the key themes from this section as follows:

- In 2021, there were six instances of disproportionate impact regarding severe housing problems.
- In all except one instance (81–100 AMI Asian households) the groups who experienced disproportionate impact with housing problems also experienced disproportionate impact with severe housing problems.
- While Hispanic households were not considered to be disproportionately impacted by severe housing problems, Hispanic households experienced severe housing problems at a rate higher than the jurisdiction as a whole in each income category.

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

Assess the need of any group with certain characteristics that has disproportionately greater need in comparison to the needs of that category of need as a whole.

## Introduction

This section of the Consolidated Plan identifies any group with certain characteristics that has disproportionately greater need in comparison to the needs of that category as a whole regarding housing cost burdens. Data for this section comes from 2017–2021 CHAS estimates. Note that the sample size for certain groups. is small, which could partially account for large disproportionate impacts among those groups and the percentages represented. The data analysis indicates that American Indian or Alaska Native and Hispanic households were disproportionately impacted by housing cost burden. Black or African American, Pacific Islander, and Asian households were disproportionately impacted by severe housing cost burden.

HUD defines a disproportionately greater housing need when a group with certain characteristics experiences a housing cost burden or severe housing cost burden at a rate over 10 percentage points higher than that of the corresponding income level in Marion County as a whole (represented as "jurisdiction as a whole" in the following tables). As stated previously, housing cost burden is defined as when a household spends between 30–50 percent of income on housing costs, and severe housing cost burden is defined as when a household spends over 50 percent of income on housing costs.

## Housing Cost Burden

In 2021, 16,805 households experienced housing cost burden. Table 27 outlines the number of households at different housing cost burden levels by group. Overall, 67 percent of households experiencing cost burden identified as White.

Table 27: Greater Need: Housing Cost Burdens

| Housing cost burden | ≤30% | 30–50% | >50% | No/negative income (not computed) |
|---|---|---|---|---|
| Jurisdiction as a whole | 39,215 | 9,990 | 6,815 | 765 |
| White | 28,740 | 7,040 | 4,270 | 525 |
| Black/African American | 195 | 60 | 70 | 0 |
| Asian | 335 | 25 | 40 | 0 |

| Housing cost burden | ≤30% | 30–50% | >50% | No/negative income (not computed) |
|---|---|---|---|---|
| American Indian, Alaska Native | 130 | 40 | 10 | 0 |
| Pacific Islander | 60 | 20 | 65 | 0 |
| Hispanic | 8,365 | 2,670 | 2,005 | 150 |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Percentage of Population Experiencing Housing Cost Burdens

Several groups experienced housing cost burden at a higher rate than the jurisdiction as a whole. Table 28 outlines the percentage of households at different housing cost burden levels by group. In 2021, 18 percent of households experienced housing cost burden. American Indian or Alaska Native and Hispanic households experienced housing cost burden at a higher percentage than the jurisdiction as whole, and 12 percent of households experienced severe housing cost burden. Black or African American, Pacific Islander, and Hispanic households experienced severe housing cost burden at a higher percentage than the jurisdiction as a whole.

### Table 28: Percentage of Households Experiencing Housing Cost Burden by Group

| Housing cost burden | Share less than 30% | Share 30–50% | Share greater than 50% |
|---|---|---|---|
| Jurisdiction as a whole | 69% | 18% | 12% |
| White | 71% | 17% | 11% |
| Black/African American | 60% | 18% | 22% |
| Asian | 91% | 7% | 11% |
| American Indian, Alaska Native | 79% | 24% | 9% |
| Pacific Islander | 40% | 13% | 43% |
| Hispanic | 63% | 20% | 15% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Discussion:

Marion County identified the key themes from this section to be as follows:

- In 2021, there were five instances of disproportionate impact among housing cost burden and severe housing cost burden.
- Hispanic households experienced both forms of housing cost burden at a higher rate than the jurisdiction as a whole.
- Pacific Islander households experienced the greatest disproportionate impact among severely housing cost-burdened households. Pacific Islander households experienced severe housing cost burden at a rate 31 percent higher than the jurisdiction as a whole.

# 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?

Marion County's analysis of housing problems, severe housing problems, and housing cost burden identified eighteen instances of disproportionately greater need by group (described in previous sections). Overall, Black or African American and Pacific Islander households each experienced five instances of disproportionate impact. Hispanic households experienced four instances of disproportionate impact and tended to have the greatest number of households experiencing a housing problem among other groups. Six instances of disproportionately greater need occurred among low-income households. Note that for certain populations, the sample size of households was relatively small, which may exaggerate the nature of disproportionate impact.

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

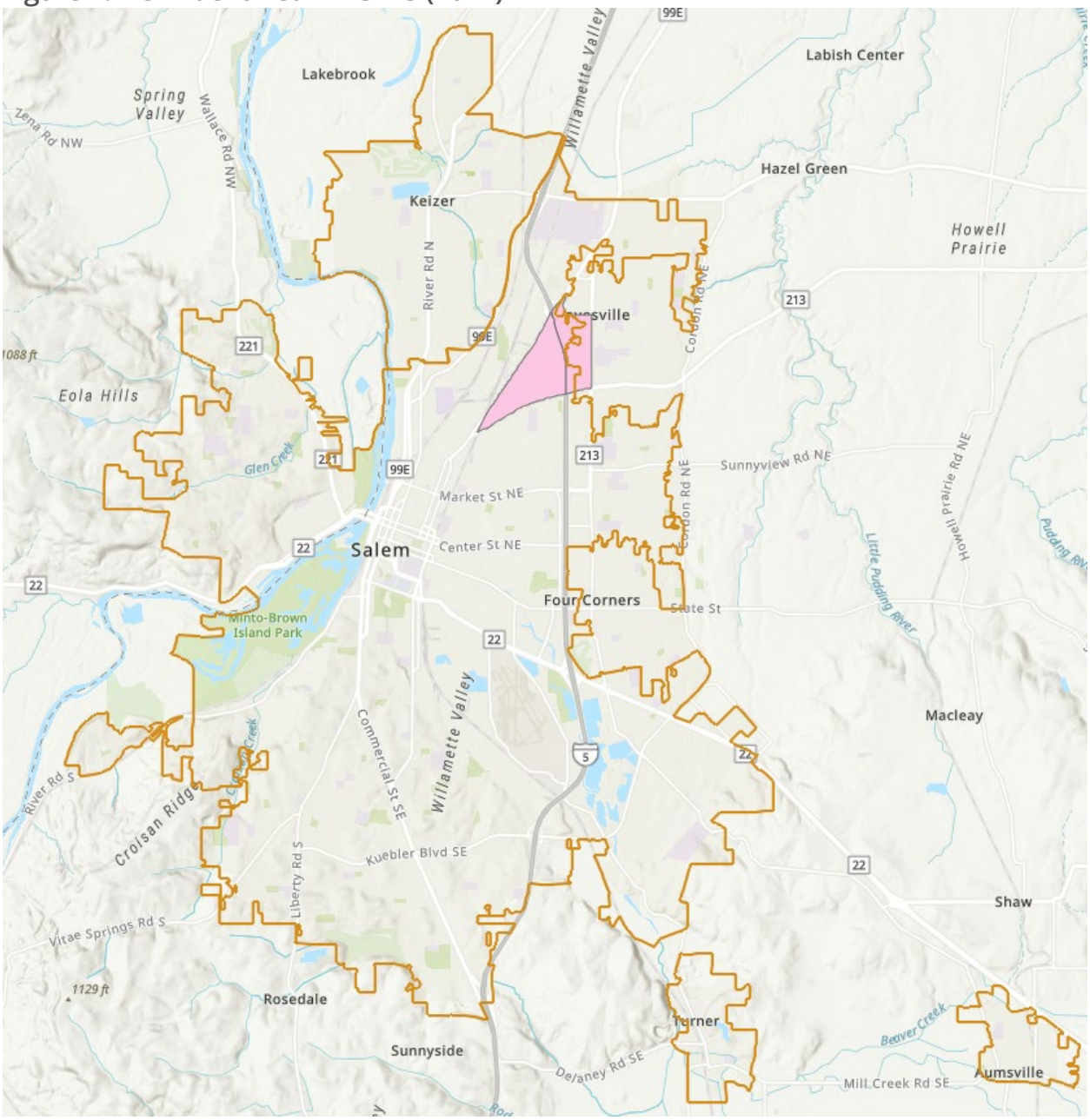
The CHAS analysis identified the needs of groups with certain characteristics described above. Other sections of the Needs Assessment and Market Analysis outline the needs not identified in this section.

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

In 2021, there were two census tracts in Marion County identified as R/ECAPs. A R/ECAP, as defined by HUD, constitutes a census tract in which more than 50 percent of the population identifies as non-White, and the poverty rate is over three times the poverty rate of the surrounding area.

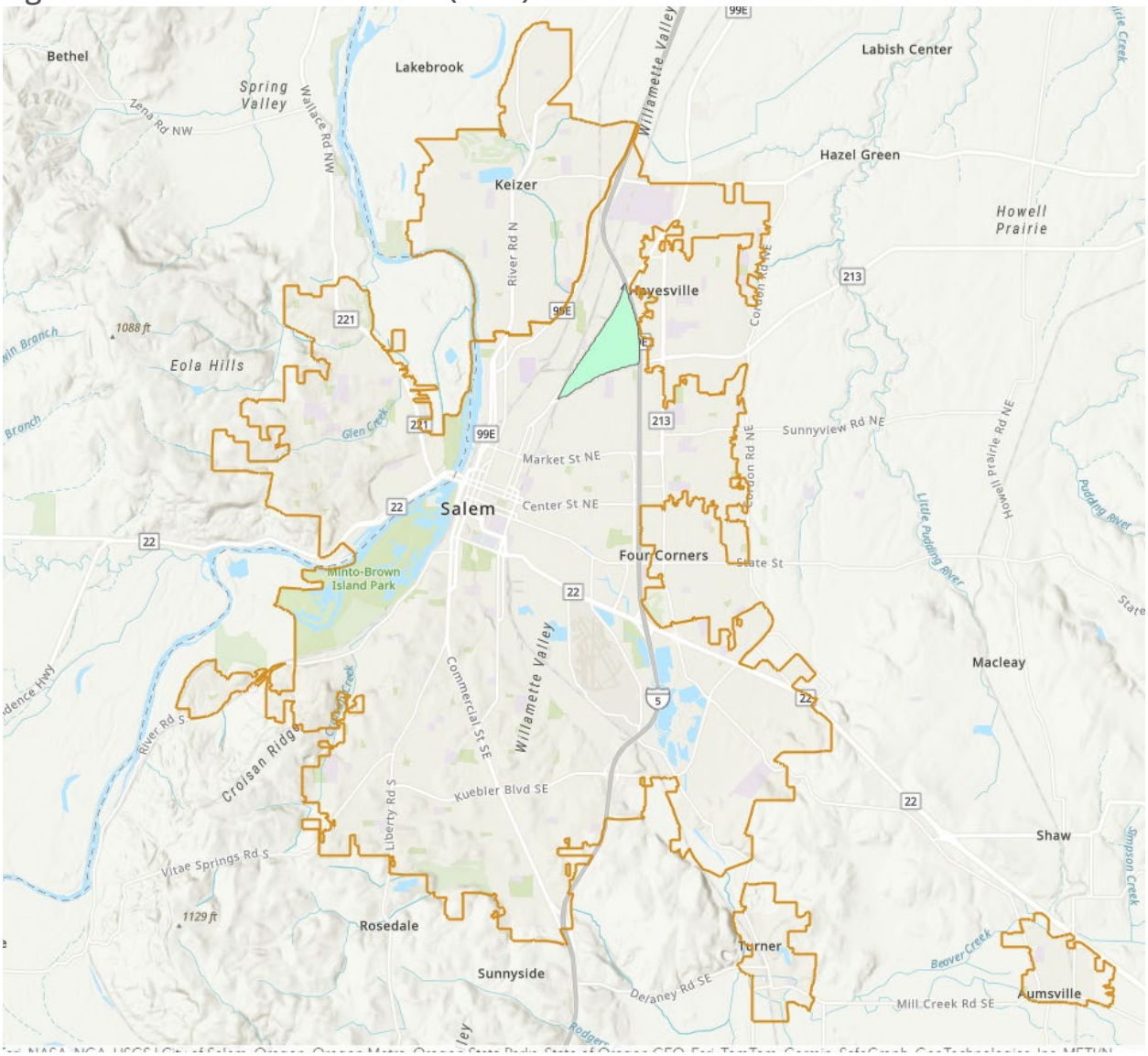
Figure 4 depicts the two abutting census tracts in Marion County recognized as R/ECAPs. One census tract is entirely within the City of Salem, and thus outside of Marion County's HOME and CDBG boundaries. The other census tract is partially within the boundary, in Hayesville. This R/ECAP has appeared within the last 10 years, as it was not included in the previous version of the HUD R/ECAP mapping tool (Figure 5).

## Figure 4: HUD-Identified R/ECAPS (2021)




*Data Source: HUD R/ECAP Mapping Tool (2021)*
*Data Geography: Marion County*

## Figure 5: HUD-Identified R/ECAPS (2013)




*Data Source: HUD R/ECAP Mapping Tool (2021)*

*Data Geography: Marion County*

# NA-35 Public Housing – 91.205(b)

## Introduction

The NA-35 Public Housing section of the Consolidated Plan describes the needs of public housing residents and voucher recipients. Data for this section is provided by the MCHA, which serves low-income residents living in Marion County (minus Salem and Keizer) with housing assistance. As of 2025, MCHA currently offers 835 rental assistance vouchers and does not own any housing units that meet the definition of public housing.

As stated in previous sections, many Marion County residents experience housing cost burdens or otherwise feel the effects of rising prices. Vouchers play an important role in creating affordable housing options for Marion County residents, particularly those with additional barriers to housing, such as criminal history or lack of rental history. MCHA noted during consultation that there are far more applicants on the waitlist than there are available vouchers each year. Most waitlist applicants also require additional features, such as first-floor units and modifications to make units suitable for people with physical disabilities or seniors, which can lead to even longer wait times. Overall, this speaks to the need for more affordable housing and voucher support for residents.

## Overview of Public Housing Portfolio

This section provides an overview of MCHA's public housing and voucher portfolio in use within Marion County. Listed below are the definitions of the types of programs included in this section.

### VOUCHERS

The Section 8 Rental Certificate program (Certificate) provides vouchers to low-income households. Through the voucher program, the tenant pays the landlord 30 percent of the household income in rent, and the PHA pays the remaining rental balance. Section 8 vouchers can be either project-based or tenant-based.

- Project-Based Voucher (PBV): A Section 8 voucher that must be used at a specific property.
- Tenant-Based Voucher: A Section 8 voucher that can be used at any private housing that meets the requirements of the Section 8 program.

PHAs also administer special purpose vouchers, which are distinct from the Section 8 Certificate program. These include:

- HUD-Veterans Affairs Supportive Housing (VASH): Offers rental assistance paired with case management and supportive services to eligible veterans experiencing homelessness.
- Family Unification Program: Provides rental assistance to eligible families with inadequate housing and eligible youth exiting foster care who are homeless or at imminent risk of homelessness.
- Disabled: Offers rental assistance to people with disabilities, which includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition programs.

### MOD-REHAB

Also referred to as Moderate Rehabilitation, this program provided project-based rental assistance for low-income families. The program was repealed in 1991, and no new projects have been developed since.

### PUBLIC HOUSING

A public housing unit is a rental property owned by the federal government and managed by a PHA for low-income households.

MCHA currently offers 835 vouchers. Table 29 provides the number of units and vouchers currently in use for MCHA. MCHA does not operate traditional public housing units. Most vouchers (95 percent) are tenant-based. The remaining vouchers are project-based. MCHA also offers 26 VASH vouchers. MCHA reports that the number of rental assistance vouchers available has increased over the past five years.

Table 29: Public Housing by 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 | 835 | N/A | N/A | 835 | 42 | 793 | 26 | 0 | 0 |

*Data Source: MCHA (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

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## Characteristics of Residents

Understanding the characteristics of the MCHA's current voucher recipients provides insight into the needs and demographics of the population.

On average, the income for assisted households is below 30 percent of AMI for Marion County, meaning residents are extremely low-income. Table 30 provides information on the households currently utilizing a rental assistance voucher. As described in the table, the average annual income for tenant-based vouchers is $17,493, while the average annual income for PBVs is $20,152. Additionally, the average length of stay for tenant-based vouchers is double (6 years) the average length of stay for PBVs and VASH (3 years).

MCHA reports that 452 voucher recipients are older than age 62, and 452 voucher recipients contain at least one family member experiencing a disability, which accounts for over 50 percent of voucher recipients. Finally, 118 voucher recipients experienced homelessness upon receiving a voucher. This accounts for 14 percent of total voucher recipients.

Table 30: Characteristics of Public Housing Residents by 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 | N/A | N/A | N/A | - | $20,152.18 | $17,493.70 | $16,645.43 | N/A |
| Average length of stay (in years) | N/A | N/A | N/A | - | 3 | 6 | 3 | N/A |
| Average Household size | N/A | N/A | N/A | - | 2 | 2 | 1 | N/A |
| # Homeless at admission | N/A | N/A | N/A | 118 | 5 | 113 | 15 | N/A |
| # of Elderly Program Participants (>62) | N/A | N/A | N/A | 452 | 29 | 423 | 18 | N/A |
| # of Disabled Families | N/A | N/A | N/A | 452 | 29 | 423 | 20 | N/A |
| # of Families requesting additional features | N/A | N/A | N/A | 0 | N/A | N/A | N/A | N/A |
| # of HIV/AIDS program participants | N/A | N/A | N/A | 0 | N/A | N/A | N/A | N/A |
| # of DV victims | N/A | N/A | N/A | 0 | N/A | N/A | N/A | N/A |

*Data Source: MCHA (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

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## Characteristics of Residents

Most voucher recipients (89 percent) identify as White. Table 31 provides information on the characteristics of households in voucher programs. As described in the table, four percent of voucher recipients identify as Asian, while 3 percent identify as Black or African American.

### Table 31: Characteristics of Public Housing Residents by Program Type

| Group | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | Project-Based | Tenant-Based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled |
| White | N/A | N/A | N/A | 747 | 41 | 706 | 25 | N/A | N/A |
| Black/African American | N/A | N/A | N/A | 29 | 0 | 29 | 0 | N/A | N/A |
| Asian | N/A | N/A | N/A | 32 | 0 | 32 | 0 | N/A | N/A |
| American Indian/Alaska Native | N/A | N/A | N/A | 13 | 1 | 12 | 1 | N/A | N/A |
| Pacific Islander | N/A | N/A | N/A | 14 | 0 | 14 | 0 | N/A | N/A |
| Other | N/A | N/A | N/A | 0 | 0 | 0 | 0 | N/A | N/A |

*Data Source: MCHA (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

Most voucher recipients (82 percent) do not identify as Hispanic, while 18 percent of voucher recipients do identify as Hispanic. Table 32 depicts the ethnicity of voucher recipients.

Table 32: Characteristics of Public Housing Residents by Program Type (Cont.)

| Group | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | Project-Based | Tenant-Based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled |
| Hispanic | N/A | N/A | N/A | 151 | 10 | 141 | 3 | N/A | N/A |
| Not Hispanic | N/A | N/A | N/A | 684 | 32 | 652 | 23 | N/A | N/A |

*Data Source: MCHA (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

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

MCHA does not operate conventional public housing units, so there is no separate public housing waitlist. MCHA does operate a waitlist for its Housing Choice Voucher (HCV) program. That waitlist is currently closed. Applicants on the list are served in order of application date and preference status as vouchers become available.

MCHA tracks additional applicant needs within the HCV and PBV programs. Through consultation, MCHA identified a consistent need for units that meet mobility, hearing, and vision standards for applicants on the waitlist and current participants of the program. Features in the highest demand are ground-floor units or units with access to elevators, in addition to roll-in showers, widened doorways, and other features suitable for individuals with mobility impairments.

MCHA notes that applicants who require additional features in units often experience longer search times due to limited inventory in Marion County, especially in rural areas. Many applicants requiring units suitable to people with physical disabilities and seniors may also face additional challenges securing units that are both suitable for people with physical disabilities and seniors and within payment standards, given current market rents. MCHA works closely with landlords, developers, and partner agencies to identify suitable housing opportunities and encourage modifications when possible, to meet these needs.

## Most immediate needs of residents of Public Housing and Housing Choice voucher holders

MCHA reports that their HCV waitlist includes a mix of family types such as single-person households, small families, large families, seniors, and persons with disabilities. Most households are extremely low-income, and a significant portion report disability-related needs.

Demand for vouchers remains high, and the number of applicants on the waitlist far exceeds the number of vouchers that turn over each year. This indicates a strong and ongoing need for rental assistance in Marion County, particularly among low-income families, seniors, and individuals with disabilities.

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

The needs identified within MCHA's assisted households and waitlist applicants are often more acute than those of Marion County's general population. While housing affordability is a challenge countywide, households seeking assistance through the HCV program are

almost exclusively extremely low-income, paying well over 30 percent, and in many cases over 50 percent, of their income toward housing costs without assistance.

These households are more likely to include seniors, persons with disabilities, and families with children who require stable housing close to services, schools, and transportation. The proportion of individuals needing units with additional features is significantly higher than in the general rental market.

In addition, representatives from transitional housing providers described that rental assistance vouchers from MCHA support households in moving from transitional to permanent housing, which underscores the need for more rental assistance voucher support.

The broader population may have greater access to market-rate housing, savings, and credit history that support securing a lease, whereas most MCHA applicants have limited housing choices without subsidy. As a result, the gap between available affordable housing and the needs of these applicants is far wider than for the population at large, making rental assistance a critical factor in preventing homelessness and housing instability for these groups.

# NA-40 Homeless Needs Assessment – 91.205(c)

## Introduction

The NA-40 Homeless Needs Assessment section of the Consolidated Plan describes the characteristics and needs of those experiencing homelessness in Marion County. The Mid-Willamette Valley Homeless Alliance (MWVHA) CoC serves as the regional entity for Marion and Polk Counties regarding homelessness. In this role, the CoC operates a local coordinated entry system, coordinates local PIT counts, and plans local homelessness response strategies. The data in this section is provided by the CoC.

In 2025, there were 1,182 people experiencing sheltered homelessness and 953 people experiencing unsheltered homelessness in Marion and Polk Counties on the day of the PIT count. From 2022 to 2025, the number of people experiencing homelessness in Marion and Polk Counties remained largely stable, decreasing 1 percent in that timeframe. Overall, stakeholders note that the level of housing need for people experiencing homelessness cannot be matched with the current inventory. Transitional housing providers described that as new shelter and transitional housing beds are brought online, they get filled very quickly. Stakeholders emphasize that those in rural areas often have decreased access to services due to transportation and proximity to services. Additionally, stakeholders have seen an increase in seniors becoming homeless in the last five years due to the high cost of living.

## CoC Data Sources

HUD requires CoCs to collect data on program enrollment, client demographics, and overall system performance. One source of information on people experiencing homelessness is the PIT count, which is a census of the number of sheltered and unsheltered people experiencing homelessness on a single night in January. While conducting the PIT count, CoCs also count the inventory and utilization of shelter beds for people experiencing homelessness for the Housing Inventory Count (HIC). Note that the PIT count reflects a one-day estimate and does not capture the full extent of homelessness in Marion County. However, PIT and HIC data provide a useful snapshot of people experiencing homelessness and the utilization of available resources on a given day.

Another useful source of CoC data is the Homeless Management Information System (HMIS), which CoCs use to record client-level data and information on the utilization of housing, shelter, and services for individuals and families experiencing homelessness. Whereas PIT data provides a snapshot of needs on a given day, HMIS data provides information on people experiencing homelessness and resources over time.

This section includes both PIT and HMIS data. In certain instances, the CoC was unable to extract data for just Marion County (excluding Salem). In those instances, the geography of the data is described below the table.

## Definition of Homelessness

CoCs use a specific definition of "homeless" that determines whether someone is eligible to receive CoC-funded housing, shelter, and services. An individual or family is considered homeless if they fall into at least one of the following categories:

1. Literally homeless: The individual or family lacks a fixed, regular, and adequate nighttime residence. For example, they live in a place not meant for human habitation, such as a car, park, or public place.
2. At imminent risk of homelessness: The individual or family will imminently lose their primary nighttime residence, does not have another residence identified, and does not have the resources or support networks to find permanent housing.
3. Is fleeing or attempting to flee domestic violence: The individual or family who is experiencing trauma or a lack of safety related to, or fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous, traumatic, or life-threatening conditions related to the violence against the individual or a family member in the individual's or family's current housing situation, including where the health and safety of children are jeopardized.

## Homeless Needs Assessment

This section provides information on the demographics of people experiencing homelessness throughout Marion County to better understand the nature and needs of the population.

In 2025, there were 1,182 people experiencing sheltered homelessness and 953 people experiencing unsheltered homelessness in Marion and Polk Counties on the day of the PIT count. Table 33 provides the results of the 2025 PIT count, as well as 2024 data from HMIS from January 1 to December 31, 2024. Note that PIT count estimates include Marion and Polk Counties. The most common family type for both sheltered and unsheltered homelessness was households with adults only: 15 percent of people experiencing unsheltered homelessness and 25 percent of people experiencing sheltered homelessness were a part of a household with children.

HMIS data estimates the number of people experiencing homelessness over an entire year in just rural Marion County. In 2024, 593 people experienced homelessness in rural Marion County. Unlike the PIT figures, HMIS indicates that the most common family type for people experiencing homelessness was persons in households with adults and children. Persons in households with adults and children comprised 53 percent of the population

experiencing homelessness in rural Marion County in 2024. Additionally, 92 people experienced chronic homelessness, and 29 people were veterans.

Finally, the table estimates the number of days persons experience homelessness in rural Marion County. Chronically homeless families and adults experienced the longest average length of homelessness at 730 days. Households with adults and children and households with just children experienced the shortest average length of homelessness at 60 days and 30 days, respectively.

Table 33: Demographics of People Experiencing Homelessness

| Population | Estimate the # of persons experiencing homelessness on a given night (Marion and Polk Counties, including Salem) | | Estimate the # experiencing homelessness each year (rural Marion County) | Estimate the # becoming homeless each year (rural Marion County) | Estimate the # exiting homelessness each year (rural Marion County) | Estimate the # of days persons experience homelessness (rural Marion County) |
|---|---|---|---|---|---|---|
| | *Unsheltered* | *Sheltered* | | | | |
| Persons in households with adult(s) and child(ren) | 141 | 278 | 314 | 30 | 29 | 60 |
| Persons in households with only children | 3 | 13 | 1 | 1 | 1 | 30 |
| Persons in households with only adults | 809 | 891 | 278 | 132 | 71 | 365 |
| Chronically homeless individuals | 310 | 281 | 92 | 30 | 0 | 730 |
| Chronically homeless families | 3 | 13 | 2 | 2 | 0 | 730 |

| Population | Estimate the # of persons experiencing homelessness on a given night (Marion and Polk Counties, including Salem) | | Estimate the # experiencing homelessness each year (rural Marion County) | Estimate the # becoming homeless each year (rural Marion County) | Estimate the # exiting homelessness each year (rural Marion County) | Estimate the # of days persons experience homelessness (rural Marion County) |
|---|---|---|---|---|---|---|
| | *Unsheltered* | *Sheltered* | | | | |
| Veterans | 29 | 87 | 29 | 8 | 4 | |
| Unaccompanied youth | 36 | 68 | 1 | 1 | 1 | 7 |
| Persons with HIV/AIDS | 8 | 0 | 3 | 1 | 1 | - |

*Data Source: MWVHA (2025 PIT and 2024 HMIS)*

*Data Geography: Marion and Polk Counties (including Salem [PIT]; Rural Marion County [HMIS])*

## If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The 2024 HMIS data from the CoC provides estimates on the number of people becoming homeless and exiting homeless over the calendar year by subpopulation. The data indicates that in each category, more people entered homelessness than exited homelessness. The biggest gap between entering and exiting homelessness was among persons in adult-only households. In 2024, 61 more people entered homelessness than exited homelessness. The greatest parity between entering and exiting homelessness were in the following categories: persons in households with only children, unaccompanied youth, and persons with HIV/AIDS. Note that the data does not deduct for a person entering or exiting homelessness more than once during the year.

## Nature and Extent of Homelessness

In 2025, the majority of people experiencing homelessness, sheltered and unsheltered, identified as White (79 percent), 22 percent of people identified as Hispanic, and 5 percent identified as Black or African American. Table 34 provides this data for applicants who shared their demographic information.

Table 34: Characteristics of People Experiencing Homelessness (2025)

| Group | # People Sheltered | # People Unsheltered |
|---|---|---|
| White | 809 | 672 |
| Black or African American | 63 | 26 |
| Asian | 4 | 2 |
| American Indian or Alaska Native | 69 | 39 |
| Native Hawaiian/Other Pacific Islander | 59 | 24 |
| Other | 77 | 27 |
| **Total** | **1081** | **790** |
| **Group** | **# People Sheltered** | **# People Unsheltered** |
| Hispanic | 236 | 181 |

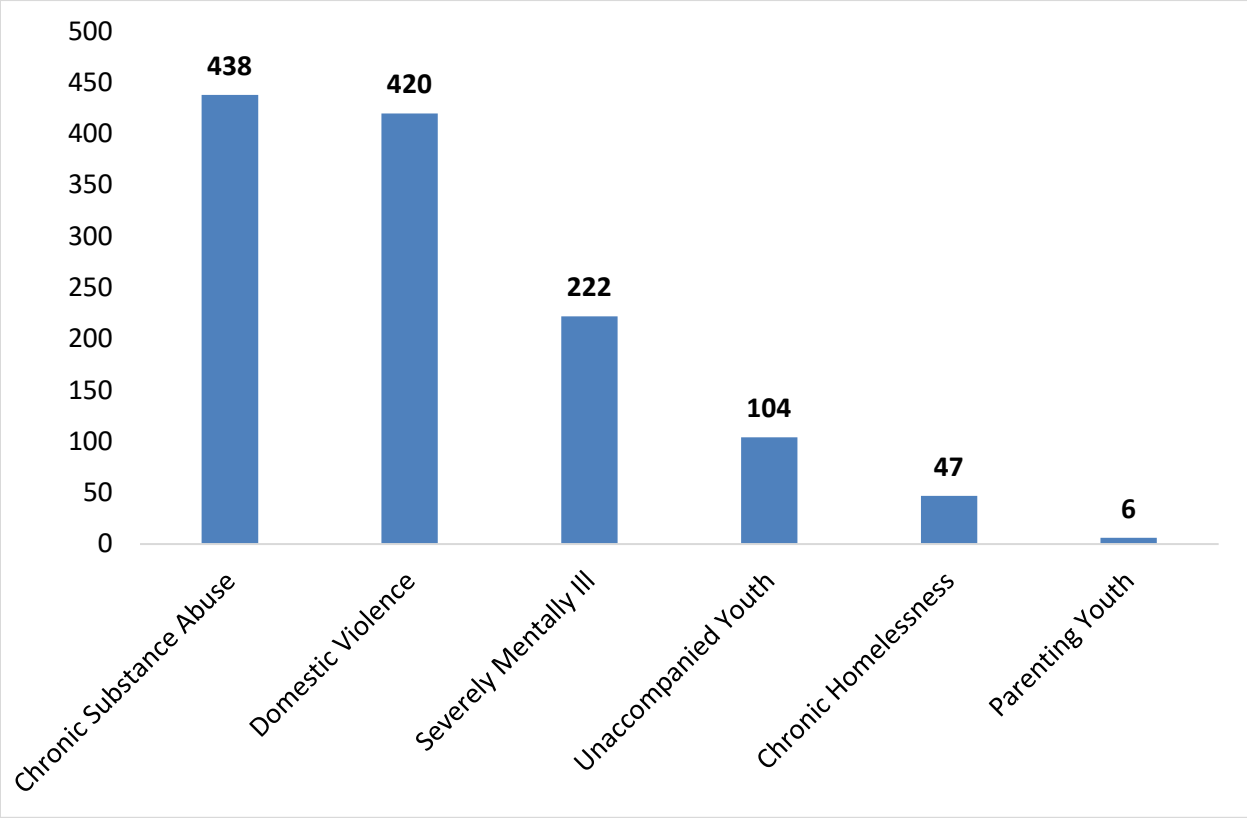
| | | |
|---|---|---|
| Not Hispanic | 845 | 609 |
| **Total** | **1081** | **790** |

*Data Source: MWVHA (2025 PIT)*

*Data Geography: Marion and Polk Counties (including Salem)*

People experiencing homelessness often face additional challenges. In 2025, 21 percent of people experiencing homelessness in Marion and Polk Counties identified as having chronic substance use, and 20 percent identified as being victims of domestic violence. Figure 6 depicts the number of people experiencing homelessness in Marion and Polk Counties who faced additional challenges. From 2022 to 2025, the percentage of people experiencing homelessness identifying as having chronic substance use increased by 19 percent, and the percentage of people experiencing homelessness identifying as being victims of domestic violence increased by 13 percent.

Figure 6: Number of People Experiencing Homelessness with Additional Challenges




*Data Source: MWVHA (2025 PIT)*

*Data Geography: Marion and Polk Counties (including Salem)*

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

As depicted in Table 33, there were 435 households recorded in the 2025 PIT count for Marion and Polk Counties that included minors. In 2025, 315 households with children experienced homelessness in rural Marion County. Data indicates that the average number of days spent homeless for households with children is between 30 and 60 days. To compare, households with just adults spent, on average, 365 days experiencing homelessness.

During consultation sessions, representatives from Marion County schools indicated a need for greater support for families with children experiencing homelessness. For instance, certain shelters do not provide childcare, which creates additional barriers to families with children experiencing homelessness in finding and maintaining employment and supportive services.

Among veterans experiencing homelessness, the 2025 PIT count estimated that in Marion and Polk Counties, 87 veterans experienced sheltered homelessness, and 29 veterans experienced unsheltered homelessness.

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

Most people experiencing both sheltered and unsheltered homelessness identified as White. Table 35 depicts the characteristics of people experiencing homelessness in Marion and Polk Counties: 75 percent of people experiencing sheltered homelessness identified as White and 85 percent of people experiencing unsheltered homelessness identified as White. Most people experiencing homelessness did not identify as Hispanic; 22 percent of people experiencing sheltered homelessness and 23 percent of people experiencing unsheltered homelessness identified as Hispanic.

When compared to the 2023 PIT (Table 31), two notable shifts occurred. First, the percentage of White people experiencing sheltered homelessness decreased from 82 percent in 2023 to 75 percent in 2025. Second, the percentage of Hispanic people experiencing homelessness increased from 18 percent for both sheltered and unsheltered homelessness to 22 percent and 23 percent, respectively.

Table 35: Characteristics of People Experiencing Homelessness (2023)

| Group | # People Sheltered | # People Unsheltered |
|---|---|---|
| White | 658 | 732 |
| Black or African American | 46 | 24 |
| Asian | 5 | 3 |
| American Indian or Alaska Native | 19 | 56 |
| Native Hawaiian/Other Pacific Islander | 24 | 13 |
| Other | 53 | 50 |
| **Total** | **805** | **878** |
| **Group** | **# People Sheltered** | **# People Unsheltered** |
| Hispanic | 143 | 154 |
| Not Hispanic | 662 | 724 |
| **Total** | **805** | **878** |

*Data Source: MWVHA (2025 PIT)*

*Data Geography: Marion and Polk Counties (including Salem)*

## Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In Marion and Polk Counties in 2025, 953 people experienced unsheltered homelessness, and 1,182 people experienced sheltered homelessness. At the household level, 823 households experienced unsheltered homelessness, and 960 households experienced sheltered homelessness. From 2022 to 2025, the number of households experiencing homelessness decreased. The number of households experiencing sheltered homelessness decreased by 6 percent. However, the number of households experiencing sheltered homelessness increased by 4 percent.

However, it is important to note that the PIT count does not fully express the depth of homelessness in the area. For instance, there are many encampments that are remote and often go uncounted during the PIT.

During consultation, the CoC noted that rural areas tend to have less access to funding, and clients often have a harder time reaching services due to transportation. Additionally,

stakeholders noted that in the past five years, service providers have seen greater numbers of seniors entering homelessness due to the rising cost of living.

## Discussion:

Marion County identifies the key themes of this section as follows:

- According to the 2025 PIT count, 2,135 people belonging to 1,783 households experienced homelessness in Marion and Polk Counties.
- From 2022 to 2025, the total number of households experiencing homelessness in Marion and Polk Counties slightly decreased (1 percent).
- In 2025, 21 percent of people experiencing homelessness in Marion and Polk Counties identified as having chronic substance use.
- In 2025, 20 percent of people experiencing homelessness in Marion and Polk Counties identified as victims of domestic violence.
- Stakeholders described that in the past five years, they are seeing more seniors at risk of homelessness or entering homelessness.

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

## Introduction:

The NA-45 Non-Homeless Special Needs Assessment describes the housing and service needs of special needs populations. Overall, stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children. In addition, stakeholders and community members describe a need for more mental health services.

Special needs populations include people who may not be experiencing homelessness but have increased or distinct housing and supportive service needs, including:

- **Elderly:** Defined as aged 62 and older.
- **Frail elderly:** Defined as an elderly person who requires assistance with three or more activities of daily living such as bathing, walking, and performing light housework. CHAS data considers an individual aged 75 and over as frail elderly.
- **Persons with disabilities**: Defined as those with mental, physical, or developmental disabilities.
- **Persons with SUDs**: Defined as the recurrent use of alcohol or drugs that causes significant impairment such as health problems, disability, and the failure to meet major responsibilities at work, school, or home.
- **Victims of domestic violence**: Defined as persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- **Veterans**: Defined as any person who has served at least one day in the military with any discharge type.
- **Youth and young adults**: Includes individuals under age 18 and those aged 18 to 24.

## Describe the characteristics of special needs populations in your community:

ELDERLY/FRAIL ELDERLY

In 2023, 17 percent of Marion County residents were over the age of 65 and 6 percent of residents were over the age of 75. In 2023, elderly or frail elderly persons accounted for 41 percent of the disabled population.

Many elderly households live on fixed incomes. According to 2021 CHAS estimates, approximately 43 percent of LMI households included at least one member over the age of

62. As described earlier in the Needs Assessment, elderly owner households comprised the greatest share of housing cost burden and severe housing cost burden out of all family types. Elderly households made up 34 percent of total housing cost burden instances and 42 percent of severe housing cost burden instances.

### PERSONS WITH DISABILITIES

Approximately 16 percent of Marion County residents lived with a disability in 2023. As stated above, 41 percent of people with a disability were over the age of 65. Additionally, 38 percent of people with a disability were between the ages of 35 and 64. The two most common types of disability were ambulatory difficulty (48 percent) and cognitive difficulty (43 percent). People living with disabilities in Marion County experienced greater instances of poverty and low median earnings than those without a disability. Table 36 provides the median earnings and poverty rates for those with and without a disability in Marion County.

**Table 36: Median Earnings and Poverty Rate of People With and Without Disabilities**

| - | With a Disability | Without a Disability |
|---|---|---|
| Median Earnings | $28,636 | $41,070 |
| People Living Below Poverty Level | 20% | 10% |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

### PERSONS WITH SUDS

Due to their nature, SUDs can be difficult to track. However, recent reports provide some insight into its prevalence in the community.

According to the 2025 Marion-Polk Community Health Assessment, 2,228 people were hospitalized for an alcohol-related reason in 2023 in Marion County. In 2022, 102 people died due to alcohol use. The report indicates that the rate of alcohol related deaths and hospitalizations has increased in recent years.

In 2023, 134 people in Marion County died due to drug overdoses. The report indicates that the rate of drug overdose deaths has increased steeply in the past few years. In addition, the number of opioid and fentanyl overdoses continues to rise in the County.

According to the 2022 Oregon Substance Use Disorder Services Inventory and Gap Analysis published by Portland State University's School of Public Health, Marion County had a high rate of hospitalization for alcohol or drug diagnosis. The report estimates that 52,096 people in Marion County had an SUD.

The CoC estimated in the 2025 PIT count that 438 people experiencing homelessness in Polk and Marion Counties had chronic SUDs.

### VICTIMS OF DOMESTIC VIOLENCE

As discussed earlier in the Needs Assessment, the number of people experiencing domestic violence can be hard to track. The CHS in Marion County estimated for the HOME-ARP Allocation Plan that 47,413 adults in Marion County were survivors of domestic violence, including 32,845 women and 14,568 men. This figure was based on Oregon's prevalence rate for domestic violence (1 in 4 women and 1 in 11 men). CHS estimated receiving over 30,000 contacts for services in 2022. In that year, CHS provided 9,519 nights of shelter to domestic violence survivors, representing a significant increase from 3,681 nights of shelter provided in 2021.

The CoC estimated in the 2025 PIT count that 420 people experiencing homelessness in Polk and Marion Counties were survivors of domestic violence.

### VETERANS

ACS data indicates that there were 10,098 veterans living in Marion County (minus Salem) in 2023. Over half (53 percent) of veterans were over the age of 65, and 6 percent lived below the federal poverty line while 32 percent lived with a disability.

The CoC estimated in the 2025 PIT count that 116 veterans experienced homelessness in Polk and Marion Counties, with the majority experiencing sheltered homelessness. The CoC estimated that in 2024, 29 veterans experienced homelessness in rural Marion County.

### YOUTH AND YOUNG ADULTS

In 2023, 55,973 people in Marion County (minus Salem) were under the age of 24. This represents 32 percent of the total population. 40,738 people were under the age of 18. According to ACS data, 8,585 youth or young adults lived below the federal poverty line in 2023. This accounts for 15 percent of youth and young adults. The poverty rate for youth and young adults was four percent higher than the overall poverty rate in Marion County (minus Salem) of 11 percent.

The 2025 PIT count identified households with children experiencing homelessness in rural Marion County.

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

Marion County identified the jurisdiction's housing and supportive needs for special populations by analyzing information through several methods, including:

- The 2026–2030 Marion County Consolidated Plan Stakeholder Survey.

- The 2026–2030 Marion County Consolidated Plan Community Survey (available in-person and online).
- Consultation sessions with organizations, agencies, and partners working with LMI people in the community.

Key findings as they pertain to special needs populations are outlined in this section. Overall, stakeholders and community members identify seniors, people with disabilities, and families with children as populations with the greatest housing and supportive service needs. In addition, stakeholders and community members describe a need for more mental health services.

### STAKEHOLDER SURVEY

The Stakeholder Survey asked respondents to indicate the level of need for housing for selected special needs populations in Marion County. Listed below are the types of housing respondents indicated as the highest priority.

- Housing for people with special needs (such as people living with HIV/AIDS or survivors of domestic violence.
- Housing for seniors.
- Housing for people with a disability.

The survey also asked respondents to select public services and activities based on need. Listed below are the three highest-ranked services for special needs populations.

- Mental health services.
- Youth programs and services.
- Services for victims of domestic violence.

### COMMUNITY SURVEY

The in-person and online community surveys asked respondents to identify the types of housing most needed for LMI households. Listed below are the types of housing for special populations identified by the highest priority.

- Housing for people experiencing homelessness.
- Housing for people with a disability.
- Housing for seniors.

The survey also asked respondents to select public services and activities by need. Listed below are the services for special needs populations indicated to be the highest priority. Note that the identified needs for public services and activities in the Community Survey parallel those identified in the Stakeholder Survey.

- Mental health services.
- Youth programs and services.
- Services for people with a disability.

STAKEHOLDER CONSULTATIONS

Marion County held four virtual consultation sessions with community agencies and partners regarding the needs of LMI households. Listed below are common themes that emerged from the consultation sessions regarding the needs of special populations.

- Seniors, often living on fixed incomes, are becoming increasingly priced out of the housing market. There is a need for more affordable housing and supportive services to help seniors age in place.
- There is a need for mental health services to accompany affordable housing opportunities.
- Families with children often have difficulty finding housing that meets their needs. Families often live in crowded conditions to afford housing.

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

Marion County does not receive Housing Opportunities for Persons With AIDS funds from HUD. The 2025 Community Health Assessment identifies that in 2023, there were 21 new cases of HIV in Marion County. The rate of HIV incidence has increased in Marion County in the past five years and is higher than the incidence rate in Oregon.

## If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

## Discussion:

Marion County identifies the key themes from this section as follows:

- Stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children. In addition, stakeholders and community members describe a need for more mental health services.

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

The NA-50 Non-Housing Community Development Needs section of the Consolidated Plan describes the public facilities, public infrastructure, and public services needs of Marion County. Overall, stakeholders and community members emphasized a need for the following:

- Community centers and recreational facilities.
- Improvements to transportation networks and transportation services.
- Mental health services.

Data for this section is provided by the following data sources:

- The 2026–2030 Marion County Consolidated Plan Stakeholder Survey.
- The 2026–2030 Marion County Consolidated Plan Community Survey (available in-person and online).
- Consultation sessions with organizations, agencies, and partners working with LMI people in the community.

## Describe the jurisdiction's need for Public Facilities. How were these needs determined?

Across the two forms of engagement described below, two common themes for public facilities emerged.

- Expansion and maintenance of parks and recreational facilities.
- Improvements to non-profit buildings and community facilities.

### STAKEHOLDER SURVEY

Fifteen respondents to the stakeholder survey provided input on the need for public facilities in Marion County. The first question asked respondents to select the public facility activities they believe are needed most in Marion County. Listed below are the top two selections.

- Community centers for specific groups.
- Parks and recreational facilities.

The second question asked respondents to describe any specific low-income subpopulations, neighborhoods, or areas in the county that have a high need for public facilities. Stakeholders noted the following:

- There is a need to improve the infrastructure of parks to make them suitable for people with disabilities.
- There is a need for more safe public environments for families and parents.

COMMUNITY SURVEY

Thirty-five respondents to the online and in-person community survey provided input on the need for public facilities in Marion County. The question asked respondents to select the public facilities activities that are most needed to serve LMI people in Marion County. Listed below are the top three selections.

- Improvements to nonprofit buildings that serve LMI people.
- Improvements to parks and playgrounds.
- Improvements to senior, youth, and recreational centers.

## Describe the jurisdiction's need for Public Improvements. How were these needs determined?

Across the three forms of engagement described below, two common needs for public improvements emerged:

- Transportation improvements.
- Improvements to aging water infrastructure.

STAKEHOLDER SURVEY

Fifteen respondents to the stakeholder survey provided input on the need for public improvements in Marion County. The first question asked respondents to select the public improvement activities they believe are needed most in Marion County. Listed below are the top three selections.

- Transportation improvements.
- Improvements for people with disabilities.
- Water and sewer infrastructure improvements.

The second question asked respondents to describe any specific low-income subpopulations, neighborhoods, or areas in the county that have a high need for public infrastructure. Stakeholders noted the following:

- There is a need to replace aging infrastructure in rural cities.
- There is a need for increased transportation networks to connect people in East Marion County to Salem.

### COMMUNITY SURVEY

Thirty-five respondents to the online and in-person community survey provided input on the need for public improvements in Marion County. The question asked respondents to select the public improvement activities that are most needed to serve LMI people in Marion County. Listed below are the top three selections.

- Street and sidewalk improvements.
- Streetlighting improvements.
- Broadband internet access improvements.

### STAKEHOLDER CONSULTATION SESSIONS

During consultation sessions, stakeholders described the following themes regarding public improvement needs in Marion County.

- Particularly in smaller cities, improving aging water and transportation infrastructure is a top priority.
- In regard to housing construction in rural areas, the costs of water, sewer, and electrical hookup significantly increase the cost of development.
- There are certain pockets of Marion County, particularly surrounding the Santiam Canyon, that lack broadband access.

## Describe the jurisdiction's need for Public Services. How were these needs determined?

Across the three forms of engagement described below, two common public service needs emerged:

- Mental health services.
- Childcare services.

### STAKEHOLDER SURVEY

Twenty-eight respondents to the stakeholder survey provided input on the need for public services in Marion County. The first question asked respondents to select the public service activities they believe are most needed in Marion County. Listed below are the top selections.

- Mental health services.
- Youth programs and services.
- Employment training and job readiness.
- Childcare services.
- Transportation services.

The second question asked respondents to describe any specific low-income subpopulations, neighborhoods, or areas in the county that have a high need for public services. Stakeholders noted the following:

- There is a need for more services in rural/East Marion County.
- Foster youth, single parents, and survivors of domestic violence face an increased need for public services.

### COMMUNITY SURVEY

Thirty-five respondents to the online and in-person community survey provided input on the need for public services in Marion County. The question asked respondents to select the public service activities that are most needed to serve LMI people in Marion County. Listed below are the top three selections.

- Mental health services.
- Services for people experiencing homelessness.
- Food assistance.

### STAKEHOLDER CONSULTATION SESSIONS

During consultation sessions, stakeholders described the following themes regarding public service needs in Marion County.

- There are limited public transportation options outside of Salem, which serves as a barrier to residents outside of the city who often travel to Salem for work, medical appointments, etc.
- There are limited affordable childcare options, particularly in rural areas.
- Many households need a combination of housing, transportation, mental health services, childcare, and economic support.

# MARKET ANALYSIS

## MA-05 Overview

### Housing Market Analysis Overview:

The Housing Market Analysis portion of the Consolidated Plan provides a detailed picture of the housing market and community development landscape in Marion County to illuminate the needs of LMI households. The needs identified in this section help to inform the County's Strategic Plan, which outlines how the County will use its HUD funds.

The Market Analysis includes 11 sections:

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities
- Barriers to Affordable Housing
- Non-Housing and Community Development Assets
- Needs and Market Analysis Discussion
- Broadband Needs of Housing
- Hazard Mitigation

### Data Sources

The Market Analysis utilizes various data sources. Each data source, including a short description, is listed below.

- 2019–2023 American Community Survey (ACS): ACS is an annual survey conducted by the U.S. Census Bureau. The dataset provides demographic, employment, housing, educational, and socioeconomic data on individuals and households.

- 2017–2021 Comprehensive Housing Affordability Strategy (CHAS): The CHAS dataset provides information regarding housing needs and problems, disaggregation by income and household type. CHAS derives from ACS estimates, which come with some limitations. Sample sizes can be small for certain tabulations, particularly within CHAS data. In addition, 2017–2021 CHAS data likely reflects housing challenges unique to the COVID-19 pandemic.

- Zillow Home Value Index (ZHVI): ZHVI measures the typical home value across a region. ZHVI estimates from 2013–2023 compliment ACS and CHAS data. ZHVI estimates from 2023–2025 provide more current information on housing conditions.

- Zillow Observed Rent Index (ZORI): ZORI measures the typical observed market rent across a region. ZORI estimates from 2013–2023 compliment ACS and CHAS data. ZORI estimates from 2023–2025 provide more current information on housing conditions.

- 2025 Oregon Affordable Housing Inventory: The Oregon Affordable Housing Inventory provides information on the number and characteristics of assisted units in the State of Oregon.

- 2025 Public Housing Authority Data (PHA): The Marion County Housing Authority provided information on the number and types of vouchers available and the demographics of voucher recipients.

- 2025 Housing Inventory Count (HIC): The HIC is an annual inventory of housing conducted during the last ten days in January. Like the PIT count, the HIC is a snapshot in time and likely does not capture the full extent of Marion County's shelter options.

Quantitative data is coupled with qualitative information gathered through surveys and consultation sessions. The County facilitated consultation sessions with community agencies and organizations and conducted stakeholder and community surveys to better understand current trends impacting the region. Finally, the County analyzed information from other available sources, including local reports, plans, and studies.

Whenever possible, the County excluded data for the City of Salem to provide a clearer picture of the demographics and needs of those in the Marion County CDBG/HOME service area. However, this was not always possible due to limitations in the data. Each figure and table specifies its geography.

## Key Themes from the Market Analysis

Listed below are the major trends Marion County identified as impacting LMI households.

### MA-10 NUMBER OF HOUSING UNITS

- Excluding Salem, Marion County had a total of 60,607 housing units (occupied and unoccupied) in 2023, of which 68 percent were single-family homes (ACS).
- From 2019 to 2023, the number of total housing units decreased by 2 percent (2,702 units) (ACS). Marion County lost 633 residential units in the Beachie Creek Fire in 2020 (CDBG-DR Action Plan).

- As of 2025, 1,334 assisted units are available in Marion County (excluding Salem), with 30 units targeted to extremely low-income households. Assisted units include some form of public funding to be affordable to LMI households (Oregon Affordable Housing Inventory).
- During consultation, stakeholders and community members described a need for more one- or two-bedroom apartments, single-family homes, and housing for seniors and people with disabilities.

### MA-15 COST OF HOUSING

- In July 2025, the typical home price in Marion County was $445,228, and the typical monthly rent was $1,745 (Zillow).
- From 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent (Zillow) ).
- From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent (Zillow).
- Stakeholders noted during consultation sessions that increasing housing costs, coupled with the increased cost of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across the County, particularly for LMI households.

### MA-20 CONDITION OF HOUSING

- 54 percent of the County's housing stock was built prior to 1980, which is an indicator of rehabilitation or lead-based paint remediation needs (ACS).
- In 2023, 46 percent of renter-occupied units experienced at least one housing condition, compared to 26 percent of owner-occupied units (ACS).
- Stakeholders noted during consultation sessions that rural communities, senior households, and properties rented by voucher recipients are in the most need of rehabilitation.

### MA-25 PUBLIC AND ASSISTED HOUSING

- MCHA (Marion County's Public Housing Authority) does not own any units that meet the definition of public housing. They do operate other assisted housing units and an HCV program (MCHA).
- MCHA identified the need to support maintenance and rehabilitation of MCHA units and private units occupied by voucher recipients.
- MCHA noted that the need for assisted units in Marion County is not met by the current voucher and unit portfolio.

### MA-30 HOMELESS FACILITIES AND SERVICES

- While actual figures are likely higher, the 2025 HIC recorded 40 emergency shelter beds available in Marion County outside of Salem. These beds are designated for adults (HIC).
- While actual figures are likely higher, HIC data indicates that the inventory of emergency shelter beds has grown in the past five years, from 0 beds in 2021 to 40 beds in 2025 (HIC).Stakeholders note that the current shelter capacity and resources are insufficient to meet the needs of the community, particularly outside of Salem.
- Stakeholders named permanent supportive housing, emergency shelters, and designated shelters for victims of domestic violence as the most needed facilities for people experiencing homelessness.

### MA-35 SPECIAL NEEDS FACILITIES AND SERVICES

- Overall, a variety of services are available to special needs populations in Marion County.
- The most prominent needs identified through stakeholder and community engagement were mental health services, housing and supportive services for seniors and people with disabilities, and supports for families with children.
- Santiam and Salem Hospitals and Clinics have detailed discharge strategies to connect patients with mainstream housing and supportive service resources.

### MA-40 BARRIERS TO AFFORDABLE HOUSING

- The high cost of development, including building and infrastructure costs, and policy complexities at the state and local levels, were cited by stakeholders as barriers to affordable housing development.

### MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

- In 2023, the three most common sectors by workers were Education and Health Care Services, Manufacturing, and Construction.
- Mid-Willamette Valley Council of Governments 2023 Comprehensive Economic Development Strategy (CEDS) identifies transportation, warehousing, utilities, and construction as growing sectors in Marion County.
- Stakeholders identified public utility and infrastructure improvements and affordable housing near transportation or jobs as the most needed economic development activities in Marion County.
- Stakeholders described that a lack of transportation and affordable childcare can serve as barriers to LMI people obtaining and maintaining employment.

### MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

- Certain census tracts in Marion County experienced housing problems at a higher rate than the rest of the County.

## MA-60 BROADBAND NEEDS

- In 2023, 7 percent of Marion County residents, excluding Salem, lacked internet access (ACS).
- From 2017 to 2024, the Marion County Broadband Initiative created 571 rural broadband connections through the Wheatland-Metheny, Detroit-Idanha, Arbor-Grove, and Howell Prairie Road projects.
- Despite several internet providers in the region, certain pockets of Marion County lack broadband connection, particularly in rural portions of the County.

## MA-65 HAZARD MITIGATION

- According to the County's most recent Hazard Mitigation Plan, Marion County maintains a high risk of earthquake, fire, drought, flood, dam or levee failure, and landslides.
- The effects of natural hazards can be amplified among LMI populations who may have limited resources to flee dangerous conditions and recover quickly from severe weather events.

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

## Introduction

The MA-10 Housing Market Analysis: Number of Housing Units provides insight into the number and characteristics of assisted and non-assisted housing units. Assisted units are properties that receive public funding, such as Low-Income Housing Tax Credits, to support LMI housing needs. Non-assisted housing units do not receive such assistance. Data regarding the number of total housing units comes from 2019–2023 ACS estimates, while data regarding assisted units comes from the State of Oregon's Affordable Housing Inventory.

Overall, stakeholders reported a lack of affordable housing options for residents. As of 2025, 1,334 assisted units are available in Marion County (excluding Salem), with 30 units targeted to extremely low-income households. Stakeholders and community members indicate a need for affordable single-family homes, small rental units, and housing for seniors and people with disabilities.

## All residential properties by number of units

This and the following section provide information on the total number of housing units in Marion County (excluding Salem).

The County had a total of 60,607 residential units (occupied and unoccupied) in 2023. Table 37 shows that 68 percent of all residential units are one-unit detached structures, also known as single-family homes. From 2019 to 2023, the number of total housing units declined by 2 percent (2,702 units). According to the State of Oregon 2022 CDBG-Disaster Recovery (CDBG-DR) Action Plan, Marion County lost 633 residential units in the Beachie Creek Fire in 2020.

Table 37: Residential Properties by Unit Number

| Property Type | Number | % |
|---|---|---|
| 1-unit detached structure | 41,051 | 68% |
| 1-unit, attached structure | 2,110 | 3% |
| 2–4 units | 4,281 | 7% |
| 5–19 units | 3,907 | 6% |
| 20 or more units | 2,741 | 5% |
| Mobile Home, boat, RV, van, etc | 6,517 | 11% |

| Property Type | Number | % |
|---|---|---|
| **Total** | **60,607** | **100%** |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Unit Size Among Renter and Owner Households (by Tenure)

Overall, owner-occupied units tended to have larger unit sizes. Table 38 presents the unit size of the 54,298 occupied housing units in the County in 2023: 82 percent of owner-occupied units had three or more bedrooms, and 15 percent of renter-occupied units had three or more bedrooms.

### Table 38: Unit Size Among Renter and Owner Households (by Tenure)

| - | Owners | | Renters | |
|---|---|---|---|---|
| | Number | % | Number | % |
| No bedroom | 455 | 1% | 667 | 5% |
| 1 bedroom | 604 | 1% | 2,199 | 16% |
| 2 bedrooms | 6,276 | 15% | 8,687 | 64% |
| 3 or more bedrooms | 33,367 | 82% | 2,043 | 15% |
| **Total** | **40,702** | **100%** | **13,596** | **100%** |

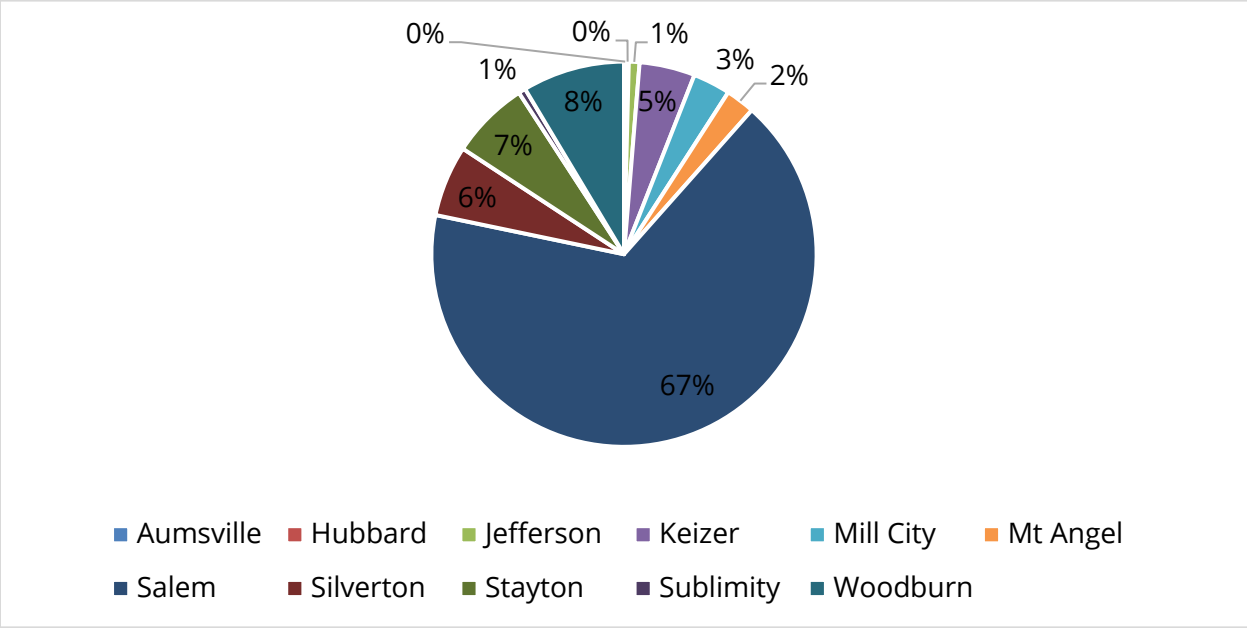
*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Number and Characteristics of Assisted Units

This section provides information on the number and characteristics of assisted units in Marion County. As of 2025, Marion County, including Salem, has a total of 4,008 assisted units. As stated in the introduction, assisted units receive assistance from public funding sources to support LMI households. Figure 7 depicts the location of these units within Marion County; 2,674 units, which account for 67 percent of total units, are located in Salem.

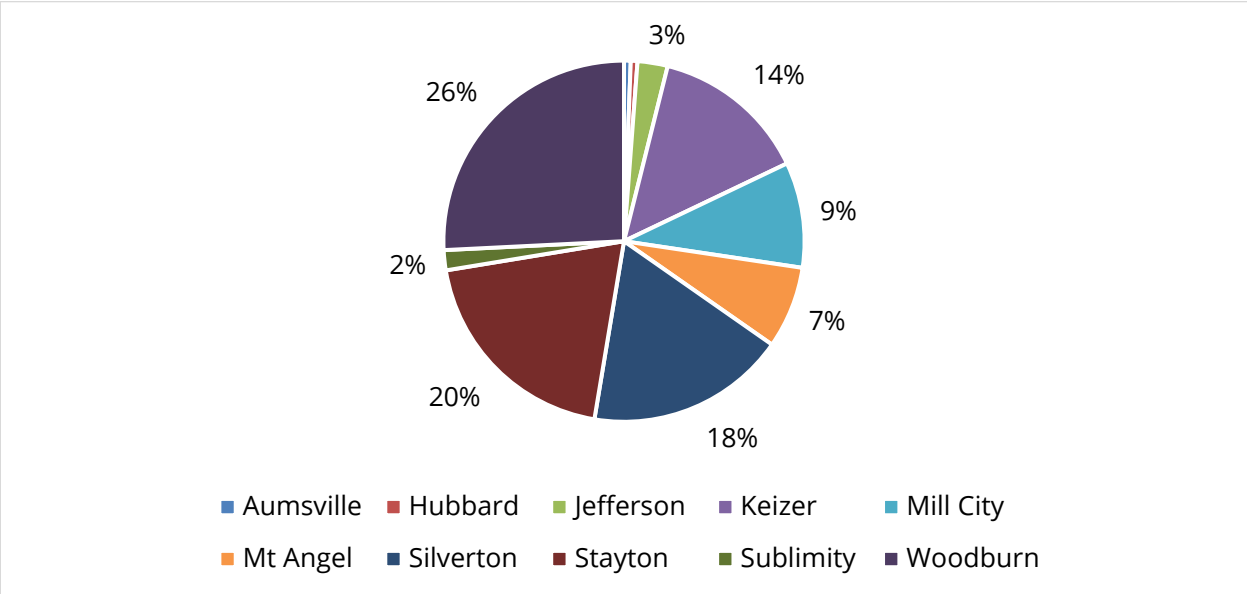
Figure 7: Number of Assisted Units by City (Including Salem)




*Data Source: Oregon Affordable Housing Inventory (2025)*
*Data Geography: Marion County (including Salem)*

Of Marion County's assisted units, 1,334 are located outside of Salem. Figure 8 depicts the location of assisted units in Marion County, excluding Salem. Woodburn, Stayton, and Silverton have the most assisted units.

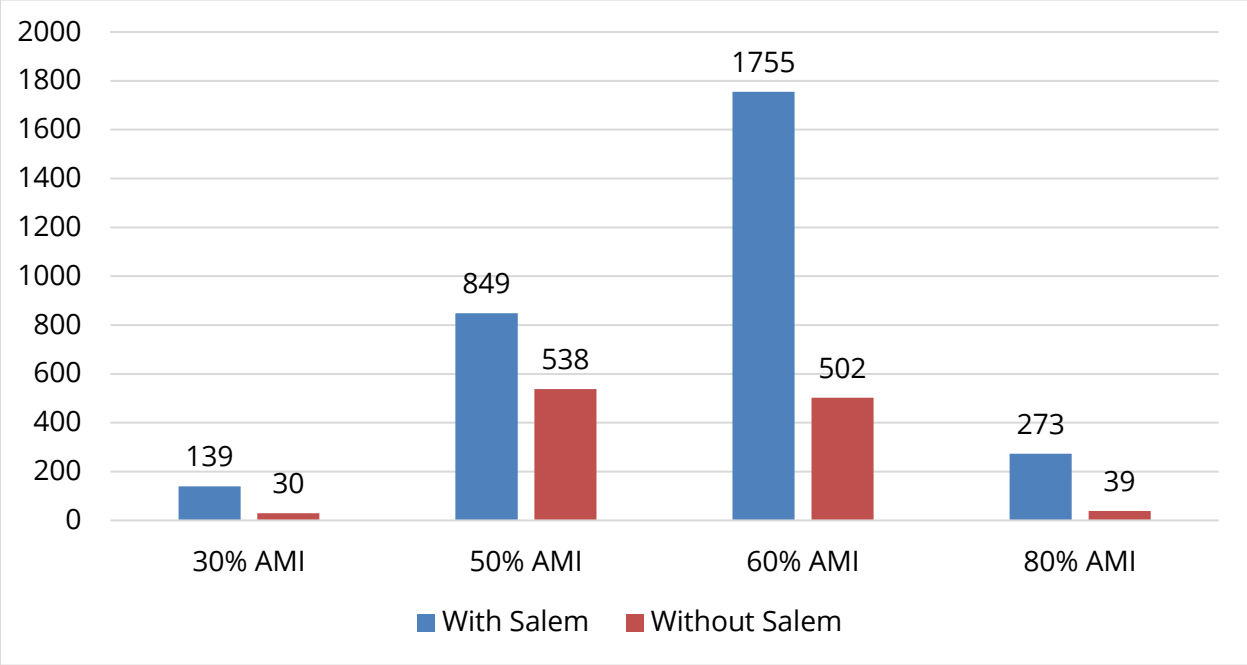
Figure 8: Number of Assisted Units by City (Excluding Salem)




*Data Source: Oregon Affordable Housing Inventory (2025)*
*Data Geography: Marion County (excluding Salem)*

In Marion County (including Salem), 3,016 assisted units have specific income limitations. Figure 9 depicts the number of units at each income category in all of Marion County and Marion County without Salem. Most units are dedicated to those earning 50–60 percent of the AMI. Only 139 units in Marion County are reserved for extremely low-income households, 109 of which are located in Salem, leaving an even smaller number of units affordable to extremely low-income households in the remaining areas of Marion County.

Figure 9: Assisted Units by Target Income



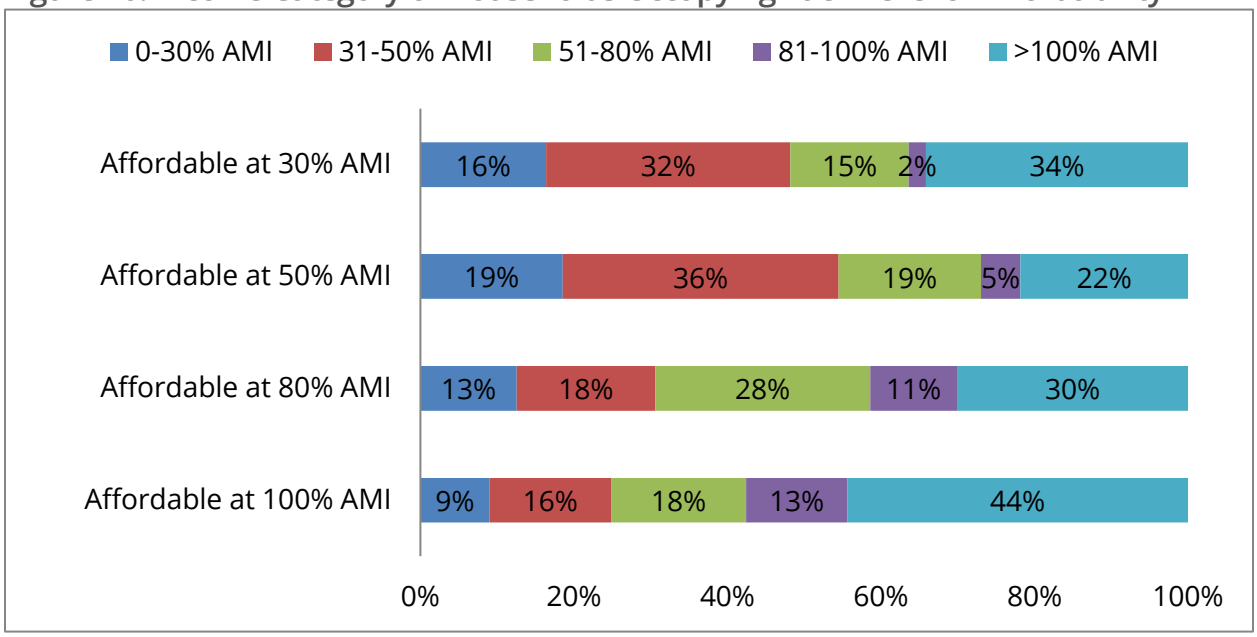

*Data Source: Oregon Affordable Housing Inventory (2025)*
*Data Geography: Marion County (including and excluding Salem)*

## Households Occupying Unaffordable Units

The 2021 CHAS data provides information on the number of total households occupying units that are considered unaffordable to them. Households occupying unaffordable units could indicate a lack of sufficient housing supply for each income level.

In Marion County, a substantial percentage of LMI households occupied units that are unaffordable. Figure 10 depicts the percentage of renters at each income level occupying a unit at each housing affordability category. If a household's income level is lower than the affordability category, that unit is considered unaffordable. Among renter households, 19 percent of units affordable to low-income households were occupied by extremely low-income households, and 31 percent of units affordable to moderate-income households were occupied by low- or extremely low-income households.

Figure 10: Income Category of Households Occupying Each Level of Affordability




*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

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

As reflected in Figure 7, there are 4,008 assisted units in Marion County. Excluding Salem, there are 1,334 units in Marion County. Most of those units are concentrated in the urban areas of Woodburn, Stayton, and Silverton.

Most units are targeted toward moderate-income households; 71 percent of units in Marion County, including Salem, are targeted toward those earning between 50 and 80 percent of the AMI.

The database does not provide insight into the types of families targeted.

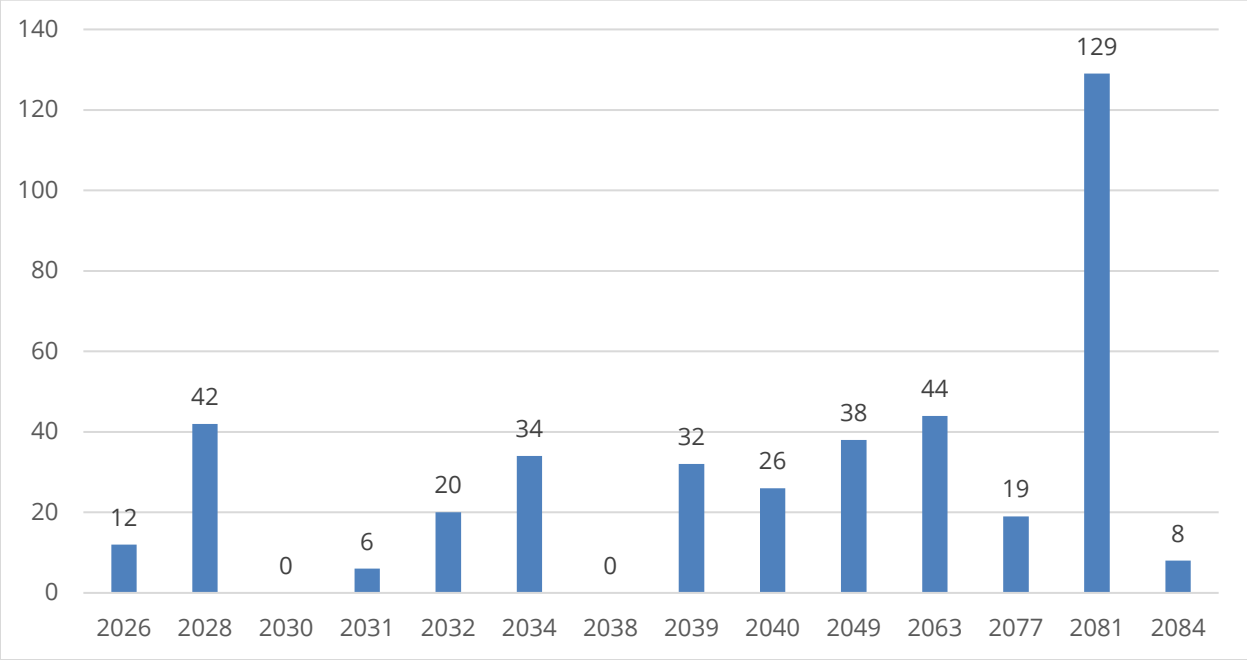
Stakeholders confirmed during consultation sessions that many of the affordable housing opportunities are located in Salem, which leaves a gap for the remaining areas of the County.

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

According to the Oregon Affordable Housing Inventory, 54 units have project-based subsidies that are set to expire in the next five years. These units are from Evergreen Court,

Oak Park Village, and Brookdale River Road. The expiration date refers to the date that the unit's income and rent restrictions elapse according to the regulatory agreement. Figure 11 depicts the number of units set to expire each year.

Figure 11: Expiration Dates of Assisted Units




*Data Source: Oregon Affordable Housing Inventory (2025)*
*Data Geography: Marion County (excluding Salem)*

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

Information from the data analysis and stakeholder engagement indicates that the current availability of total and affordable housing units is not sufficient to provide households with stable housing at all income levels. As detailed in the Needs Assessment, many Marion County households experience housing cost burden and severe housing cost burden. As described in Figure 10, many LMI households live in unaffordable units due to a lack of affordable housing options.

Throughout consultation sessions, stakeholders noted the need for more affordable housing, which includes both naturally occurring affordable housing and assisted units. Stakeholders described that a growing number of households live in crowded and unsuitable conditions due to a lack of affordable housing options. Some examples include multiple families living in a two-bedroom apartment and families utilizing sheds and garages as primary residences.

To address the need for more housing units, several Marion County cities have engaged in the planning and development of new affordable housing in the past five years. The cities of Keizer, Woodburn, and Silverton have housing production goals outlined in the Oregon Housing Needs Analysis to increase the availability of general and assisted housing units. Through five years of housing production (2018–2023), the three cities added a total of 1,312 units, 88 of which were regulated (or assisted) units. Table 39 depicts information from January 2025 on each city's production goals and the number of total and assisted (or regulated) units the city has produced. In addition, the City of Stayton opened Fern Ridge Apartments in 2024, which included 72 affordable housing units for families affected by the Beachie Creek fires. It is important to note that the COVID-19 pandemic and the Beachie Creek fires created challenges to housing development.

### Table 39: Progress Towards Housing Production Goals for Select Cities

| - | Keizer | Silverton | Woodburn |
|---|---|---|---|
| Total Units Targeted | 2,016 | 672 | 1,696 |
| Total Units Produced | 252 | 167 | 893 |
| **Progress Towards Target Goal** | **13%** | **25%** | **53%** |
| Regulated Units Target | 1,272 | 424 | 1,104 |
| Regulated Units Produced | 0 | 4 | 44 |
| **Progress Towards Regulated Target** | **0%** | **1%** | **4%** |

*Data Source: Oregon Housing Needs Analysis (2023)*
*Data Geography: Cities of Keizer, Silverton, and Woodburn*

## Describe the need for specific types of housing:

In the stakeholder and community survey, Marion County asked participants which types of housing are most needed. Listed below are the most common responses.

- One- or two-bedroom apartments.
- Single-family homes.
- Affordable and suitable housing for seniors and people with disabilities.

## Discussion

Marion County identifies the key themes from this section to be as follows:

- Excluding Salem, Marion County had a total of 60,607 housing units in 2023, 68 percent of which were single-family homes.

- From 2019 to 2023, the number of total housing units decreased by 2 percent (2,702 units). Marion County lost 633 residential units in the Beachie Creek Fire in 2020.
- As of 2025, 1,334 assisted units are available in Marion County (excluding Salem), with 30 units targeted toward extremely low-income households.
- During consultation, stakeholders and community members described a need for more one- or two-bedroom apartments, single-family homes, and housing for seniors and people with disabilities.

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

## Introduction

This section of the Consolidated Plan explores the cost of housing and characteristics of the rental market in the County, which provides context for the nature of housing cost burden and affordability experienced by residents. Data on the cost of housing is provided by ACS estimates (various years) and 2019–2023 CHAS.

From July 2020 to 2025, typical home values and monthly rents increased by 35 percent. Overall, stakeholders emphasized the rising costs of not just housing, but also other necessities such as utilities, food, transportation, and childcare. As described in the Needs Assessment, over 50 percent of LMI households experienced a level of housing cost burden in 2021.

## Cost of Housing

This section provides information on the average housing costs in Marion County. The 2023 ACS data provide insight into the changes in housing costs for renter and owner households in Marion County (including Salem).

From 2013 to 2023, contract rents increased by more than 75 percent, and home values have nearly doubled in Marion County. These figures are not adjusted for inflation. Table 40 depicts the change in median home value and contract rent (rent charged to a tenant as agreed upon in a lease) from 2013 to 2023. Note that the Zillow data described in this section refers to typical home values and rents, not media home values and rents.

### Table 40: Cost of Housing

| - | Base year: 2013 | Most recent year: 2023 | % Change |
|---|---|---|---|
| Median Home Value | $192,200 | $383,300 | 99% |
| Median Contract Rent | $660 | $1,165 | 77% |

*Data Source: 2009–2013 ACS (Base Year); 2019–2023 ACS (Most Recent Year)*

*Data Geography: Marion County (excluding Salem)*

Almost half (45 percent) of all renters paid between $1,000 and $1,499 monthly on contract rent in 2023. Table 41 provides data on the number of renters by contract rent bracket: 19 percent of renters spent less than $1,000 on monthly contract rent.

Table 41: Rent Paid

| Rent Paid | Number | % |
|---|---|---|
| Less than $500 | 314 | 2% |
| $500–999 | 2,962 | 17% |
| $1,000–1,499 | 7,911 | 45% |
| $1,500–1,999 | 4,424 | 25% |
| $2,000 or more | 2,072 | 12% |
| **Total** | **17,683** | **100%** |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Housing Affordability

This section provides information on housing affordability trends in Marion County.

The number of housing units that are affordable to households at different income levels increases as household income increases. Table 42 summarizes CHAS data on the number of affordable housing units for each income category. For renters, 60 percent of units were considered affordable to moderate-income households, while just 6 percent were considered affordable to extremely low-income households. For owners, 0 percent of units were affordable to extremely low-income households, while 14 percent of units were affordable to moderate-income households.

Table 42: Housing Affordability

| Number of units affordable to households earning: | Renter | Owner |
|---|---|---|
| 30% AMI | 1,075 | 0 |
| 50% AMI | 2,570 | 4,604 |
| 80% AMI | 10,700 | 5,555 |
| 100% AMI | 3,606 | 28,591 |
| **Total** | **17,951** | **38,750** |

*Data Source: 2017–2021 CHAS*

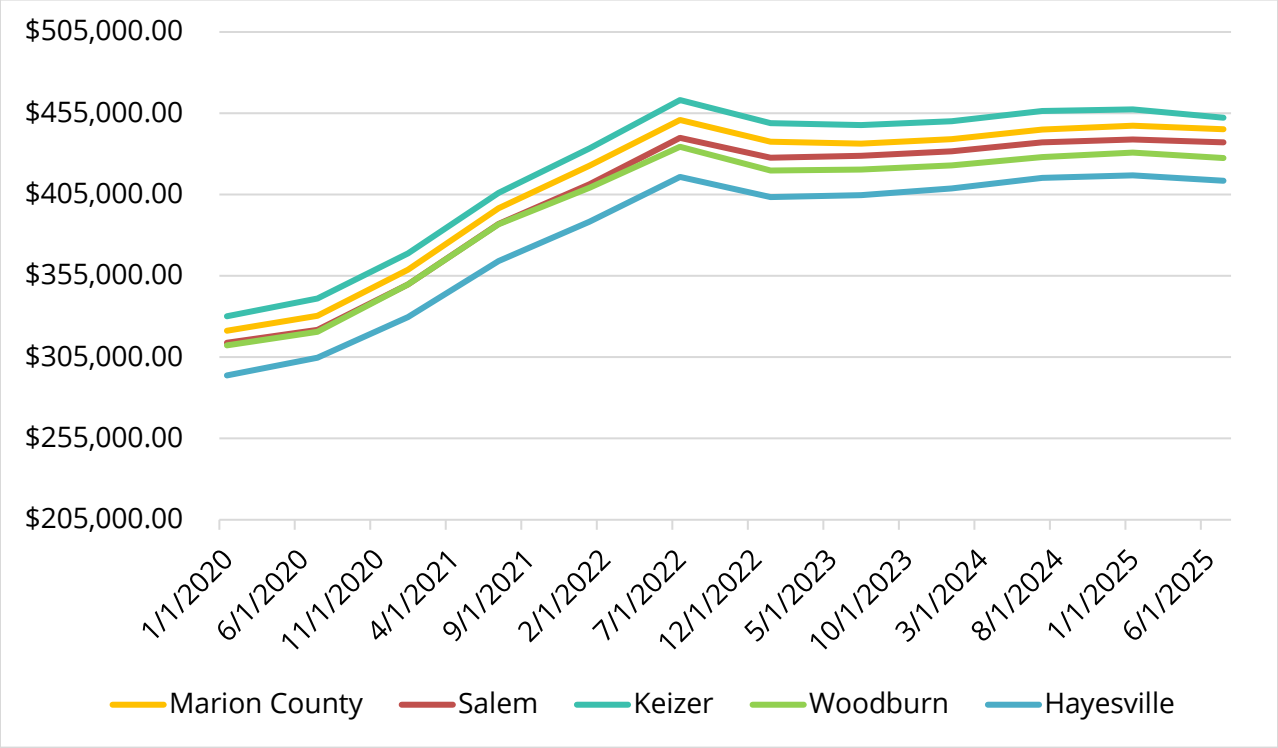
*Data Geography: Marion County (excluding Salem)*

Zillow provides more recent data on rents, home values, and cost burdens. As of July 2025, the typical monthly rent in Marion County was $1,745. According to the Zillow Observed

Rent Index (ZORI), typical monthly rents have increased an additional 4 percent between 2023 and 2025.

As of July 2025, the typical home in Marion County was valued at $445,228. In July 2023, a typical home value in Marion County was valued at $436,397. Figure 12 depicts the typical monthly home values in Marion County and its cities. From 2023 to 2025, typical home values have increased by 2 percent in Marion County.

### Figure 12: Typical Home Values (2020 to 2025)

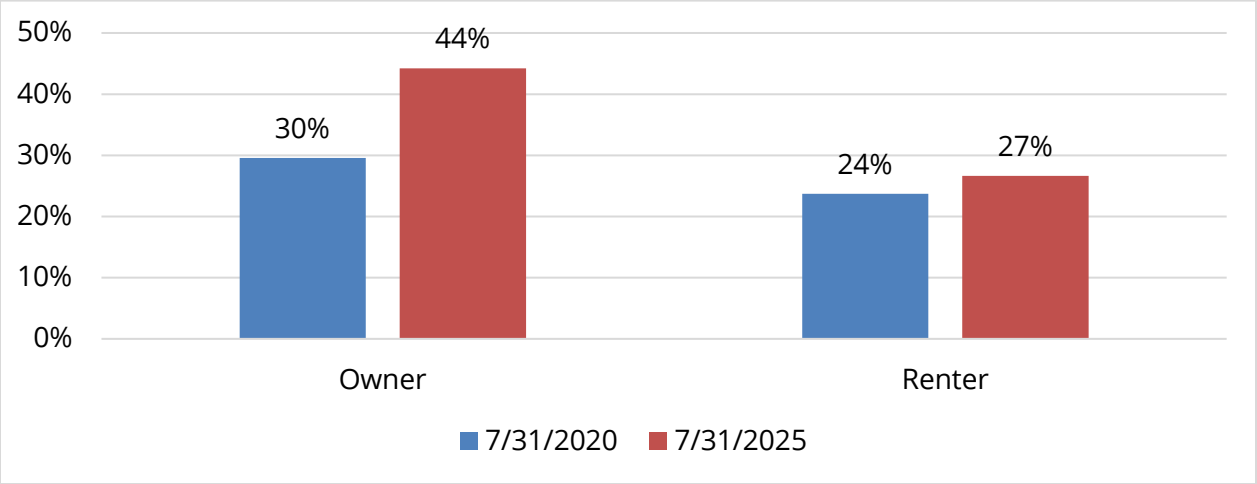



*Data Source: Zillow (2020–2025)*

*Data Geography: Marion County (including Salem); Salem; Keizer; Woodburn; Hayesville*

Finally, Zillow measures renter and homeowner affordability by calculating the percentage of median household income that would need to be spent to afford a new typical home or rental lease. For a median income household (derived from ACS data and the employment cost index), 27 percent of household income would be needed to rent a typical home, and 44 percent of income would be needed to own a typical home in Marion County. When compared to 2020 (Figure 13), the percentage of median income spent on housing has increased, particularly for owner households.

Figure 13: Percent of Median Income Needed to Buy or Rent (2020 and 2025)




*Data Source: Zillow (2020 and 2025)*

*Data Geography: Marion County (including Salem)*

## Monthly Rent

This section provides information on Fair Market Rents (FMRs) and HOME rents. FMRs represent the estimated cost to rent a moderately priced dwelling in a local housing market. HOME rents are derived from the local AMI and constitute the rent limit set by HUD for affordable housing. High HOME rents are affordable to people earning 80 percent of AMI, and low HOME rents are affordable to people earning 60 percent of AMI. Together, FMRs and HOME rents determine the payment standard for various HUD housing programs.

For each bedroom size, FMRs are higher than HOME rents. Table 43 presents the HUD FMRs and HOME rents for Marion County in 2025. For smaller units, the FMR and high HOME rents tend to be less than $100 apart. For three- and four-bedroom units, the FMR is over $500 higher than the high HOME rents.

Table 43: Monthly Rent

| Monthly Rent ($) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---|---|---|---|---|---|
| FMR | $1,147 | $1,198 | $1,543 | $2,148 | $2,334 |
| High HOME Rent | $1,034 | $1,109 | $1,333 | $1,532 | $1,689 |
| Low HOME Rent | $811 | $868 | $1,042 | $1,204 | $1,343 |

*Data Source: HUD HOME Rent Limits (2025)*

*Data Geography: Salem, OR MSA (includes Marion and Polk Counties)*

## Is there sufficient housing for households at all income levels?

Information from data analysis and consultation sessions indicates that the current availability of total and affordable housing units is insufficient to provide stable housing to all households at every income level. Stakeholders and community members report unattainable rents, especially amidst the rising cost of living. Increasing housing costs, as well as the increased costs of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across Marion County.

Data provided throughout the Needs Assessment of the Consolidated Plan from recent ACS and CHAS estimates indicate that high percentages of households, particularly low- and extremely low-income households, are cost-burdened and severely cost-burdened.

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

Housing costs for both renter and owner households have increased significantly over the past few years in Marion County and will likely continue to increase. As stated throughout the Needs Assessment and Market Analysis, the rising costs of food, childcare, and transportation place considerable financial pressure on households across the county.

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

A challenge with FMRs and HOME rents that impact affordable housing is that they often do not keep pace with changes in rents. According to ZORI estimates from July 2025, the typical rent in Marion County was $1,745. While ZORI does not report on average rents by unit type, the average rent in July 2025 appears to be higher than FMR and HOME rents for many unit sizes. As a result, HUD FMRs and HOME rents may be insufficient for households to afford decent units depending on where they live and the volatility of the local rental market. Insufficient FMRs and HOME rents can require deeper levels of housing subsidy to support lower-income households to remain stably housed.

## Discussion

Marion County identified the following key themes from this section:

- In July 2025, the typical home price in Marion County was $445,228, and the typical monthly rent was $1,745.
- From July 2020 to 2025, typical home prices increased 39 percent and monthly rents increased by 35 percent.

- Stakeholders noted during consultation sessions that increasing housing costs, coupled with the increased cost of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across the County, particularly LMI households.

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

## Introduction

This section of the Consolidated Plan provides insight into the restoration and rehabilitation needs of the County.

Overall, 54 percent of the County's housing stock was built prior to 1980, which could indicate a need for rehabilitation or lead-based paint remediation. Stakeholders note that rural communities, senior households, and properties rented by voucher recipients are in the most need of rehabilitation.

Data regarding housing conditions comes from 2019–2023 ACS and 2017–2021 CHAS. Both data sources capture information on housing units with at least one of the following "selected conditions." Note that the conditions listed below correspond with the conditions defined in NA-15 Disproportionately Greater Need: Housing Problems.

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.
- The household is crowded (more than one person per room).
- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).

## Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For the purposes of this Plan, Marion County provides the following 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

The number of selected conditions (defined in the Introduction) provides insight into the needs of housing structures. Note that the selected conditions described in the

Consolidated Plan are not comprehensive in terms of all conditions that would require rehabilitation.

Renter-occupied units were more likely than owner-occupied units to have at least one housing condition. Table 44 shows the number of owner and renter households with selected housing conditions in 2023. As shown below, 46% of renter-occupied units had at least one of the outlined housing conditions while 26% of owner-occupied units had at least one housing condition.

### Table 44: Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| With one selected condition | 10,580 | 26% | 8,159 | 46% |
| With two selected conditions | 242 | 1% | 1,020 | 6% |
| With three selected conditions | 190 | 0% | 43 | 0% |
| With four selected conditions | 0 | 0% | 0 | 0% |
| No selected conditions | 29,690 | 73% | 8,461 | 48% |
| **Total** | **40,702** | **100%** | **17,683** | **100%** |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Year Unit Built

The year a housing unit was built provides insight into the rehabilitation needs of the structure. Older households are more likely to have structural issues in need of repair.

Of total housing units, 54 percent were built prior to 1980. Table 45 presents the age of residential units of renter- and owner-occupied housing in 2023. The table indicates that 55 percent of owner-occupied units and 50 percent of renter-occupied units were built prior to 1980.

### Table 45: Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| 2000 or later | 7,506 | 19% | 3,130 | 18% |

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| 1980–1999 | 10,524 | 26% | 5,661 | 32% |
| 1950–1979 | 18,010 | 44% | 7,273 | 41% |
| Before 1950 | 4,662 | 11% | 1,619 | 9% |
| **Total** | **40,702** | **100%** | **17,683** | **100%** |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Risk of Lead-Based Paint Hazard

The presence of lead-based paint in a unit constitutes a hazard in need of rehabilitation. Units built prior to 1980 have a risk of lead-based paint.

Data indicates that 31,564 owner-occupied and renter-occupied units were built prior to 1980. Table 46 provides additional information on units built prior to 1980. In 2021, 8 percent of owner-occupied units and 11 percent of renter-occupied units built prior to 1980 had children under the age of six present in the home. This equates to 5,156 units.

### Table 46: Risk of Lead-Based Paint

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 22,672 | 59% | 8,892 | 53% |
| Housing Units build before 1980 with children present | 3,105 | 8% | 2,051 | 11% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Vacant Units

Vacant units often require rehabilitation and can pose an opportunity to increase the housing stock. In 2023, an estimated 2,222 units were vacant in Marion County (excluding Salem). This constituted 4 percent of total housing units. In 2025, Marion County identified 154 properties with code enforcement concerns.

## Need for Owner and Rental Rehabilitation

As described in this section, a significant amount of Marion County's housing stock consists of older units. Particularly among LMI households, rehabilitation can help mitigate severe housing problems.

Stakeholders noted during consultation sessions that there is an increasing need for rehabilitation in rural communities and among seniors looking to age in place. Additionally, MCHA described some condition issues among private units occupied by households in their housing voucher program.

Additionally, Marion County identified rehabilitation needs from the 2020 Beachie Creek fire. The State of Oregon's 2022 CDBG-DR Action Plan identified 633 housing units that were either damaged or destroyed in the fires. In 2024, the State of Oregon launched its Homeowner Assistance and Reconstruction Program to help LMI homeowners recover from the fires. The program provides funds to eligible households that incurred more than $3,000 worth of damage in the fires. As of November 2025, only eight applications have been submitted by Marion County households. This indicates that many households are either still in need of repair or bore the cost of repair independently.

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

All housing units constructed prior to 1978 are at risk of containing lead-based paint. Marion County estimates that, 31,564 units were built prior to 1980. Of those units, 5,156 households included children under the age of six.

While not all households built prior to 1980 are in need of lead-based paint remediation, the age of the housing unit and presence of young children indicate there is a possible risk of lead-based paint exposure. Low-income households with young children who reside in units with lead-based paint hazards may be less able to afford remediation services.

## Discussion

Marion County identifies the key themes from this section to be:

- 54 percent of the County's housing stock was built prior to 1980, which could indicate a need for rehabilitation or lead-based paint remediation.
- In 2023, 46 percent of renter-occupied units experienced at least one housing condition, compared to 26 percent of owner-occupied units.
- Stakeholders note that rural communities, senior households, and properties rented by voucher recipients are in the most need of rehabilitation.

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

## Introduction

The MA-25 Public and Assisted Housing section of the Consolidated Plan describes the number, type, and characteristics of public housing units and rental assistance vouchers within the County. Data for this section is provided by MCHA.

As stated in NA-35 Public Housing, MCHA manages 835 rental assistance vouchers in Marion County (excluding Salem and Keizer). MCHA does not own or manage any public housing units, but MCHA does own and manage other units that are not considered public housing. During consultation, MCHA indicated that there is a greater need for rental assistance vouchers than currently available through MCHA. In addition, MCHA identified the need to support the maintenance and rehabilitation of MCHA units and private units occupied by voucher recipients.

## Totals Number of Units

This section provides an overview of the total number of units in MCHA's voucher portfolio. The NA-35 Public Housing section of the Consolidated Plan provides definitions of the types of programs included in this section.

As depicted in Table 47, MCHA manages 835 vouchers, of which 793 are tenant-based, 42 are project-based, and 26 are VASH.

Table 47: Total Number of Units by 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 | N/A | N/A | N/A | 835 | 42 | 793 | 26 | 0 | 0 |
| # of units suitable to seniors and people with physical disabilities | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

*Data Source: Marion County Public Housing Authority (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

## Describe the supply of public housing developments:

This prompt does not apply to MCHA, which does not own any units that meet the definition of public housing.

## 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:

This prompt does not apply to MCHA, which does not own any units that meet the definition of public housing.

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

During consultation, MCHA noted that certain MCHA-owned properties, particularly in Woodburn, had a need for rehabilitation. MCHA is working to upgrade units in need of rehabilitation.

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

Although MCHA does not operate conventional public housing units, it works to improve the living environment of LMI households participating in the HCV and PBV programs by:

- Ensuring housing quality: Requiring all units to meet HUD's Housing Quality Standards and, as applicable, National Standards for the Physical Inspection of Real Estate requirements. Conducting regular inspections and following up promptly on health and safety concerns.
- Promoting access to services: Partnering with community agencies to connect participants to employment programs, educational opportunities, childcare, transportation, and health services.
- Encouraging neighborhood choice: Providing information about available units in areas with lower poverty rates, access to quality schools, and proximity to jobs, services, and public transportation.
- Supporting stability: Offering reasonable accommodation processes, landlord outreach, and mediation to help families maintain tenancy and avoid unnecessary moves.

- Investing in suitable units for people with physical disabilities and seniors: Working with landlords and developers to identify or create units that meet the needs of persons with disabilities, including mobility, hearing, and vision features.

Through these strategies, MCHA aims to ensure that assisted households not only have safe, decent, and affordable housing but also live in environments that support long-term stability, opportunity, and overall well-being.

## Discussion:

Marion County identifies the key themes for this section as follows:

- MCHA identified the need to support maintenance and rehabilitation of MCHA units and private units occupied by voucher recipients.
- MCHA noted that the need for assisted units in Marion County is not met by the current voucher and unit portfolio.

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

## Introduction

The MA-30 Homeless Facilities and Services section of the Consolidated Plan provides data on the number of beds and units available in Marion County for people experiencing homelessness. As explained in the NA-40 Homeless Needs Assessment section, the MWVHA CoC coordinates local homelessness response strategies, including facilities and services. **The CoC provided information on bed and unit availability for this section for Marion County, minus Salem. However, there are various sources of data that indicate the number of beds is much higher than what was counted at that time.**

In 2025, 40 emergency shelter beds were available in Marion County outside of Salem. These beds were designated for adults only. Overall, stakeholders noted that shelter units and services outpace the available supply. In particular, the lack of shelter and service options outside of Salem can be a barrier to households receiving necessary services.

Listed below are the HUD definitions of the specific terms used to refer to housing and shelter for people experiencing homelessness.

- **Emergency shelter:** Any facility with the primary purpose of providing temporary or transitional shelter for the homeless in general or for specific populations of the homeless.
- **Permanent supportive housing:** Permanent housing in which housing assistance (e.g., long- term leasing or rental assistance) and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability.
- **Rapid rehousing:** Permanent housing that provides short-term (up to three months) and medium-term (4–24 months) Tenant-Based Rental Assistance and supportive services to households experiencing homelessness.
- **Transitional housing:** Temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing.
- **Homelessness prevention:** Short-term or medium-term rental assistance and housing relocation and stabilization services.

## Stakeholder and Community Member Themes

Marion County conducted outreach to stakeholders and community members through consultation sessions and surveys. Listed below are key themes that emerged from engagement.

- Housing and supportive services for people experiencing homelessness consistently ranked as a top need in both the community and stakeholder surveys.
- There are limited shelter options outside of Salem.
- The demand for transitional housing beds is greater than the supply.
- Stakeholders name permanent supportive housing, emergency shelters, and designated shelters for victims of domestic violence as the most needed facilities for people experiencing homelessness.

## Facilities and Housing Targeted to Homeless Households

This section provides information on the number of beds available for people experiencing homelessness in the CoC, provided by the HIC. The HIC is an annual inventory of housing conducted during the last ten days in January. Note that the data below was obtained from the HIC data. Other sources indicate higher numbers of emergency and transitional beds exist within Marion County.

As heard in consultation sessions, the supply of shelter beds in Marion County, minus Salem, is small. Table 48 summarizes the results of the 2025 HIC for Marion County minus Salem. The 2025 HIC counted 40 year-round beds and nine voucher/seasonal/overflow beds for adults. There were no reported transitional housing or permanent supportive housing beds outside of Salem.

In the 2024 HIC, the CoC reported 40 shelter beds as well. From 2021 to 2023, the CoC reported zero shelter beds. This indicates that the shelter bed availability in Marion County has grown in the past five years.

Table 48: Facilities and Housing Targeted to Homeless Households

| - | Emergency shelter beds | | Transitional housing beds | Permanent supportive housing beds | |
|---|---|---|---|---|---|
| | Year-round beds (current & new) | Voucher/seasonal/ overflow beds | Current & new | Current & new | Under development |
| Households with adult(s) and child(ren) | - | - | - | - | - |
| Households with only adults | 40 | 9 | - | - | - |
| Chronically homeless households | - | - | - | - | - |
| Veterans | - | - | - | - | - |
| Unaccompanied youth | - | - | - | - | - |

*Data Source: MWVHA (2025 HIC)*

*Data Geography: Marion County (excluding Salem)*

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

Mid-Valley Resources catalogues mainstream resources available to Marion County residents, which can be used to complement services targeted to people experiencing homelessness. Listed below are some of the resources.

HEALTH

- New Perspectives of Oregon: Outpatient behavioral health facility providing services to children, adults, seniors, and families.
- Marion County Health Department: Responsible for more than 20 programs, provided by a physician health officer, registered nurses, certified prevention & health education specialists, certified lactation consultants, nurse practitioners, public health workers, epidemiologists, supervisors, and support staff.

MENTAL HEALTH

- Marion County Adult Behavioral Health: Provides outpatient treatment to adults over the age of 18 with mental health challenges.
- Early Assessment and Support Alliance: Statewide network of programs focused on providing rapid identification, support, assessment, and treatment to youth and young adults aged 12–25 who are experiencing early signs of psychosis.

EMPLOYMENT

- Chemeketa Community College: Transforms lives and strengthens communities through quality education, services, and workforce training.
- Easterseals' Connecting Community Program: Provides services for individuals with disabilities who speak English as a second language. Participants receive services essential to their employment success.

As outlined in the 2023 Annual Gaps Analysis, the CoC has formal memoranda of understanding with the Marion-Polk Early Learning Hub, Chemeketa Community College, and Willamette Workforce Partnership. These memoranda are for formal coordination between the CoC and health, education, and employment sectors. The report highlighted a need for the CoC to focus on maximizing mainstream assistance for those experiencing or at risk of experiencing homelessness.

During consultation, the CoC indicated that mainstream services are often underutilized and hard to access for those in rural communities. In its 2025–2030 Strategic Plan, the CoC outlined several goals to increase complementary mainstream services for people experiencing homelessness, including:

- Developing the MWVHA's capacity to convene health, housing, and homeless services partners to strengthen cross-sector collaboration, coordination, and service integration, leading to better health and related outcomes for the populations served.
- Engage the community's systems (childcare, service integration, education, healthcare) in preventing homelessness.
- Increase utilization of supportive services in combination with housing supports to prevent homelessness with a focus on increasing access to prevention services for special populations.

## 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.

Attachment A in the appendix lists each organization that provided shelter beds and units to people experiencing homelessness in 2024 in Marion and Polk Counties. The information is organized by program type, subpopulation, and household type. Overall, there are organizations that provide shelter to various subpopulations, including veterans, adults, and families with children. However, stakeholders noted during consultation that the location of resources can be a barrier to people receiving services. Shelter and services located in Salem or Polk County may be difficult for those living in rural Marion County to access.

## Discussion

Marion County finds the key themes of this section as follows. Note that the data below was obtained from the HIC data. Other sources indicate higher numbers of emergency and transitional beds exist within Marion County.

- In 2025, 40 emergency shelter beds were available in Marion County outside of Salem. These beds are designated for adult-only households.
- According to the HIC, emergency shelter bed availability has grown in the past five years, from 0 in 2021 to 40 in 2025.
- Stakeholders note that the current shelter capacity and resources are insufficient to meet the needs of the community, particularly outside of Salem.

- Stakeholders name permanent supportive housing, emergency shelters, and designated shelters for victims of domestic violence as the most needed facilities for people experiencing homelessness.

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

## Introduction

The MA-35 Special Needs Facilities and Services section of the Consolidated Plan describes the facilities and services available to special needs populations within Marion County. As discussed in the NA-35 Non-Homeless Special Needs Assessment section, special needs populations often have additional housing and supportive service needs. Special populations include, but are not limited to, persons with a disability, persons with SUDs, veterans, and seniors.

Overall, a variety of services are available to special needs populations in Marion County. The most prominent needs identified through stakeholder and community engagement were mental health services, housing and supportive services for seniors and people with disabilities, and support for families with children. Despite the variety of services available to special needs populations, stakeholders note a desire for increased supportive services for the populations described in this section.

## 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

The supportive housing needs of special needs populations are discussed in the NA-45 Non-Homeless Special Needs Assessment section. The most prominent needs identified through stakeholder and community engagement were:

- Mental health services.
- Housing and supportive services for seniors and people with disabilities.
- Support for families with children.

Marion County works closely with the CoC and regional partners to provide services and housing to special needs populations in the community through the provision of housing options and supportive services. Listed below are facilities within Marion County that specialize in housing and supportive services for special populations. This list is not exhaustive.

SENIORS

- MCHA operates five senior housing developments.

- NorthWest Senior and Disability Services provides an array of services to help seniors and adults with physical disabilities maintain housing in the community, including food services, financial and medical help, and caregiving support.
- United Way of Mid-Willamette Valley's Cottages United Program builds and rents affordable cottages for seniors, women, and veterans.

### PEOPLE WITH DISABILITIES

- The Marion County Intellectual and Developmental Disability services team provides service coordination, in-home services, residential services, and family support services to those with intellectual and developmental disabilities.
- Shangri La is a nonprofit organization that provides 24-hour residential programs for individuals with intellectual or developmental disabilities. The organization also provides permanent supportive housing assistance for individuals with disabilities experiencing chronic homelessness.
- Catholic Community Services provides adult residential services for people with intellectual and developmental disabilities. The organization has 14 homes across Marion, Linn, and Clackamas counties.

### PEOPLE WITH SUDS

- Marion County Department of Health and Human Services provides behavioral health services, including addiction services. It offers outpatient, medication-assisted treatment and special programs for transitional-age youth.
- Soaring Heights provides transitional housing and recovery services for those with SUDs.
- Bridgeway Community Health provides residential treatment programs for those with SUDs.

### VICTIMS OF DOMESTIC VIOLENCE

- The CHS provides shelter, advocacy, and support for victims of domestic violence.
- The United Way of Mid-Willamette Valley operates SafeSleep United, which is an overnight, temporary, low-barrier, non-denominational women's shelter.

### VETERANS

- The Veteran Outreach and Counseling Center offers referral services for veterans experiencing homelessness.
- VETcare transitional program offers 30 beds to help male veterans experiencing homelessness become self-sufficient.

### YOUTH AND YOUNG ADULTS

- CASA of Marion County provides trained advocates to children navigating the foster care system and in need of permanent housing.

- Family Building Blocks provides therapeutic interventions, such as a relief nursery and the headstart program, for vulnerable families with children.
- Marion County Department of Health and Human Services offers wraparound services, including case management, skills training, and crisis safety planning, to at-risk low-income youth.

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

People with medical conditions, particularly people experiencing housing instability or homelessness, often need access to care and a safe place to recover after leaving the hospital. Experiencing homelessness can create and exacerbate physical, mental, and behavioral health conditions, and many who experience homelessness have complex medical needs.

Santiam Hospital & Clinics uses a multi-layered approach to ensure patients returning from mental and physical health institutions have appropriate supportive housing, including the following:

- Screening for safe housing/safe discharge planning: Patients seen in the emergency department or admitted for inpatient care are screened for safe housing prior to discharge.
- Linkage to services before discharge: Care managers connect individuals to transitional care, mental health services, and social support. When needed, this includes medical respite care for recovery before permanent housing.
- Post-discharge follow-up: Care coordinators conduct outreach calls to confirm successful transition, address barriers to follow-up care, and ensure access to healthcare, mental health, and social support.
- Community health worker (CHW) support: If additional needs are identified during follow-up visits, referrals are made to CHWs. CHWs assist with providing resources and referrals for housing navigation, such as affordable supportive housing agencies, rental assistance programs, shelter, and permanent housing referrals.
- Service Integration Program: Hospital staff, particularly care managers, care coordinators, and CHWs, collaborate with Santiam Hospital & Clinics' Service Integration Program, which addresses social determinants of health and coordinates wrap-around services through strong community-based organization partnerships.

In addition, Salem Health Hospitals and Clinics has a care management team that collaborates on discharge plans and service navigation. The team includes nurses, social workers, and associates who are trained in care coordination and transition planning. Care managers are available in every inpatient unit, emergency department, and several clinics.

## 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. 91.315(e)

Describe once projects are known

## 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))

N/A.

## Discussion

Marion County finds the key themes of this section as follows:

- Overall, a variety of services are available to special needs populations in Marion County.
- The most prominent needs identified through stakeholder and community engagement were mental health services, housing and supportive services for seniors and people with disabilities, and support for families with children.
- Santiam and Salem Hospitals and Clinics have detailed discharge strategies to connect patients with mainstream housing and supportive service resources.

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

## Negative Effects of Public Policies on Affordable Housing and Residential Investment

During consultation sessions, affordable housing developers and service providers noted several barriers that exist to developing affordable housing, including:

- The high cost of adding infrastructure, such as sidewalks, sewer, and water, to a property, particularly in rural parts of Marion County.
- Complexities within each jurisdiction. Communities within Marion County sometimes have different interpretations of building codes, which can complicate development.
- The cost of building. Stakeholders note the need for programs and initiatives that can subsidize the cost of development or infrastructure needed for affordable housing development.
- State requirements, such as urban growth boundaries and middle housing requirements, can limit innovation in developing affordable housing.

In addition, the online stakeholder survey asked respondents what they perceived to be the biggest barriers to developing affordable housing. Listed below are the top three responses.

- The high cost of development.
- Lack of funding.
- Laws, regulations, and requirements associated with development.

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

## Introduction

This section of the Consolidated Plan summarizes data trends related to employment and the workforce, including labor participation, educational attainment, and workforce skills, training, and development efforts in Marion County. Data regarding educational attainment and median income comes from the 2019–2023 ACS. Data on jobs by sector comes from the most recent Longitudinal Employer-Household Dynamics Data (2022). To more accurately compare jobs with workers, Table 46 uses 2018–2022 ACS estimates.

Overall, stakeholders note that despite marked economic growth in the region, limited transportation options and educational attainment create barriers to residents accessing higher-paying jobs. Stakeholders cite affordable housing near transportation and job sites as the most needed economic development service.

## Economic Development Market Analysis

Marion County is home to a robust economy with multiple thriving business sectors. Located in the Willamette Valley, the County is home to over 2,761 farms. As a result, agriculture, food, and beverages are the most competitive industries in the region. As the site of Oregon's state capital, government, healthcare, and education services are also prominent industries. The sections that follow provide information on key aspects of Marion County's economy, including business activity, labor force indicators, and education.

## Business Activity

The characteristics of the workforce provide insight into the nature of the economy and economic development needs in the region. Table 49 summarizes the number of workers and jobs in each sector in 2022. According to ACS data, the three most common sectors by workers were education and health care services; manufacturing; and construction. The four most common sectors by jobs were education and health care services; construction; agriculture, mining, oil & gas extraction; and retail trade.

Table 49: 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 | 3,252 | 6,180 | 6% | 12% | 6% |
| Arts, entertainment, accommodations | 2,983 | 4,182 | 5% | 8% | 3% |
| Construction | 6,958 | 6,760 | 13% | 13% | 1% |
| Education and health care services | 9,096 | 9,896 | 17% | 19% | 3% |
| Finance, insurance, and real estate | 3,014 | 1,138 | 5% | 2% | -3% |
| Information | 573 | 331 | 1% | 1% | 0% |
| Manufacturing | 8,049 | 4,777 | 15% | 9% | -5% |
| Other services | 2,052 | 1,581 | 4% | 3% | -1% |
| Professional, scientific, management services | 4,867 | 3,419 | 9% | 7% | -2% |
| Public administration | 4,530 | 2,098 | 8% | 4% | -4% |
| Retail trade | 5,219 | 5,885 | 9% | 12% | 2% |
| Transportation and warehousing | 2,290 | 2,692 | 4% | 5% | 1% |
| Wholesale trade | 2,181 | 1,985 | 4% | 4% | 0% |
| **Total** | **55,064** | **50,924** | **100%** | **100%** | **0%** |

*Data Source: 2018–2022 ACS (Workers); 2022 Longitudinal Employer-Household Dynamics (Jobs)*

*Data Geography: Marion County (excluding Salem)*

## Labor Force

In 2023, 4.4 percent of Marion County residents were unemployed. Table 50 presents the unemployment rate in Marion County minus Salem. The unemployment rate was nearly double for residents aged 16–24 at 9.4 percent.

### Table 50: Labor Force

| Labor force | Number/percentage of people |
|---|---|
| Total population in the civilian labor force | 82,108 |
| Civilian employed population 16 years and over | 77,989 |
| Unemployment rate | 5.0% |
| Unemployment rate for ages 16–24 | 9.4% |
| Unemployment rate for ages 25–65 | 4.4% |

*Data Source: 2019–2023 ACS*
*Data Geography: Marion County (excluding Salem)*

The most common sector of employment by occupation was management, business, and financial, which accounted for 30 percent of workers. Table 51 summarizes the occupations of Marion County workers by sector in 2023.

### Table 51: Occupations by Sector

| Occupations by sector | Number of people |
|---|---|
| Management, business, and financial | 23,569 |
| Farming, fisheries, and forestry occupations | 3,380 |
| Service | 13,700 |
| Sales and office | 15,232 |
| Construction, extraction, maintenance, and repair | 9,279 |
| Production, transportation, and material moving | 12,805 |

*Data Source: 2019–2023 ACS*
*Data Geography: Marion County (excluding Salem)*

## Travel Time

Most residents (63 percent) had a commute under 30 minutes. Table 52 provides information on the average commute time of Marion County residents.

### Table 52: Travel Time

| Travel time | Number | Percentage |
|---|---|---|
| <30 Minutes | 43,692 | 63% |
| 30–59 Minutes | 19,882 | 29% |
| 60 or More Minutes | 5,663 | 8% |
| **Total** | **69,237** | **100%** |

## Education

Educational attainment provides insight into the training and job needs of residents. Increases in education level correlated with decreases in unemployment. Table 5 displays the educational attainment level by employment status of Marion County residents in 2023. Seven percent of people with less than a high school diploma were unemployed, compared to 2 percent of people with a bachelor's degree or higher.

### Table 53: Educational Attainment by Employment Status

| Educational attainment | In labor force | | - |
|---|---|---|---|
| | Civilian employed | Unemployed | Not in labor force |
| Less than high school graduate | 10,407 | 766 | 4,171 |
| High school graduate (includes equivalency) | 17,257 | 1,095 | 4,919 |
| Some college or Associate's degree | 22,003 | 901 | 5,800 |
| Bachelor's degree or higher | 13,641 | 270 | 2,770 |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

Overall, 83 percent of residents had a high school diploma or higher, and 20 percent of residents had a bachelor's degree or higher. Table 54 displays educational attainment by age.

### Table 54: Educational Attainment by Age

| - | Age | | | | |
|---|---|---|---|---|---|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 454 | 853 | 2,920 | 4,656 | 1,735 |
| 9th to 12th grade, no diploma | 1,665 | 1,356 | 2,359 | 3,200 | 1,885 |
| High school graduate, General Educational Development, or alternative | 6,229 | 7,169 | 4,671 | 11,424 | 8,554 |
| Some college, no degree | 3,661 | 5,512 | 4,890 | 9,946 | 8,156 |
| Associate's degree | 902 | 2,084 | 2,202 | 4,017 | 3,145 |
| Bachelor's degree | 861 | 2,908 | 3,669 | 5,885 | 4,464 |
| Graduate or professional degree | 69 | 695 | 933 | 2,653 | 1,952 |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

Higher levels of educational attainment correlated with increased median earnings. Those with a bachelor's degree earned almost twice as much as those with less than a high school degree. Table 55 shows the 2023 median earnings of Marion County residents with varying levels of educational attainment.

### Table 55: Median Earnings in the Past 12 Months

| Educational attainment | Median earnings in the past 12 months |
|---|---|
| Less than high school graduate | $32,506 |
| High school graduate (includes equivalency) | $36,400 |
| Some college or Associate's degree | $46,102 |
| Bachelor's degree | $61,871 |
| Graduate or professional degree | $80,231 |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Based on the business activity table above, what are the major employment sectors within your jurisdiction?

According to 2022 ACS data, the most common sectors were:

- Education and health care services (17 percent of workers and 19 percent of jobs).
- Construction (13 percent of both workers and jobs).
- Manufacturing (15 percent of workers and 9 percent of jobs).
- Retail trade (9 percent of workers and 12 percent of jobs).

In addition, the Mid-Willamette Valley Council of Governments 2023 CEDS identifies transportation, warehousing, utilities, and construction as growing sectors in Marion County.

Business Oregon's regional snapshots name agriculture, food, and beverages as the largest and most competitive sectors in the Willamette Valley. This includes crop farming (such as hops, grass seed, and hemp), greenhouse and nursery products, and frozen, canned, and dried fruits and vegetables. Other competitive industries include forestry and wood products, metals and machinery, and other manufacturing.

## Describe the workforce and infrastructure needs of the business community:

The CEDS identifies three barriers to economic development in Marion County. First, the report notes that Marion County's age dependency ratio is slightly higher than the state average. This means that there is a higher proportion of people under the age of 18 and over the age of 65 relative to the working age population. This can put pressure on the working age population to take care of younger and older residents. This was echoed during consultation sessions with stakeholders. Stakeholders emphasized a need for affordable childcare options to allow LMI households to work.

Second, the CEDS noted that Marion County is very car-dependent, as 87 percent of commuters used an automobile to get to work. There is also a fair amount of commuting between cities within the County and to different counties for work. A lack of non-car transportation options can be a barrier to people getting to work. Again, stakeholders described that a lack of public transportation options limits opportunities for LMI people, who are more likely to not have a personal vehicle.

Third, the CEDS notes that educational attainment in Marion County is lower than the statewide average. Lower educational attainment means that Marion County may be at risk of a workforce and industry skill mismatch. In addition, as seen in the data in this section, increased educational attainment is correlated with greater employment and income outcomes. The Business Oregon Regional Snapshot states that despite employment growth

in the region, private sector wages are lower than the state average. Stakeholders emphasized during consultation sessions that life in Marion County is becoming unaffordable, due to increases in housing, transportation, and food costs. Limited educational attainment can be a barrier to upward mobility for Marion County workers.

In addition, the 2024–2029 Economic Development Program 5-Year Strategic Plan identifies a need for workforce housing development to ensure the housing needs of workers are met. The plan describes that Marion County cities need varying housing types, such as townhomes, duplexes, and twin homes that are appropriately scaled to the environment.

Finally, the online stakeholder survey asked respondents to identify the greatest economic development needs for Marion County. Listed below are the top three responses.

- Affordable housing near transportation or jobs.
- Infrastructure improvements to support economic development.
- Public utility improvements to support economic development.

## 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 Marion County Economic Development Program is undergoing several projects to promote economic development and bridge gaps in workforce development and infrastructure. These include, but are not limited to:

- Broadband initiative: Marion County is working to facilitate and promote the development of broadband fiber connectivity to underserved and rural communities to enhance access to tele-education and tele-work.
- Community Prosperity Initiative: Launched in 2020, CPI distributes lottery funds to Marion County cities to support community-led economic development projects.
- Detroit Marina Excavation and Resiliency Project: This ongoing project will excavate and relocate over 160,000 cubic yards of sediment underneath existing boat docks. The completed excavation will allow the Detroit Lake Marina and Kane's Marina to maintain more reliable summer operations. This project is expected to create $1.2 million annually in direct and indirect economic activity throughout the region of the North Santiam Canyon.
- Emergent Economic Opportunity Fund: The Emergent Economic Opportunity Fund provides flexible grant funding to support local priorities in Marion County.

Programs can receive up to $30,000 for programmatic awards and $50,000 for capital awards.

- Opal Creek Promise: In 2023, Marion County received $15 million from the United States Forest Service to invest in economic growth and prosperity in the Opal Creek Wilderness located in the Upper North Santiam Canyon. The county is currently in the process of drafting an implementation plan to establish a vision for economic development.

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

In 2023, 20 percent of residents had a bachelor's degree or higher. Many positions in the top sectors in the County require a bachelor's degree, such as healthcare and education. As stated in this section, lower educational attainment can lead to a mismatch between jobs and skills in the County and limit economic mobility for workers.

## 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.

Marion County engages with several regional partners to promote workforce training and development. Listed below are a few of the programs.

- Business Retention & Expansion: Marion County works with the regional economic development organization, Strategic Economic Development Corporation, to ensure businesses have the resources they need to continue operating in the County.
- Chamber and Small Business Support: Marion County works with local business partners, such as chambers of commerce and the Council of Governments, to support local small businesses.
- Youth Employment Program: The County works with various organizations to support youth participation in the workforce. This includes the Youth Wage Grant, which reimburses employers for a portion of wages paid to eligible youth, support for career technical education programs, and support for after-school programs.

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

Yes. Marion County participates in the Mid-Willamette Valley Council of Governments, which routinely undergoes a CEDS process regarding economic development needs and strategies in Marion, Polk, and Yamhill Counties.

## 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.

The Mid-Willamette Valley Council of Governments 2023–2028 CEDS includes the following goals:

- Streamline capital flow to businesses that promote innovation, economic resilience, and sustainability.
- Increase awareness of regional workforce job and training opportunities and facilitate quality community.
- Create and enhance community infrastructure to promote resiliency and reduce disparity while driving economic growth.
- Strengthen regional collaboration through coordinated action, efficient funding distribution, and standardized growth measurement to achieve regional prosperity.

In addition to the CEDS, Marion County developed an Economic Development Program 5-Year Strategic Plan in 2024, which outlined a set of goals and strategies to guide the County's Economic Development Program. The report included the following goals:

- Flexible capacity enhancement.
- Community collaboration and support.
- Sustainable business ecosystem.
- Vibrant communities.

## Discussion

Marion County identifies the key themes of this section as follows:

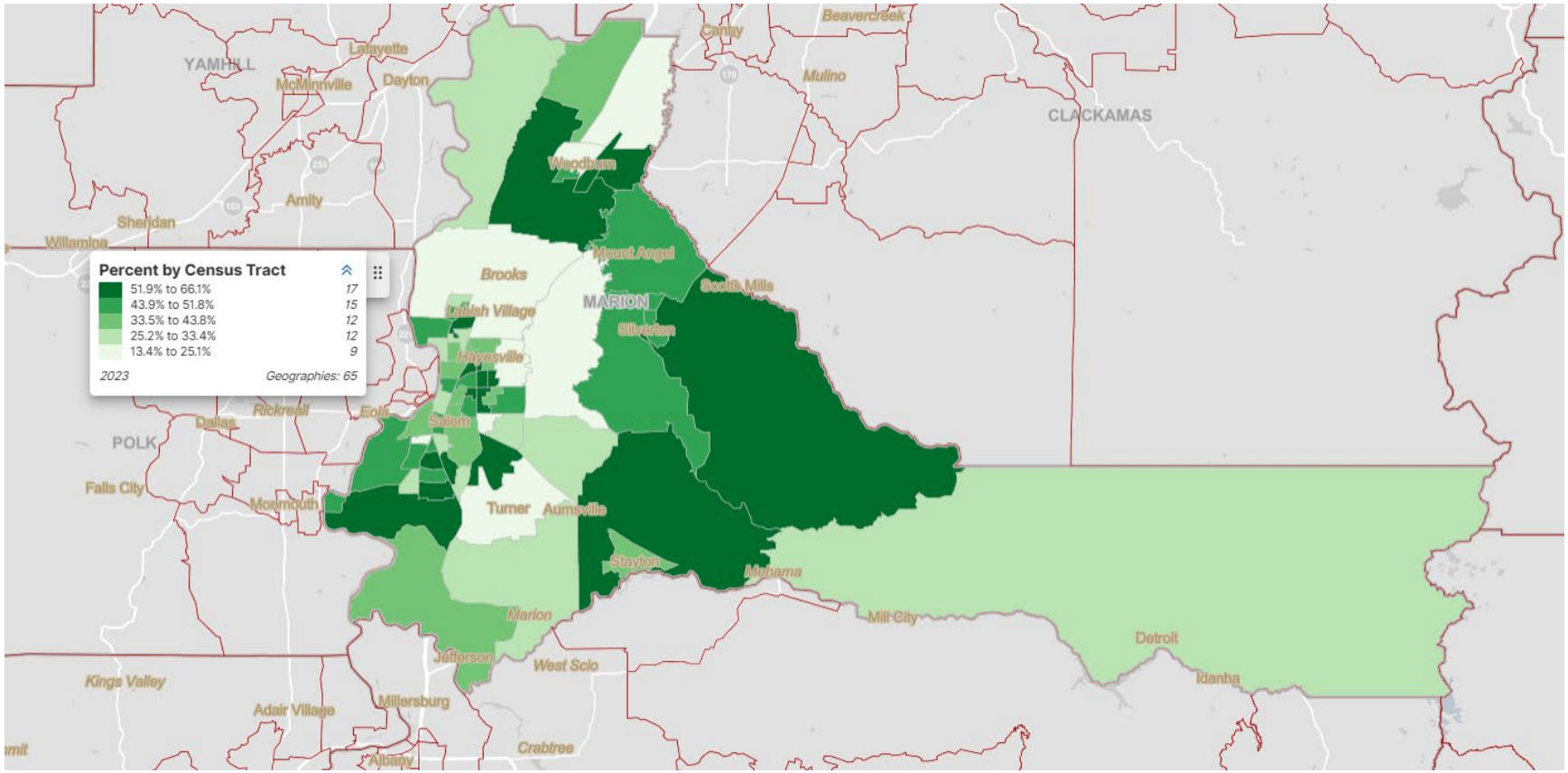
- In 2023, the three most common sectors by workers were education and health care services, manufacturing, and construction.
- Mid-Willamette Valley Council of Governments 2023 CEDS identifies transportation, warehousing, utilities, and construction as growing sectors in Marion County.
- Stakeholders identified public utility and infrastructure improvements and affordable housing near transportation or jobs as the most needed economic development activities in Marion County.
- Stakeholders described that a lack of transportation and affordable childcare can serve as barriers to LMI people obtaining and maintaining employment.

# MA-50 Needs and Market Analysis Discussion

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

Certain census tracts in Marion County experience housing problems at a higher rate than the rest of the County. The following maps illustrate instances of selected housing problems in Marion County in 2023. Note that these do not constitute all housing problems. In each map, darker colors represent census tracts with the highest prevalence of the housing problem according to ACS estimates.

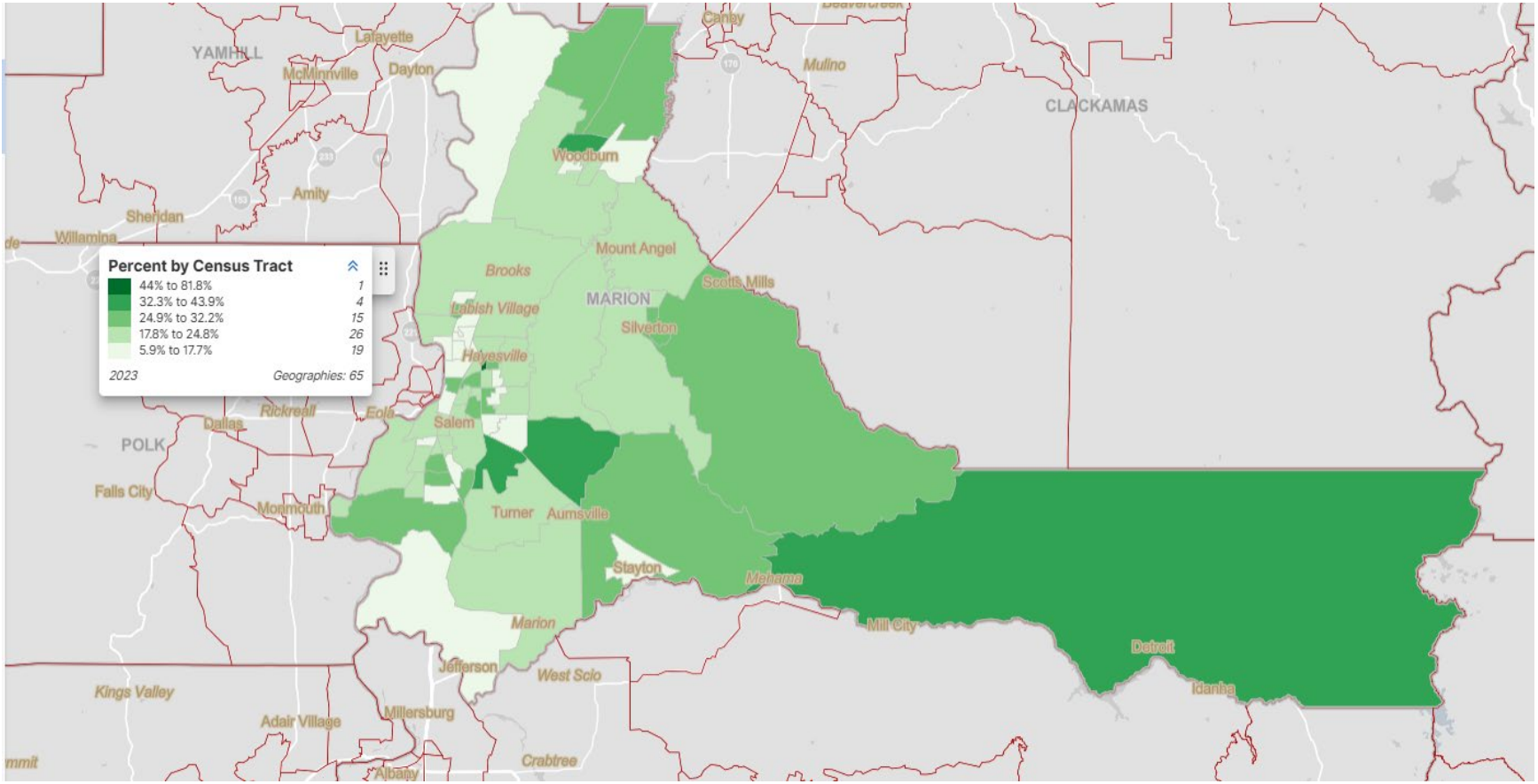
## Figure 14: Renters Paying More Than 35 Percent of Income on Housing Expenses




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

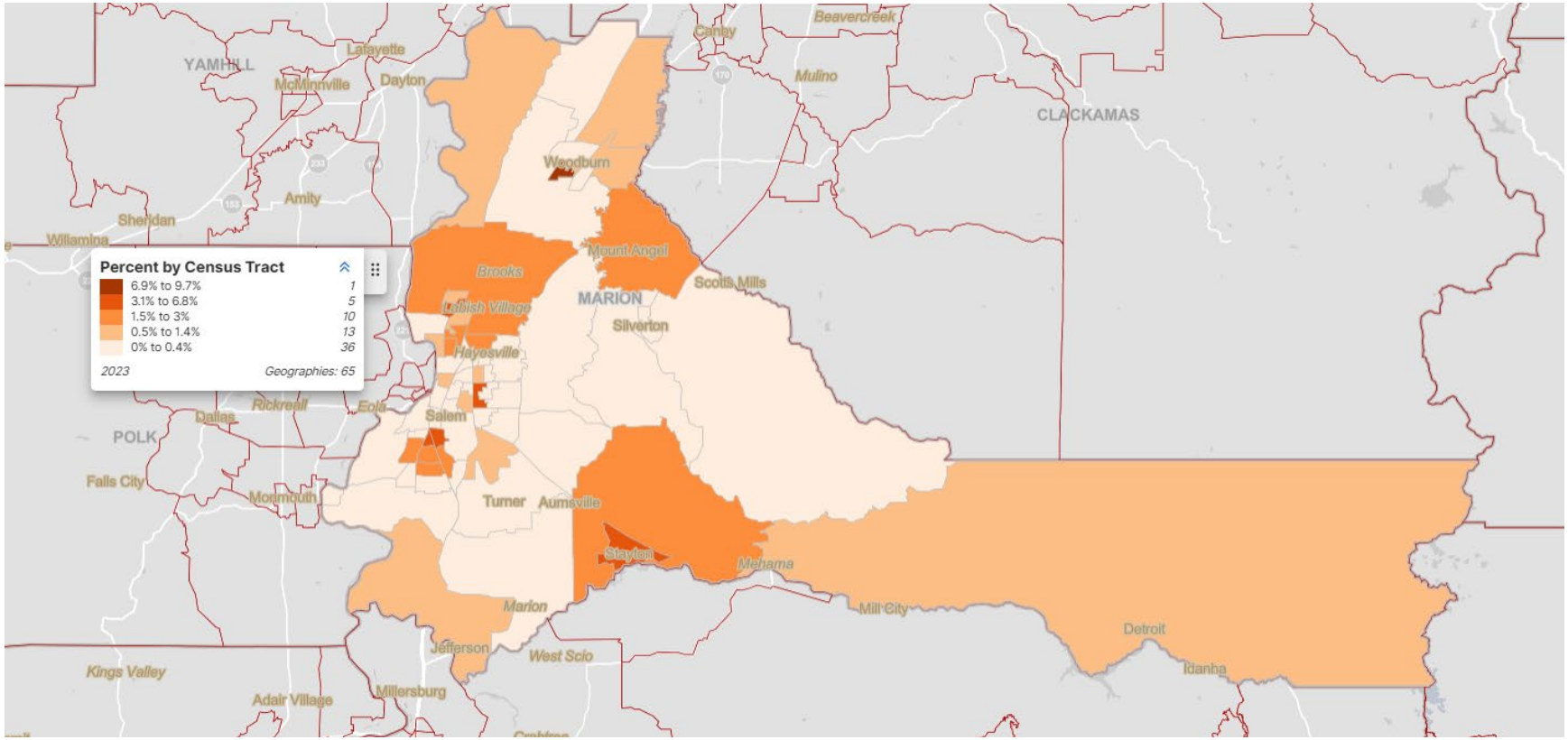
Figure 15: Owners with a Mortgage Paying More Than 35 Percent of Income on Housing Expenses




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

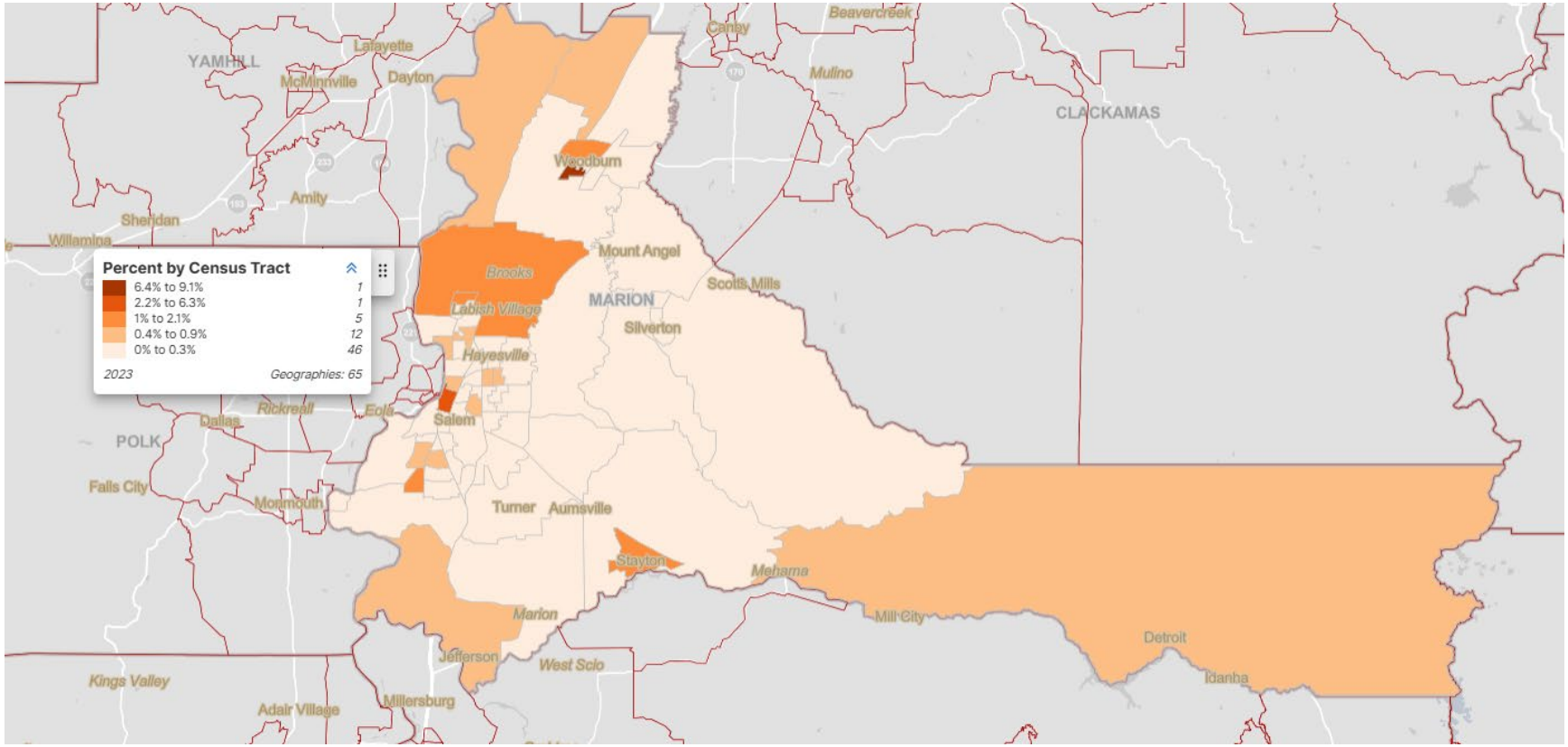
## Figure 16: Housing Units Lacking Complete Kitchen Facilities




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

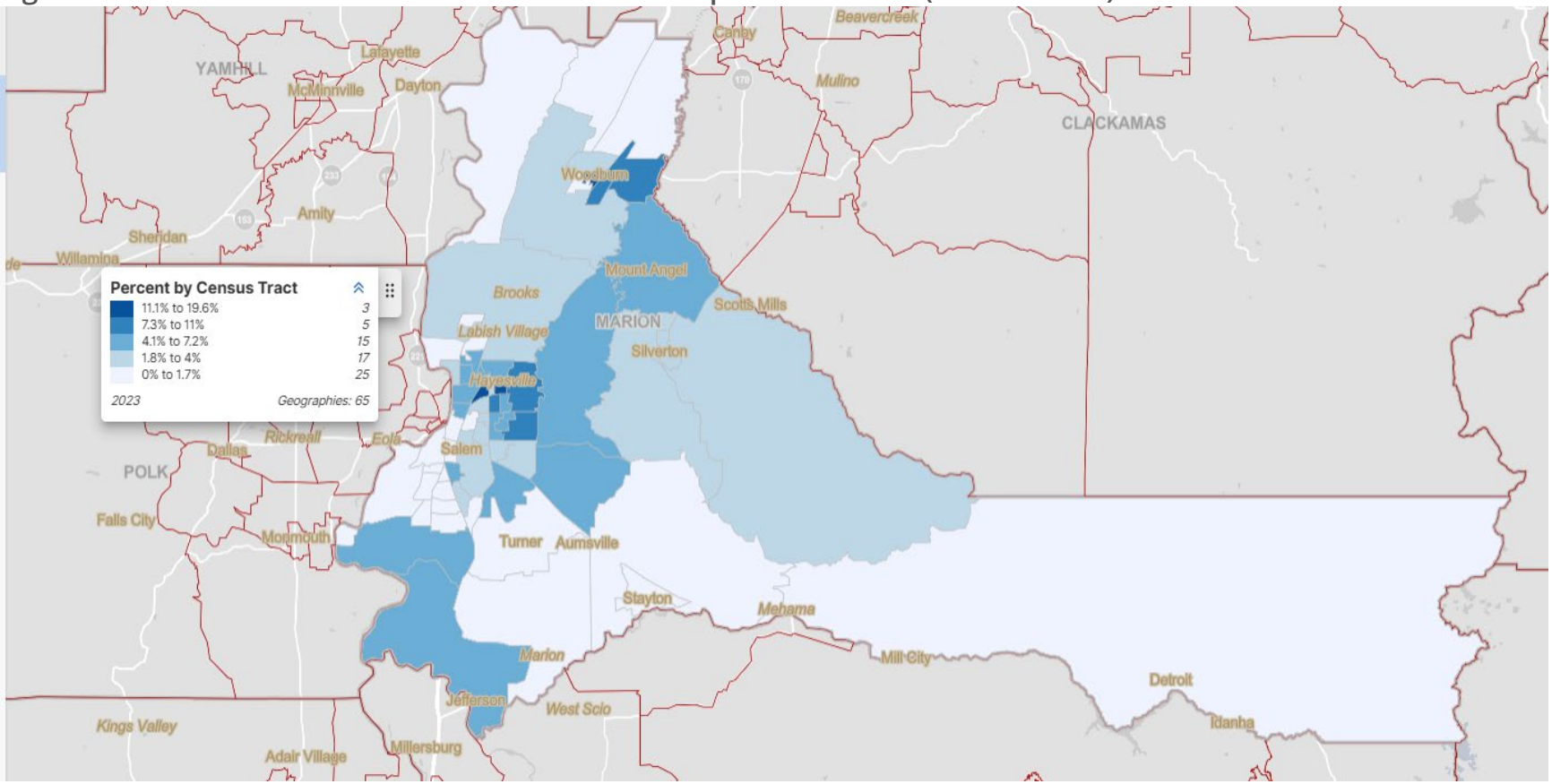
## Figure 17: Housing Units Lacking Complete Plumbing Facilities




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

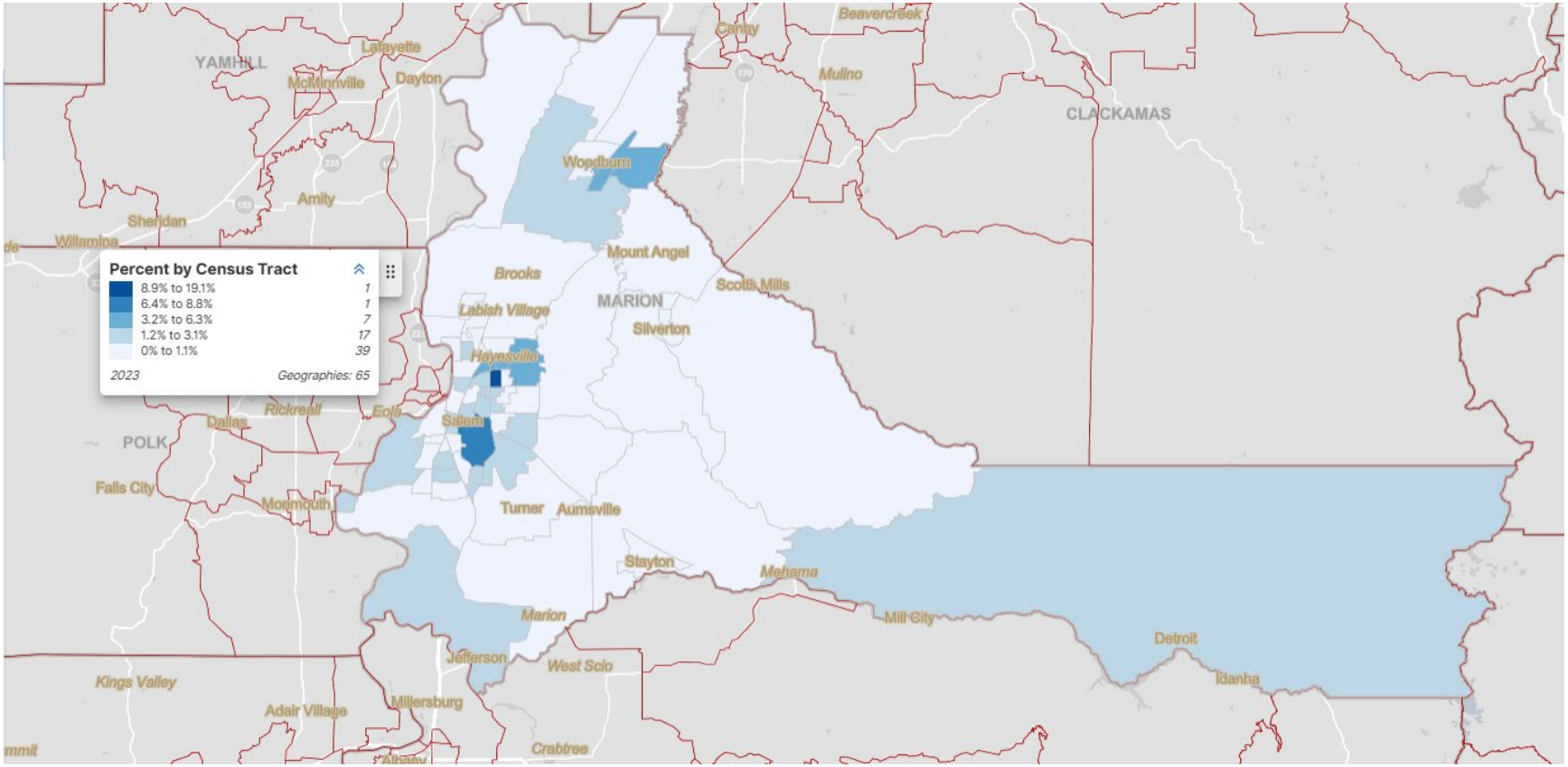
Figure 18: Households with Between 1.01 and 1.5 Occupants Per Room (Overcrowded)




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

Figure 19: Households with Over 1.5 Occupants Per Room (Severely Overcrowded)




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

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

As identified in the Needs Assessment, there were two census tracts in Marion County identified as R/ECAPs. A R/ECAP defines concentration as a census tract in which more than 50 percent of the population identifies as non-White, and the poverty rate is over three times the poverty rate of the surrounding area. One census tract is located entirely within the City of Salem, and one is located partially within Salem and partially within Hayesville.

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

Housing markets in these areas tend to have a higher proportion of renter households. In addition, median home values and median contract rents tended to be lower in these areas than in other areas in Marion County.

## Are there any community assets in these areas/neighborhoods?

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

## Are there other strategic opportunities in any of these areas?

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

# 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.

According to 2023 ACS estimates, 7 percent of Marion County outside of Salem households lack internet access. Households without internet access often face difficulties reaching resources provided by government agencies, schools, and employers.

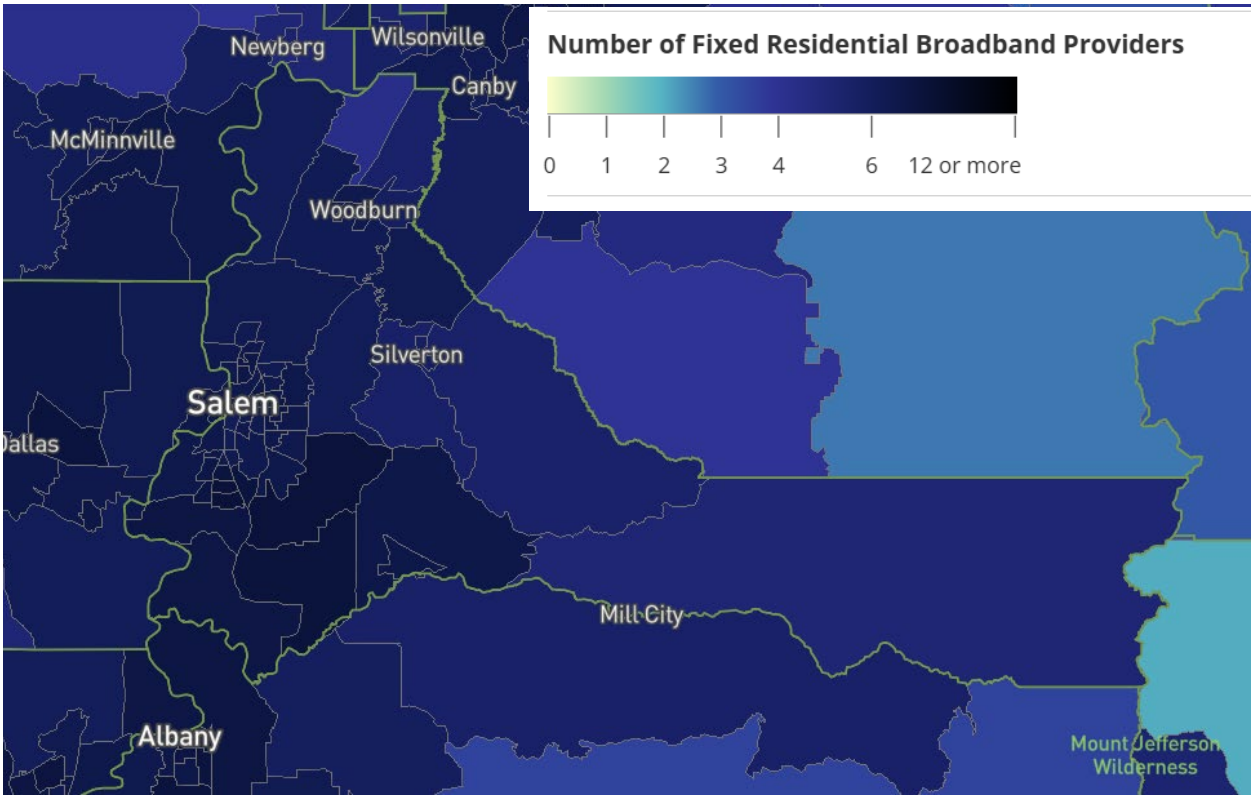
From 2017 to 2024, Marion County conducted a broadband initiative to help bridge the digital divide and expand fiber-based broadband service to rural areas of Marion County. Throughout its duration, the initiative created 571 rural broadband connections through the Wheatland-Metheny, Detroit-Idanha, Arbor-Grove, and Howell Prairie Road projects.

During consultation sessions, stakeholders indicated that Marion County is generally well served by broadband providers. However, certain areas, especially around the Santiam Canyon, have limited access to the internet. Stakeholders noted that LMI households without home internet access tend to rely on cell phone service for connectivity.

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

According to data from the Federal Communications Commission on fixed broadband deployment, Marion County is well served by providers (Figure 20). No area in Marion County has fewer than three internet providers. Available technologies include Asymmetric Digital Subscriber Line, cable, fixed wireless, and satellite.

Figure 20: Fixed Broadband Deployment in Marion County




*Data Source: Federal Communications Commission (2025)*

*Data Geography: Marion County (including Salem)*

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

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

The 2023 Marion County Multi-Jurisdictional All-Hazards Mitigation Plan assessed the County's risk of natural hazards. Marion County was determined to be at a high risk for the following natural hazard events:

- Earthquake
- Fire
- Drought
- Flood
- Dam or Levee Failure
- Landslide

In the past five years, Marion County has experienced two unprecedented natural hazard events. In September 2020, the Beachie Creek and Lionshead wildfires caused massive destruction along the Santiam Canyon, causing residents to evacuate and over 600 single-family homes to be lost (according to the State of Oregon's CDBG-DR Action Plan). According to Marion County's 2025–2030 Climate and Health Adoption Plan, the fires caused a spike in smoke and fire inhalation emergency visits and many other health-related concerns. In February 2021, an ice storm caused loss of power, destruction of property, and spikes in cold-related emergency visits.

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

As the risk of climate-related hazards increases, so does the vulnerability of LMI households. LMI households may not have the means to evacuate hazardous situations or have the ability to recover quickly. For instance, LMI income households may be less likely to carry homeowners or renters' insurance.

During consultation sessions, stakeholders noted that the 2020 fires and 2021 ice storms increased the level of services needed by community members, some of which are still feeling its effects. Overall, the two events changed how service providers think about emergency preparedness among their organizations and clients.

# STRATEGIC PLAN

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlines Marion County's priority needs, goals, objectives, and specific strategies to work toward over the next five federal fiscal years using CDBG and HOME funds.

The Strategic Plan is comprised of twelve sections:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

The following three priority needs were identified by the County:

- Housing for LMI people.
- Services to support special needs populations and address homelessness.
- Public facilities and infrastructure.

# SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

The SP-10 Geographic Priorities section of the Consolidated Plan provides insight into how the County selects priority needs and allocates investments.

## Geographic Area

There are no specific geographic priority areas established in this Consolidated Plan. The County will utilize funds in all eligible areas.

## General Allocation Priorities

DESCRIBE THE BASIS FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY WITHIN THE STATE

Marion County allocates funds to address strategies under the three overarching goal areas:

- Increase availability and affordability of housing options.
- Increase access to community services.
- Invest in vital community facilities and infrastructure.

The County distributes investments and determines allocates through the use of LMI population data and other data, as applicable.

# SP-25 Priority Needs - 91.415, 91.215(a)(2)

## Priority Needs

The SP-25 Priority Needs section of the Consolidated Plan provides greater detail on the goals outlined in the Strategic Plan.

Table 56: Priority Need 1: Housing for LMI People

| Prompt | Response |
|---|---|
| **Priority Level** | High |
| **Description** | Housing for LMI households is a high priority in the area due to the number of households experiencing a form of housing cost burden. |
| **Population Served** | Extremely Low<br>Low<br>Moderate |
| **Target Areas Affected** | Not targeted |
| **Associated Goals** | G1: Increase Availability and Affordability of Housing Options<br>G4: Support Program Success |
| **Describe the Basis for Relative Priority** | The most recent CHAS estimates from 2021 indicate that over half of all LMI households in Marion County, excluding Salem, experienced a form of housing cost burden. From 2020 to 2025, typical home values increased by 39 percent, and typical rents increased by 35 percent in Marion County. During consultation sessions, stakeholders reported that many Marion County households are struggling to keep up with the rising costs of housing, food, childcare, and transportation. |

Table 57: Priority Need 2: Services to Support Special Needs Populations and Address Homelessness

| Prompt | Response |
|---|---|
| **Priority Level** | High |
| **Description** | There are numerous special needs populations in the Marion County Service Area that have additional housing and service needs and continue to be a high priority within Marion County. 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 training. |
| **Population Served** | Extremely Low Income<br>Low Income<br>Moderate Income<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and Their Families<br>Victims of Domestic Violence |
| **Target Areas Affected** | Not targeted |
| **Associated Goals** | G2: Increase Access to Community Services<br>G4: Support Program Success |

| Prompt | Response |
|---|---|
| **Describe the Basis for Relative Priority** | According to the 2025 Point-in-Time (PIT) count, 2,135 people belonging to 1,783 households experienced homelessness in Marion and Polk Counties; additionally, 21 percent of people experiencing homelessness identified as having chronic substance use and 20 percent identified as victims of domestic violence.<br>Among non-homeless populations, stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children. |

Table 58: Priority Need 3: Public Facilities and Infrastructure

| Prompt | Response |
|---|---|
| **Priority Level** | High |
| **Description** | Public facilities and infrastructure improvements continue to be a highly rated need in Marion County. |
| **Population Served** | Extremely Low Income<br>Low Income<br>Moderate Income |
| **Target Areas Affected** | Not targeted |
| **Associated Goals** | G3: Invest in Vital Community Facilities and Infrastructure<br>G4: Support Program Success |
| **Describe the Basis for Relative Priority** | Stakeholders and community members noted during consultation sessions and surveys that there is a high demand for public facilities and infrastructure. Both groups highlighted a need for improvements to community centers and recreational facilities. |

# SP-30 Influence of Market Conditions - 91.415, 91.215(b)

## Influence of Market Conditions

The SP-30 Influence of Market Conditions section of the Consolidated Plan describes the characteristics of the housing market as they relate to Marion County's priority needs.

Rising rents and a lack of affordable housing, as detailed in the Needs Assessment and Market Analysis, influence the housing market. Table 59 outlines various market characteristics that influence affordable housing programs in Marion County.

Table 59: 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)** | From 2020 to 2025, typical rents increased by 35 percent in Marion County. During consultation sessions, stakeholders reported that many Marion County households are struggling to keep up with the rising costs of housing, food, childcare, and transportation. As a result, over fifty percent of LMI renter households experienced a form of housing cost burden. These factors will likely increase the need for TBRA. Currently, there is no plan to use HOME funds for TBRA due to limited available funds. |
| **TBRA for Non-Homeless Special Needs** | Many of the same market constraints, including increased cost of living, that impact TBRA programs also impact rental assistance for special needs populations, including seniors, victims of domestic violence, and people with disabilities. Stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children. Currently, there is no plan to use HOME funds for TBRA for non-homeless special needs populations due to limited available funds. |
| **New Unit Production** | In the Market Analysis, Marion County identified several barriers to affordable housing development. These include high infrastructure and building costs, complexities with each jurisdiction, and state requirements. These factors can limit the production of new units, particularly affordable units. The County will set aside HOME Community Housing Development Organization funds to develop affordable housing. |

| Affordable Housing Type | Market Characteristics That Will Influence the Use of Funds Available for Housing Type |
|---|---|
| **Rehabilitation** | Much of the County's housing stock consists of older units, which are more likely to need rehabilitation. In 2023, 55 percent of owner households and 50 percent of renter households were built prior to 1980. Rehabilitation activities can be influenced by the cost of materials and labor. Marion County currently operates and plans to continue operating a homeowner rehabilitation program to support the rehabilitation needs of LMI homeowners. |
| **Acquisition, including preservation** | Median home values have increased in recent years, rising 99 percent between 2013 and 2023 (not accounting for inflation), straining the availability of funds to acquire new properties for rehabilitation or resale. |

# SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

## Introduction

The SP-35 Anticipated Resources section of the Consolidated Plan identifies the federal, state, local, and private resources expected to be available to the County to address the priority needs outlined in the Strategic Plan. Marion County has not received its 2026 allocations for CDBG and HOME. In the Strategic Plan and Action Plan, Marion County utilizes its 2025 allocations as an estimate. Marion County will update the Strategic Plan and Action Plan once it receives its 2026 allocations for CDBG and HOME. Marion County estimates the following CDBG and HOME allocation amounts.

- CDBG in the approximate amount of $7,382,690 ($1,476,538 annually).
- HOME in the approximate amount of $2,564,464.55 ($512,892.91 annually).

The Anticipated Resources table below describes these two funding sources.

## Anticipated Resources

Table 60: Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| CDBG | Public—Federal | Acquisition<br>Admin and planning<br>Economic development<br>Housing<br>Public improvements<br>Public services | $1,476,538 | $0 | $0 | $1,476,538 | $5,906,152 | CDBG funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| HOME | Public—Federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | $512,892.91 | $0 | $0 | $512,892.91 | $2,051,571.64 | HOME funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.<br>HOME funds require a match. |

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

Sources of match can include cash, donated land or real property, infrastructure improvements, bonds issued by state or local government, donated materials, equipment, or professional services and the value of foregone taxes. In evaluating applications, Marion County considered the match requirement.. There may be additional match dollars from homebuyers as they purchase homes (although it is not required by Marion County).

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

Non-applicable.

# SP-40 Institutional Delivery Structure - 91.415, 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.

The SP-40 Institutional Delivery Structure section of the Consolidated Plan summarizes information gathered through stakeholder and community engagement and existing reports on the institutional delivery structure in the County. The institutional delivery structure includes entities that will carry out the objectives outlined in the Strategic Plan for HOME and CDBG.

Table 61: Institutional Delivery Structure

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| Marion County | Government | Economic development<br>Homelessness<br>Non-homeless special needs<br>Ownership<br>Planning<br>Housing choice vouchers<br>Owner-occupied rehabilitation<br>Public facilities<br>Public services | Jurisdiction |
| Aumsville | Government | Non-homeless special needs<br>Planning | Jurisdiction |
| Aurora | Government | Non-homeless special needs<br>Planning | Jurisdiction |
| Detroit | Government | Non-homeless special needs<br>Planning | Jurisdiction |
| Donald | Government | Non-homeless special needs<br>Planning | Jurisdiction |
| Gates | Government | Non-homeless special needs<br>Planning | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| 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 |

## Assess Strengths and Gaps in the Institutional Delivery System

The County works closely with private and public service providers, the regional Continuum of Care (CoC), and local cities.

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

County HOME and CDBG staff work with various nonprofit and governmental agencies during the planning, project proposal, and implementation stages of the programs. Tables 62 through 65 describe the availability of services targeted to those experiencing homelessness or with HIV.

### Table 62: Homeless Prevention Services Summary (Homelessness Prevention Services)

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | - | - |
| Mortgage Assistance | X | - | - |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | - | - |

### Table 63: Homeless Prevention Services Summary (Street Outreach Services)

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Law Enforcement | X | - | - |
| Mobile Clinics | X | - | - |
| Other Street Outreach Services | X | X | - |

### Table 64: Homeless Prevention Services Summary (Supportive Services)

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Alcohol & Drug Abuse | X | - | - |

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Child Care | X | - | - |
| Education | X | - | X |
| Employment and Employment Training | X | - | - |
| Healthcare | X | - | - |
| HIV/AIDS | X | - | - |
| Life Skills | X | X | - |
| Mental Health Counseling | X | - | - |
| Transportation | X | X | - |

Table 65: Homeless Prevention Services Summary (Other)

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Other | - | - | - |

## 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).

According to the 2023 Mid-Willamette Valley Homeless Alliance (MWVHA) Regional Needs Assessment, the CoC is responsible for conducting an annual gaps analysis of the homeless needs and services available in the Continuum. The purpose of the gaps analysis is to evaluate the current regional housing and homeless services system, including prevention, street outreach, shelter, and housing programs, and to identify existing system gaps to inform local planning and decision-making for the MWVHA and its partners. It serves as a reference point to focus resources and improve service delivery for those experiencing housing instability and homelessness in Marion County and Polk County.

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 MWVHA. 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 MWVHA does not directly provide services but plans and coordinates services to persons who are homeless or at risk of homelessness in Marion County with partners. 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.

Overall, those in rural communities (areas outside of Salem) have less access to resources. In addition, access to programs and services is challenging for those who live outside of Salem due to limited access to transportation. This has improved since bus lines have been extended; however, it is not feasible for many to utilize mass transit due to work schedules and needs such as daycare. Connecting people in those communities to resources is imperative.

One of MWVHA's goals focuses on addressing the unique needs and characteristics of specific populations. This is crucial to providing person-centered, appropriate care that will triage the unique needs of individuals experiencing homelessness. Service gaps are extensive, and local services have focused primarily on the following populations experiencing chronic homelessness:

- Youth and young adults.
- Families.
- Veterans.
- Persons fleeing domestic violence.
- Medically fragile persons experiencing chronic or temporary conditions (a more recently included population).

Focusing on the groups listed above has led to the expansion of services for each group, and the need for these groups remains high. There is a gap in services available for culturally specific groups, rural youth and families, and seniors experiencing homelessness.

There are a limited supply of affordable housing, emergency shelters, transitional housing, and permanent supportive housing and community resources to facilitate the production and operation of each of these categories.

## 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.

The following is a summary of strategies identified to overcome gaps as identified in the 2023 MWVHA Regional Needs Assessment:

- Explore how to further develop housing navigation functions to improve client housing stability more quickly.
- Consider a regional or population-based approach, such as representatives from veteran, women's, men's, youth, or family programs, in a consumer engagement plan.
- Consider including stipend payments to adults filling the "lived experience" seats on the board, as is done with youth.
- The CoC formed a Youth Action Board (Backbone) in 2021 and should consider gathering feedback from its members about their level of engagement, support, and recommendations. Backbone will be facilitating youth focus groups to gather a broader array of youth input on the Coordinated Community Plan to End Youth Homelessness.
- Improve access to a data analyst who can do the necessary statistical analysis to find trends and gaps in the system.
- Increase opportunities for people with lived experience of homelessness in planning and program design.
- Conduct strategic planning and identify which system performance improvements are a priority for the Alliance and establish targets.
- Look for opportunities to implement continuous quality improvement and other process improvement strategies.
- Community partner expertise and perspective has been offered as an addition to core data to highlight needs that are experienced in the community. Consider the input and suggestions from the community partner subject matter experts when engaging in strategic planning.

# SP-45 Goals - 91.415, 91.215(a)(4)

The SP-45 Goals section of the Consolidated Plan summarizes the priorities and specific goals the County will set for the next five funding years.

## Goals Summary Information

### Table 66: Goal 1: Increase Availability and Affordability of Housing Options

| Prompt | Response |
|---|---|
| **Description** | Improve the condition and availability of affordable housing over a five-year period through homeowner housing rehabilitation and homebuyer assistance. |
| **Category** | Affordable Housing |
| **Start Year** | 2026 |
| **End Year** | 2030 |
| **Outcome** | Availability/Accessibility<br>Affordability |
| **Objective** | Provide Decent Affordable Housing |
| **Geographic Areas Included** | None |
| **Priority Needs Addressed** | PN-1: Housing for LMI People |
| **Funding Allocated** | CDBG: $1,225,712<br>HOME: $2,308,018.10 |
| **Goal Outcome Indicator** | Homeowner housing rehabilitated: 32 housing units<br>Direct financial assistance to homebuyers: 15 households assisted<br>Homeowner housing added: 1 household assisted<br>Housing for homeless populations: 0 households assisted<br>Rental units constructed: 0 households assisted |

### Table 67: Goal 2: Increase Access to Community Services

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

| Prompt | Response |
|---|---|
| **Category** | Non-Homeless Special Needs |
| **Start Year** | 2026 |
| **End Year** | 2030 |
| **Outcome** | Sustainability |
| **Objective** | Create Suitable Living Environments |
| **Geographic Areas Included** | None |
| **Priority Needs Addressed** | PN-1: Housing for LMI People<br>PN-2: Services to Support Special Needs Populations and Address Homelessness |
| **Funding Allocated** | CDBG: $1,030,085<br>HOME: $0 |
| **Goal Outcome Indicator** | Public service activities supporting LMI populations, other than LMI housing: 2,000 persons assisted<br>Public service activities supporting LMI housing: 0 persons assisted<br>Homelessness prevention: 0 households assisted |

Table 68: Goal 3: Invest in Vital Community Facilities and Infrastructure

| Prompt | Response |
|---|---|
| **Description** | Ensure the livability of communities through the rehabilitation and development of public facilities and infrastructure. |
| **Category** | Non-Housing Community Development |
| **Start Year** | 2026 |
| **End Year** | 2030 |
| **Outcome** | Sustainability |
| **Objective** | Create Suitable Living Environments |
| **Geographic Areas Included** | None |
| **Priority Needs Addressed** | PN-3: Public Facilities and Infrastructure |

| | |
|---|---|
| **Funding Allocated** | CDBG: $3,650,355 |
| **Goal Outcome Indicator** | Public facility or infrastructure activities other than LMI housing benefit: 195,135 Persons assisted<br>Public facility or infrastructure activities for LMI housing benefit: 0 persons assisted<br>Overnight/Emergency Shelter/Transitional Housing Beds added: 0 persons assisted |

### Table 69: Goal 3: Support Program Success

| Prompt | Description |
|---|---|
| **Description** | Support program implementation in the Marion County Service Area through program administration. These actions include:<br>1. Support CDBG programs with CDBG program administration funds.<br>2. Support HOME programs with HOME program administration funds. |
| **Category** | Other: Program Administration |
| **Start Year** | 2026 |
| **End Year** | 2030 |
| **Outcome** | Sustainability |
| **Objective** | Create Suitable Living Environments |
| **Geographic Areas Included** | None |
| **Priority Needs Addressed** | PN-1: Housing for LMI People<br>PN-2: Services to Support Special Needs Populations and Address Homelessness<br>PN-3: Public Facilities and Infrastructure |
| **Funding Allocated** | CDBG: $1,476,538<br>HOME: $256,446.45 |
| **Goal Outcome Indicator** | Other: 2 |

### 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 contribute to affordable housing for 48 households, including 14 very low-income, -18 low-income, and -15 moderate-income households.

## SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

This section of the Consolidated Plan provides information on the County's strategy to address the needs of public housing developments and their tenants.

### Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A.

### Activities to Increase Resident Involvements

MCHA does not operate traditional public housing units. MCHA currently offers 835 vouchers. Most vouchers (95 percent) are tenant-based. The remaining vouchers are project-based. MCHA also offers 26 VASH vouchers.

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

No.

### Plan to remove the 'troubled' designation

Non-applicable.

# SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

The SP-55 Strategic Plan Barriers to Affordable Housing section of the Consolidated Plan reviews the barriers to affordable housing described in the Needs Assessment and Market Analysis and strategies to remove those barriers.

## Barriers to Affordable Housing

During consultation sessions, affordable housing developers and service providers noted several barriers that exist to developing affordable housing, including:

- The high cost of adding infrastructure, such as sidewalks, sewer, and water, to a property, particularly in rural parts of Marion County.
- Complexities within each jurisdiction. Communities within Marion County sometimes have different interpretations of building codes, which can complicate development.
- The cost of building. Stakeholders note the need for programs and initiatives that can subsidize the cost of development or infrastructure needed for affordable housing development.
- State requirements, such as urban growth boundaries and middle housing requirements, can limit innovation in developing affordable housing.

In addition, the online stakeholder survey asked respondents what they perceived to be the biggest barriers to developing affordable housing. Listed below are the top three responses.

- The high cost of development.
- Lack of funding.
- Laws, regulations, and requirements associated with development.

## Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Marion County will continue to seek opportunities to utilize the benefit of the 2019 Oregon House Bill 2001, designed to remove barriers in zoning requirements. While Marion County does not have direct jurisdictional authority in most of the Marion County Service Area, the county encourages local and state decision-makers to consider changes to zoning, tax, and permitting policies that currently obstruct access to affordable housing.

# SP-60 Homelessness Strategy - 91.415, 91.215(d)

The SP-60 Homelessness Strategy section of the Consolidated Plan describes the County's strategy for reducing homelessness.

## Describe how the jurisdiction's strategic plan goals contribute to:

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

During consultation, service providers noted that rural areas tend to have less access to funding, and clients often have a harder time reaching services due to transportation. Additionally, stakeholders noted that in the past five years, service providers have seen greater numbers of seniors entering homelessness due to the rising cost of living.

According to the 2023 MWVHA Regional Needs Assessment, service delivery recommendations included the following:

- Conduct outreach, advocacy, and incentives for landlords to rent to low-income individuals and families, as they are needed to support renters with assistance (public housing vouchers and rapid rehousing funding) to secure housing.
- Improve discharge planning and coordination to ensure that housing-insecure persons leaving hospitals and care facilities connect with service providers and are not discharged to the street.
- Explore ways to better connect unsheltered homeless individuals with needed mental and behavioral health services.

## Addressing the emergency and transitional housing needs of homeless persons

A January 2023 survey of the Alliance's Collaborative Committee members indicated that affordable housing is one of the top three (third) concerns that creates an immediate and major barrier to the Alliance's efforts to support people experiencing unsheltered homelessness in regaining housing, safety, and stability. Mental health care and services and emergency shelter shortage were the number one and number two concerns, respectively.

When permanent and transitional housing is not available, the homeless response system must look for even more temporary solutions for emergency shelter.

In response to the need for more transitional services, emergency shelter programs have emerged with an increased level of case management and supportive services, operating more like transitional housing but for a shorter duration. These programs include micro-

shelter villages operated by Church at the Park, Project Turnkey facilities operated by Center for Hope & Safety and Mid-Willamette Valley Community Action Agency (MWVCAA), and the new Navigation Center, also operated by MWVCAA.

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.

According to the 2025-2030 MWVHA Strategic Plan, one of the top goals to help homeless persons is to develop and improve the coordinated system of care and services, and to expand service providers' ability to offer everyone a safe place to sleep and a path to stable housing through the following actions:

Increase the continuum of shelter and housing options available to meet an individual's needs:

- Assess the number of currently available shelter options, using 2024 Housing Inventory Count (HIC) as a reference point.
- Compare availability to need and determine gaps (Sources to review: Annual regional needs assessment/gaps analysis, HIC, PIT Count, Longitudinal Systems Analysis data, Homeless Management Information System data).
- Create plans to address the gaps.
- Plan components may include the following: proactively seek funding to expand shelter options as determined by need, expand Long-Term Rental Assistance, align Coordinated Community Plan to End Youth Homelessness with overall plan, engage with public housing authorities on affordable housing development.
- Using this plan, inform funding decisions, partnerships, advocacy and more.
- Revise annually.
- Incorporate innovative ways to house youth and young adults exiting from the streets and shelters (e.g., Youth Homelessness Demonstration Program Transitional Housing Rapid Rehousing Project, Youth Voucher Housing for youth exiting foster care system).

Shelter and housing options include: safe parking, emergency shelter (e.g., congregate, hotels, hotel vouchers, shelters dedicated to youth/young adults), confidential/domestic violence shelter, low-barrier shelters, seasonal shelters, transitional housing (for adults, families, and youth/young adults), rapid rehousing, permanent supportive housing, other permanent housing, community based long-term care, and affordable housing.

## 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

The MWVCAA's ARCHES Project is a primary provider of homeless prevention services in the Marion-Polk region. Other resources include Northwest Human Services, Polk County Family and Community Outreach, faith-based organizations, and others. Homelessness prevention activities are designed to prevent an individual or family from having to move into temporary shelter or live in a public or private place not meant for human habitation. Local, ongoing homeless prevention assistance includes:

- Utility assistance.
- Rental assistance.
- Assistance accessing benefits.
- Displaced worker programs.
- Self-sufficiency programs.
- Childcare resources.

# SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

The SP-65 Lead-Based Paint Hazards section of the Consolidated Plan describes the actions taken to reduce lead-based paint (LBP) hazards.

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

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

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

All housing units constructed prior to 1978 are at risk of containing LBP. ACS and CHAS data estimate the number of households constructed prior to 1980. While not all households built prior to 1980 need LBP remediation, the age of the housing unit and presence of young children indicate there is a possible risk of LBP exposure. Low-income households with young children who reside in units with LBP hazards may be less able to afford remediation services.

Marion County estimates that 32,265 units were built prior to 1980. Using 2021 data, it is estimated that 5,156 of those units were occupied by households that included children under the age of six.

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

The County provides educational materials on both the risks associated with LBP 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- or CDBG-funded projects.

# SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

The SP-70 Anti-Poverty Strategy section of the Consolidated Plan describes the actions taken to reduce poverty.

## Jurisdiction Goals, Programs and Policies for reducing the number of Poverty- Level Families

Marion County is focusing on the following two main areas to reduce the number of poverty-level families.

- Encourage economic development: Marion County is creating this program with the intent to encourage job growth.
- Provide direct homeowner assistance: Down payment assistance for low-income families to enable homeownership in order to build housing stability.

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

The County's community planning and development programs, including the homeowner rehabilitation program, downpayment assistance, and the development of affordable housing for LMI households, in addition to the public service programs, are linked to poverty-reducing goals for the most vulnerable populations, including special needs populations and LMI 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."

# SP-80 Monitoring - 91.230

The SP-80 Monitoring section of the Consolidated Plan describes the standards and procedures the County will use to monitor its housing and community development projects.

## 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.

Staff of Marion County will monitor each project to ensure compliance with federal and local requirements.

Marion County will monitor CDBG and HOME programs This includes an annual (at a minimum) review of the performance of each entity that receives CDBG or 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, etc. Marion County will monitor for cross-cutting regulations such as Section 3, minority- and women-owned business enterprises outreach, and Davis-Bacon annually at receipt of reports or during on-site visits for applicable projects.

# ANNUAL ACTION PLAN

## AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

### Introduction

The Annual Action Plan comprises ten sections:

- Expected Resources
- Annual Goals and Objectives
- Projects
- Geographic Distribution
- Affordable Housing
- Public Housing
- Homeless and Other Special Needs Activities
- Barriers to Affordable Housing
- Other Actions
- Program Specific Requirements

Together, these sections guide the investment of federal housing and community development funds for the program year operating from July 1, 2026, to June 30, 2027.

As a recipient of federal funding from HUD, the County receives an annual entitlement, or formula grant, from the CDBG and HOME. Marion County received the following grant amounts for the 2026 program year period.

- CDBG: $1,476,538.
- HOME: $512,892.91.

## Anticipated Resources

Table 70: Expected Resources—Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| CDBG | Public—Federal | Acquisition<br>Admin and planning<br>Economic development<br>Housing<br>Public improvements<br>Public services | $1,476,538 | $0 | $0 | $1,476,538 | $5,906,152 | CDBG funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| HOME | Public—Federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | $512,892.91 | $0 | $0 | $512,892.91 | $2,051,571.64 | HOME funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.<br>HOME funds require a match. |

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

Sources of match can be cash, donated land or real property, infrastructure improvements, bonds issued by state or local governments, donated materials, equipment, or professional services and the value of foregone taxes.

Excess match from prior years will satisfy the match requirement.

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

Non-applicable.

## AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

The AP-20 Annual Goals and Objectives section of the Consolidated Plan summarizes the specific goals and actions the County will undertake during the program year. The County has identified the following goals to guide its CDBG and HOME funding over the next year.

Marion County received the following grant amounts for the 2026 program year period:

- CDBG: $1,476,538.
- HOME: $512,892.91.

## Goals Summary Information

Table 71: Goals Summary

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 1 | Increase the availability and affordability of housing options | 2026 | 2027 | Affordable Housing | Marion County Service Area | Low- to moderate-income housing | HOME: $461,603.62<br>CDBG: $245,142 | Homeowner housing rehabilitated: 5<br><br>Direct financial assistance to homebuyers: 3<br><br>Homeowner housing added: 1 |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 2 | Increase access to community services | 2026 | 2027 | Non-Homeless Special Needs | Marion County Service Area | Special needs populations and homelessness | CDBG: $206,017 | Public service activities other than LMI housing benefit: 366 persons assisted |
| 3 | Invest in vital community facilities and infrastructure | 2026 | 2027 | Non-Housing Community Development | Marion County Service Area | Public facilities and infrastructure | CDBG: $730,071 | Public facility and infrastructure activities other than LMI housing benefit: 39,077 persons assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 4 | Support program success | 2026 | 2027 | Administration | Marion County Service Area | Low- to moderate-income housing<br>Special needs populations and homelessness<br>Public facilities and infrastructure | HOME: $51,289.29<br>CDBG: $295,307 | Other: 2 Other |

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Table 72: Goal Descriptions

| Goal Name | Goal Description |
|---|---|
| Increase the 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 TBRA. |
| 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. |

| | |
|---|---|
| Support program success | Support program implementation in the Marion County Service Area through program administration. These actions include:<br>1. Support CDBG programs with CDBG program administration funds.<br>2. Support HOME programs with HOME program administration funds. |

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# AP-35 Projects - 91.420, 91.220(d)

## Introduction

The AP-35 Projects section of the Consolidated Plan describes how Marion County will use funds 2026–2027 to support the goals and priorities identified in previous sections of this Consolidated Plan.

Table 73: Project Information

| # | Project Name |
|---|---|
| 1 | Facility acquisition |
| 2 | Backup well for hospital |
| 3 | Community Center Renovation-Flooring |
| 4 | Community Center Fixtures |
| 5 | Homeowner Rehab |
| 6 | Early Childhood Literacy |
| 7 | Resource Connection |
| 8 | Emergency Student Housing |
| 9 | CDBG Admin |
| 10 | Homebuyer Assistance |
| 11 | HOME Admin |
| 12 | CHDO Set Aside |

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

Funds were allocated to projects based on how closely they correlated to the priority needs and goals in the Consolidated Plan.

## Project Summary

The project summary provides greater detail on the specific projects Marion County will undertake in FY2026.

Marion County received the following grant amounts for the 2026 program year period.

- CDBG: $1,476,538.
- HOME: $512,892.91.

## Project Summary Information

### Table 74: Project Summary Information

| Project Number | Field | Description |
|---|---|---|
| 1 | **Project Name** | **Facility Acquisition** |
| | Goals Supported | Invest Vital in Community Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: $150,000 |
| | Description | Acquisition of facility for permanent location of relief nursery and classrooms to support vulnerable families with young children. This support is to prevent and break the cycle of abuse and neglect, by providing resources and referrals to establish healthy families and keep them together |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public facility or infrastructure activities other than LMI housing benefit: 50 persons assisted |
| | Location Description | Woodburn |
| | Planned Activities | Acquisition |
| 2 | **Project Name** | **Backup Well for Hospital** |

| Project Number | Field | Description |
|---|---|---|
| | Goals Supported | Invest in Vital Community Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: $250,000 |
| | Description | Emergency water well to allow hospital to continue safe operations due to interruption in the municipal water supply. Recent forecasts of severe water drawdown later this year leading to lack and/or contamination of this region's water has prompted the need for this project. |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public facility or infrastructure activities other than LMI housing benefit: 11,538 persons assisted during an extended interruption in municipal water supply. |
| | Location Description | The well will be located on property of Santiam Hospital which serves Stayton Sublimity and Santiam Canyon communities |
| | Planned Activities | Infrastructure/Installation of well and pump to supply sanitary water supply in the event of further water disruption in canyon |
| 3 | **Project Name** | **Community Center Renovation** |
| | Goals Supported | Invest in Vital Community Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: $80,071 |
| | Description | Asbestos flooring abatement, floor replacement, ramp improvement. Services at the facility include meals for senior citizens, summer/safety camp for kids, and warming center for unhoused |

| Project Number | Field | Description |
|---|---|---|
| | Target Date | 06/302027 |
| | Goal Outcome Indicator | Public facility or infrastructure activities other than LMI housing benefit: 3,489 persons assisted |
| | Location Description | Stayton |
| | Planned Activities | Renovation/asbestos abatement, floor replacement |
| 4 | **Project Name** | **Community Center Completion** |
| | Goals Supported | Invest in Vital Community Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: $250,000 |
| | Description | Final fixtures and equipment for renovated community center in LMA  The facility will serve as kitchen for Meals on Wheels, community event space and expanded service for community aquatic center |
| | Target Date | 06/302027 |
| | Goal Outcome Indicator | Public facility or infrastructure activities other than LMI housing benefit: 24,000 persons served |
| | Location Description | Woodburn |
| | Planned Activities | Fixture and equipment necessary to complete the center and make It useable for intended community purpose |
| 5 | **Project Name** | **Homeowner Rehab** |
| | Goals Supported | Increase Availability and Affordability of Housing Options |

| Project Number | Field | Description |
|---|---|---|
| | Needs Addressed | Housing for LMI People |
| | Funding | CDBG: $237,943 |
| | Description | Homeowner rehab program that provides zero percent, payment deferred loans to LMI households throughout Marion County. The loans are to provide necessary repairs or health and safety modifications to keep home livable and prevent the household from becoming homeless. |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Homeowner housing rehabilitated: 5 households |
| | Location Description | Marion County |
| | Planned Activities | Zero interest, payment deferred loans to homeowners for necessary repairs |
| 6 | **Project Name** | **Literacy Program** |
| | Goals Supported | Increase Access to Community Services |
| | Needs Addressed | Services to Support Special Needs Populations and Address Homelessness |
| | Funding | CDBG: $50,000 |
| | Description | Literacy program for grades 1-3 in youth center that serves primarily LMI children. This is to provide focused attention and practices to promote reading as a fundamental skill for future academic and career success |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public service activities other than LMI housing benefit: 150 persons assisted |

| Project Number | Field | Description |
|---|---|---|
| | Location Description | Northeast Salem |
| | Planned Activities | Focused, intensive program to improve literacy with children in grades 1-3 |
| 7 | **Project Name** | **Resource Connection** |
| | Goals Supported | Increase Access to Community Services |
| | Needs Addressed | Services to Support Special Needs Populations and Address Homelessness |
| | Funding | CDBG: $128,217 |
| | Description | Expansion of services to homeless and those at risk of homelessness in rural Marion County. This is an outreach program that connects vulnerable rural residents to resources for housing, physical and mental health, and other basic needs. The entity also provides transportation to facilitate necessary appointments and access to services. |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public service activities other than LMI housing benefit: 176 persons assisted |
| | Location Description | Rural Marion County |
| | Planned Activities | Outreach, referral, transportation, peer support |
| 8 | **Project Name** | **Emergency Student Housing Expenses** |
| | Goals Supported | Increase Access to Community Services |

| Project Number | Field | Description |
|---|---|---|
| | Needs Addressed | Services to Support Special Needs Populations and Address Homelessness |
| | Funding | CDBG: $35,000 |
| | Description | The program provides one-time emergency gap funding for LMI community college students that are nearing completion of certificate or training program. The funding is to prevent homelessness and allow student to finish program |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public service activities other than LMI housing benefit: 40 persons assisted |
| | Location Description | Marion County |
| | Planned Activities | Monetary assistance for rent, security deposit or other home related expense that is jeopardizing student success |
| 9 | **Project Name** | **CDBG Administration** |
| | Goals Supported | Support Program Success |
| | Needs Addressed | All |
| | Funding | CDBG: $295,307 |
| | Description | Admin support CDBG program |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Other: 1 |

| Project Number | Field | Description |
|---|---|---|
| | Location Description | Marion County |
| | Planned Activities | Admin |
| 10 | **Project Name** | **Homebuyer Assistance** |
| | Goals Supported | Increase Availability and Affordability of Housing Options |
| | Needs Addressed | Housing for LMI People |
| | Funding | HOME: $384,669.68 |
| | Description | Homebuyer Assistance for LMI households in the form of zero percent interest, payment deferred loan to purchase a home within Marion County (outside the Salem city limits) |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Direct Financial Assistance to Homebuyers: 3 households assisted |
| | Location Description | Marion County |
| | Planned Activities | Homebuyer assistance |
| 11 | **Project Name** | **HOME Administration** |
| | Goals Supported | Support Program Success |
| | Needs Addressed | All |
| | Funding | HOME: $51,289.29 |

| Project Number | Field | Description |
|---|---|---|
| | Description | Admin support for the HOME program |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Other: 1 |
| | Location Description | Marion County |
| | Planned Activities | Admin |
| 12 | **Project Name** | **CHDO Set Aside** |
| | Goals Supported | Increase the Availability and Affordability of Housing Options |
| | Needs Addressed | Housing for LMI People |
| | Funding | HOME: $76,933.94 |
| | Description | CHDO Set Aside as required by HUD for the purpose of developing housing for LMI households |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Homeowner Housing Added: 1 |
| | Location Description | Marion County |
| | Planned Activities | Set aside for housing |

# P-50 Geographic Distribution - 91.420, 91.220(f)

The AP-50 Geographic Distribution section of the Consolidated Plan identifies geographic target areas for HOME and CDBG funds.

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

N/A

## Rationale for the priorities for allocating investments geographically

N/A.

# AP-55 Affordable Housing - 91.420, 91.220(g)

## Introduction

The AP-55 Affordable Housing section of the Consolidated Plan specifies the goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. For program year 2026–2027, Marion County anticipates supporting 9 households through rehabilitation, down payment assistance and adding homeowner housing.

Table 75: One-Year Goals for Affordable Housing by Support Requirement

| Support Requirement | Number of Households |
|---|---|
| Homeless | 0 |
| Non-Homeless | 9 |
| Special Needs | 0 |
| Total | 9 |

Table 76: One-Year Goals for Affordable Housing by Support Type

| Support Type | Number of Households |
|---|---|
| Rental Assistance | -- |
| The Production of New Units | 1 |
| Rehab of Existing Units | 5 |
| Acquisition of Existing Units | 3 |
| Total | 9 |

## Discussion

Marion County will fund approximately 3 LMI households with down payment assistance, provide rehabilitation loans to approximately 5 LMI households, and add 1 homeowner housing unit.

# AP-60 Public Housing - 91.420, 91.220(h)

## Introduction

MCHA does not own or manage any public housing units, but MCHA does own and manage other units that are not considered public housing.

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

While public housing is the primary responsibility of MCHA, Marion County will continue to work cooperatively with MCHA to seek opportunities to partner with them on potential public housing projects.

## 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 a memorandum of understanding with DevNW to refer family self-sufficiency participants to DevNW for participation in their suite of services. Their services include financial education, homeownership courses, and access to individual development accounts when available.

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

Non-applicable.

## Discussion

# AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

## Introduction

Marion County anticipates providing funding for transitional housing. The County will continue to look at ways in the short term and in the future to help address homelessness and special needs activities.

## Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness.

Marion County continues to be an active partner with the MWVHA, which is the coalition of local homeless services agencies. MWVHA works with area service providers to conduct assessments of homeless individuals, including unsheltered persons, through the coordinated entry system.

Marion County continues to assess the needs of homeless individuals and how to apply funding opportunities to meet their needs.

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

During consultation, the CoC noted that rural areas tend to have less access to funding, and clients often have a harder time reaching services due to transportation. Additionally, stakeholders noted that in the past five years, service providers have seen greater numbers of seniors entering homelessness due to the rising cost of living.

According to the 2023 MWVHA Regional Needs Assessment, service delivery recommendations included the following:

- Conduct outreach, advocacy, and incentives for landlords to rent to low-income individuals and families, as they are needed to support renters with assistance (public housing vouchers and rapid rehousing funding) to secure housing.
- Improve discharge planning and coordination to ensure that housing-insecure persons leaving hospitals and care facilities connect with service providers and are not discharged to the street.
- Explore ways to better connect unsheltered homeless individuals with needed mental and behavioral health services.

## Addressing the emergency shelter and transitional housing needs of homeless persons

Transitional housing can fill the need for diversion and provide short-term housing and case management to address other barriers and develop the capacity to become low-risk renters. There were no reported transitional housing or permanent supportive housing beds outside of Salem, according to the January 2025 HIC. However, various data sources indicate that there were beds outside of Salem in this time frame.

In response to the need for more transitional services, emergency shelter programs have emerged with an increased level of case management and supportive services, operating more like transitional housing but for a shorter duration. These programs include micro-shelter villages operated by Church at the Park, Project Turnkey facilities operated by Center for Hope & Safety and MWVCAA, and the new Navigation Center, also operated by MWVCAA.

## 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

According to the 2025–2030 MWVHA Strategic Plan, one of the top goals to help homeless persons is to develop and improve the coordinated system of care and services, and to expand service providers' ability to offer everyone a safe place to sleep and a path to stable housing through the following actions:

- Increase the continuum of shelter and housing options available to meet an individual's needs.
- Assess the number of currently available shelter options, using the 2024 HIC as a reference point.
- Compare availability to need and determine gaps (review the annual regional needs assessment/gaps analysis, HIC, PIT count, Longitudinal Systems Analysis data, and Homeless Management Information System data).
- Create plans to address the gaps:
    - Plan components may include the following: Proactively seek funding to expand shelter options as determined by need, expand long-term rental assistance, align the Coordinated Community Plan to End Youth

Homelessness with the overall plan, and engage with public housing authorities on affordable housing development.
    - Using this plan, inform funding decisions, partnerships, advocacy, and more.
    - Revise annually.
- Incorporate innovative ways to house youth and young adults exiting from the streets and shelters (e.g., Youth Homelessness Demonstration Program Transitional Housing Rapid Rehousing Project, Youth Voucher Housing for youth exiting the foster care system).
- Shelter and housing options: Safe parking, emergency shelter (e.g., congregate, hotels, hotel vouchers, shelters dedicated to youth/young adults), confidential/domestic violence shelter, low-barrier shelters, seasonal shelters, transitional housing (for adults, families, and youth/young adults), rapid rehousing, permanent supportive housing, other permanent housing, community-based long-term care, and affordable housing.

### Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Marion County will continue to assess ways in which it can help the homeless population and those at risk of homelessness. The funding allocated to Family Building Blocks, City of Stayton, Santiam Hospital, City of Woodburn, Boys and Girls Club, Crossroads Communities, Chemeketa Community College , and the Marion County Homeowner Residential Rehabilitation program will expand services to low-income individuals and individuals at risk of becoming homeless.

## Discussion

Marion County will continue to work closely with the MWVHA, Marion County Health and Human Services Housing Program, and other agencies to advocate for solutions to the homeless crisis facing the area.

Marion County has funded a nonprofit that is expanding to serve elderly individuals with special needs (such as mobility and mental health needs) and the needs of homeless residents with minor children. Marion County has also committed funds to help

rehabilitate homes of low-income residents that may need accommodations such as ramps or other safety improvements.

# AP-75 Barriers to Affordable Housing - 91.420, 91.220(j)

## Introduction

Marion County recognizes that there are several barriers to affordable housing, creating a need for a multifaceted approach. Marion County realizes that it will take collaboration from community partners and agencies to be successful in overcoming these barriers. These barriers include land-use planning laws, socio-economic circumstances, lack of available housing inventory (of all levels), community opposition, significant increase in housing and construction costs, and lengthy processes for administrative elements (permits, contracts, approvals, legal review, etc.).

## 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

Marion County will continue to seek opportunities to utilize the benefit of the 2019 Oregon House Bill 2001 mentioned in last year's plan, which is designed to remove barriers in zoning requirements. While Marion County does not have direct jurisdictional authority in most of the Marion County Service Area, the county encourages local and state decision-makers to consider changes to zoning, tax, and permitting policies that currently obstruct access to affordable housing.

## Discussion

Marion County will continue to advocate for affordable housing whenever strategically possible within its jurisdiction and encourage community partners to do the same.

# AP-85 Other Actions - 91.420, 91.220(k)

## Introduction

Marion County continues to analyze processes and procedures to become more effective and efficient for its citizens. The information below provides the County's planned actions to address underserved needs, maintain affordable housing, reduce LBP hazards, reduce the number of poverty-level families, develop an institutional structure, and enhance coordination between public and private housing and social service agencies.

## Actions planned to address obstacles to meeting underserved needs

The County reviewed and evaluated funding applications during the decision-making process to ensure that limited funds are used in the most effective and prioritized manner.

Marion County continues to increase capacity, building on the foundation of the Consolidated Plan. The emphasis this year is on investment in community facilities, infrastructure and community services. In addition, support for the expansion of services to support LMI populations is also included.

## Actions planned to foster and maintain affordable housing

The 2026–2030 Consolidated Plan addresses a variety of needs for affordable housing and community development that were derived from input from consultations with stakeholders and utilizing housing data.

Marion County continues to engage developers and non-profits to create and maintain affordable housing. Under the PY2026–2027 plan, Marion County has allocated additional funding to homebuyer assistance and homeowner rehabilitation.

## Actions planned to reduce LBP hazards

Marion County will follow HUD requirements on LBP hazard abatement when applicable. As part of Marion County's residential rehabilitation program, LBP evaluations and tests are performed. Corrective action is taken as needed.

## Actions planned to reduce the number of poverty-level families

Marion County is focusing on the following two main areas to reduce the number of poverty-level families.

- Encourage economic development: Marion County is creating this program with the intent of encouraging job growth.

- Provide direct homeowner assistance: Down payment assistance for low-income families to enable homeownership in order to build housing stability.

## Actions planned to develop institutional structure

Through the citizen participation process, needs assessment, and market analysis, the County has identified gaps in the institutional structure with regards to communication and coordination with other County departments.

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

The County will continue to coordinate planning activities with private housing and social service agencies to address the housing and non-housing community development organizations in the region.

# AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

## Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the AP-35 Projects section of the Annual Action Plan. The following identifies program income that is available for use and is included in projects to be carried out.

## CDBG Program

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 and is included in projects to be carried out.

| Program Income | Amount |
|---|---|
| 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. | 0 |
| 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. | 0 |
| 3. The amount of surplus funds from urban renewal settlements. | 0 |
| 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. | 0 |
| 5. The amount of income from float-funded activities. | 0 |
| Total Program Income | $0 |

OTHER CDBG REQUIREMENTS

| Requirement | Amount |
|---|---|
| 1. The number of urgent need activities. | 1 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit LMI persons. Overall benefit: A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit LMI persons. Specify the years covered that include this Annual Action Plan. | 83 percent |

# HOME Investment Partnerships Program (HOME)
# Reference 24 CFR 91.220(l)(2)

## A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The allocated HOME Funds are not being utilized for any forms of investments beyond those identified in Section 92.205.

## 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:

A copy of this policy is included in the appendices of this plan.

## 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:

A copy of this policy is included in the appendices of this plan.

## 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:

N/A. The County does not anticipate refinancing debt.

## If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A.

**If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

N/A.

**If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

N/A.

**BEFORE THE BOARD OF COMMISSIONERS**

**FOR MARION COUNTY, OREGON**

| | |
|---|---|
| In the matter of adopting the 2026-2030 Consolidated Plan and the Program Year 2026-2027 Annual Action Plan under the Community Development Block Grant and HOME Investments Partnership Programs. | ) ) ) ) ) ) |

RESOLUTION # _____

This matter was presented to the Board of Commissioners at its Management Update on April 28, 2026, to adopt the Community Development Block Grant and HOME Investment Partnerships Programs 2026-2030 Consolidated Plan and the 2026-2027 Annual Action Plan.

WHEREAS on April 1, 2026, HUD's Office of Community Planning and Development issued Notice CPD-26-05 titled Guidance on Submitting Consolidated Plans and Annual Action Plans for HUD Community Planning and Development (CPD) Formula Grant Programs. Entitlement jurisdictions with a program year start date of July 1, 2026, have until June 2, 2026, to submit its 2026-2030 Consolidated Plan and the 2026-2027 Annual Action Plan to HUD.

WHEREAS Marion County, as an entitlement jurisdiction, is required to submit once every five years a Consolidated Plan and once a year an Annual Action Plan to the United States Department of Housing and Urban Development.

WHEREAS The Consolidated Plan must provide policy level guidance for spending its five-year allotted amount of funding from July 1, 2026, through June 30, 2031, and the Annual Action Plan must indicate how it intends to spend its annual allotted amount of funding for the upcoming program year from July 1, 2026, through June 30, 2027.

WHEREAS as part of the process for adopting a Consolidated Plan and Annual Action Plan Marion County must hold a public hearing to take any additional comments on the draft Consolidated Plan and Annual Action Plan. Comments are offered for consideration in reallocating proposed funding prior to final approval of the plans. This public hearing occurred on May 13, 2026.

IT IS HEREBY ORDERED that the Board of Commissioners approve the five-year 2026-2030 CDBG/HOME Consolidated Plan, and Program Year 2026-2027 Annual Action Plan to be submitted to the United States Department of Housing and Urban Development prior to the June 2, 2026, deadline.

DATED at Salem, Oregon, this 13th day of May 2026.

MARION COUNTY BOARD OF COMMISSIONERS

_____
Chair

_____
Commissioner

_____
Commissioner

MARION COUNTY BOARD OF COMMISSIONERS

# Board Session Agenda Review Form

**Meeting date:** May 13, 2026

**Department:** Community and Economic Development

**Title:** 2026-2030 CDBG/HOME Consolidated Plan and 2026-2027 Annual Action Plan Public Hearing and Approval

**Management Update/Work Session Date:** April 28, 2026 **Audio/Visual aids** ☐

**Time Required:** 15 minutes **Contact:** Brian Smith **Phone:** 503-588-7975

**Requested Action:** Conduct a public hearing followed by Board Action to approve the 2026-2030 CDBG/HOME Consolidated Plan and the 2026-2027 CDBG/HOME Annual Action Plan.

**Issue, Description & Background:** Marion County is required to submit a Consolidated Plan every five years, and an Annual Action Plan (AAP) every year to the United States Department of Housing and Urban Development (HUD) no later than 60-days following the publication of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) allocations for the upcoming year. The Consolidated Plan provides policy level guidance on how funds should be used. The AAP is the annual plan indicating how Marion County intends to use the allocation funding for the upcoming 2026-2027 program year.

The 2026-2027 CDBG / HOME 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan is scheduled for a public hearing and Board action for approval on May 13, 2026. This is a required process to receive the annual allocation of CDBG and HOME funds from HUD for Projects throughout Marion County.

**Financial Impacts:** Projects approved for funding and revenue to support program staff are included in the Annual Action Plan. Without adoption of the Annual Action Plan, these projects and program staff would not be funded. The Consolidated Plan provides policy level guidance for the allocation of funds during the five-year period.

**Impacts to Department & External Agencies:** The approval of the Consolidated Plan for this five-year period will provide policy level guidance for the allocation of CDBG and HOME funding. The approval of the Annual Action Plan will allow Marion County to receive the annual allocation of CDBG and HOME funds that will be used to fund approved projects, programs, and program administration.

**List of attachments:** CDBG/HOME 2026-2030 Consolidate Plan with 2026-207 Annual Action Plan, Resolution for approval of these plans.

**Presenter:** Steve Dickey

**Department Head Signature:** Kelli Wurse

**BEFORE THE BOARD OF COMMISSIONERS**

**FOR MARION COUNTY, OREGON**

| | |
|---|---|
| In the matter of adopting the 2026-2030 Consolidated Plan and the Program Year 2026-2027 Annual Action Plan under the Community Development Block Grant and HOME Investments Partnership Programs. | ) ) ) ) ) ) |

RESOLUTION # _____

This matter was presented to the Board of Commissioners at its Management Update on April 28, 2026, to adopt the Community Development Block Grant and HOME Investment Partnerships Programs 2026-2030 Consolidated Plan and the 2026-2027 Annual Action Plan.

WHEREAS on April 1, 2026, HUD's Office of Community Planning and Development issued Notice CPD-26-05 titled Guidance on Submitting Consolidated Plans and Annual Action Plans for HUD Community Planning and Development (CPD) Formula Grant Programs. Entitlement jurisdictions with a program year start date of July 1, 2026, have until June 2, 2026, to submit its 2026-2030 Consolidated Plan and the 2026-2027 Annual Action Plan to HUD.

WHEREAS Marion County, as an entitlement jurisdiction, is required to submit once every five years a Consolidated Plan and once a year an Annual Action Plan to the United States Department of Housing and Urban Development.

WHEREAS The Consolidated Plan must provide policy level guidance for spending its five-year allotted amount of funding from July 1, 2026, through June 30, 2031, and the Annual Action Plan must indicate how it intends to spend its annual allotted amount of funding for the upcoming program year from July 1, 2026, through June 30, 2027.

WHEREAS as part of the process for adopting a Consolidated Plan and Annual Action Plan Marion County must hold a public hearing to take any additional comments on the draft Consolidated Plan and Annual Action Plan. Comments are offered for consideration in reallocating proposed funding prior to final approval of the plans. This public hearing occurred on May 13, 2026.

IT IS HEREBY ORDERED that the Board of Commissioners approve the five-year 2026-2030 CDBG/HOME Consolidated Plan, and Program Year 2026-2027 Annual Action Plan to be submitted to the United States Department of Housing and Urban Development prior to the June 2, 2026, deadline.

DATED at Salem, Oregon, this 13th day of May 2026.

MARION COUNTY BOARD OF COMMISSIONERS

_____
Chair

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Commissioner

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Commissioner

# MEMORANDUM

**TO:** Marion County Board of Commissioners
**FROM:** Steve Dickey, CDBG/HOME Program Manager
**MEETING DATE:** **May 13, 2026**, Board of Commissioners Meeting

## CDBG/HOME 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan Approval

### 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan Public Hearing and Adoption

This agenda item is a public hearing and Board action to approve the 2026-2027 CDBG/HOME Consolidated Plan and the included 2026-2027 CDBG/HOME Annual Action Plan (AAP). The Consolidated Plan provides policy level guidance for the allocation of CDBG and HOME funding during the five-year period. The AAP identifies how Marion County's allocation of CDBG and HOME funds received for the 2026-2027 program year will be spent. This includes funding approved for eligible projects, and funding to pay for program staff administrative expenses.

### PROCESS AND PREVIOUS MEETINGS SUMMARY

- **Consolidated Planning Process**
  - January 28, 2025, Management Update - Review of the Request for Proposals (RFP) to contract with a consultant to assist with the development of the Consolidated Plan.
  - May 13, 2025, Management Update - Contract award to Cloudburst Group consulting services for the development of the Consolidated Plan.
  - October 9, 2025, Work Session - Consolidated Planning Process Kick-Off Meeting.
  - January 8, 2026, Work Session - Mid-Point Consolidated Planning Process Check-in.
  - January 20 and February 4, 2026, Management Update and Public Hearing – Public hearing to receive comment from the public regarding the needs assessment portion of the Consolidated Planning Process.
  - April 7, 2026, Work Session - Review the draft Consolidated Plan and Annual Action Plan.

- **AAP Notice of Funding Availability and Application Cycle**
  - A Notice of Funding Availability was published on October 8, 2025.
  - The opportunity to submit pre-applications and applications was between October 8, 2024 – December 19, 2025.
  - A total of 18 applications were received.

- Staff reviewed the applications, and 16 of the applications were complete and the projects were determined to be eligible for funding under CDBG.
- Two projects were determined ineligible for funding with CDBG funds.
- Staff presented the applications in a work session on January 22, 2026.

- **JANUARY 22, 2026, WORK SESSION REVIEW**
  - A Board of Commissioners Work Session was held on January 22, 2026, where the Board of Commissioners were able to ask clarifying questions of the applicants who were present.

- **FEBRUARY 10, 2026, MANAGEMENT UPDATE FUNDING REVIEW**
  - At the February 10, 2026, Management Update staff requested direction on funding allocation for the 2026-2027 CDBG/HOME program year. The Board of Commissioners requested additional time to consider the projects requesting funding.
  - Another Work Session was scheduled for February 26, 2026.

- **FEBRUARY 26, 2026, MANAGEMENT UPDATE FUNDING REVIEW**
  - The Board of Commissioners made funding recommendations based on initial CDBG and HOME funding estimates.
  - Seven applicants were awarded grants and two Marion County programs also received funding.

- **APRIL 7, 2026, WORK SESSION**
  - Annual allocations were published by HUD on April 3, 2026.
  - During the work session two sections of the Consolidated Plan were identified that needed to be addressed. Page 15 regarding Continuums of Care and ESG funding was edited to correct the relationship between the County and the party responsible for these areas. The second was to add emphasis to the narrative calling out the small sample size and the impact that it has on reporting percentages of data. This was done in a callout section on page 55, and is in the text on pages 59, 60, and 65 as well.
  - During the review of the 2026-2030 Consolidated Plan and 2026-2027 AAP the final recommended allocations were finalized for the grant and program awards.

## FINAL FUNDING ALLOCATION TABLE

### CDBG

| Agency | Project | Total Funding |
|---|---|---|
| Family Building Blocks | Facility acquisition to allow for program expansion into the greater Woodburn area | $150,000 |
| Marion County | Homeowner Residential Rehabilitation Loan Program | $237,943 |
| City of Stayton | Community Center renovations to address asbestos flooring replacement and ADA access improvements. | $80,071 |
| City of Woodburn | Community Center renovation fixtures and equipment. | $250,000 |
| Boys and Girls Club | Early Literacy program expansion. | $50,000 |
| Chemeketa Community College | Emergency housing assistance | $35,000 |
| Crossroads Communities | Expansion of services to rural homeless populations. | $128,217 |
| Marion County | Program Administration | $295,307 |
| | **TOTAL** | **$1,431,538** |

### HOME

| Agency | Project | Total Funding |
|---|---|---|
| Marion County | Homebuyer Assistance Loan Program. | $384,670* |
| Marion County | Community Housing Development Organization (CHDO) Set-aside | $76,934 |
| Marion County | Program Administration | $51,289 |
| | **TOTAL** | **$512,893** |

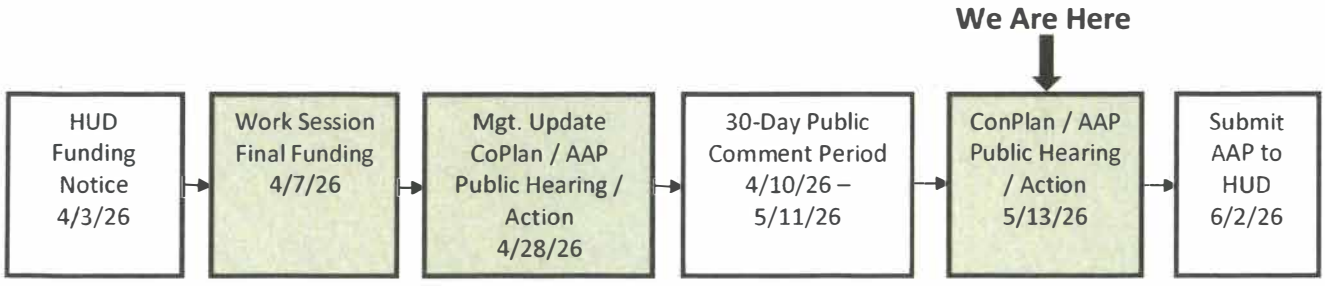
**An additional $76,475 of FY24-25 CHDO set-aside will be added in October 2026.*

## NEXT STEPS

Once the Consolidated Plan and Annual Action Plan have completed the public hearing process and have been approved, they will be submitted to HUD no later than June 2, 2026. Following HUD review and approval of the Consolidated Plan and Annual Action Plan, subrecipient agreements will be produced and processed through the County's required signature process.

## PROCESS TIMELINE

(Shaded boxes are times when Board of Commissioners is directly involved)



## ATTACHMENTS

Attachment 1 – Draft Annual Action Plan
Attachment 2 – Resolution No. 25-XX

Marion County
OREGON

# Marion County, Oregon
# 2026-2030
# Consolidated Plan

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# EXECUTIVE SUMMARY

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

### Introduction

Each year, Marion County receives federal funding from the U.S. Department of Housing and Urban Development (HUD) to support affordable housing and community development programs that primarily benefit low- and moderate-income (LMI) people. This funding comes from the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The City of Salem receives a separate allocation of CDBG and HOME and is not eligible to receive funds from the County. Marion County became eligible to receive these funds starting in 2021.

Marion County develops a Consolidated Plan every five years to outline the County's five-year strategy use of HOME and CDBG funds. The Consolidated Plan incorporates information gathered through data analysis and consultation with a range of voices in the community – including Marion County residents and organizations that work with or have specific knowledge of needs facing LMI communities. The goals of the Consolidated Plan are to identify Marion County's current housing and community development needs and outline the specific goals and expected outcomes for the use of CDBG and HOME funds.

The 2026-2030 Marion County Consolidated Plan and Action Plan is organized and formatted in accordance with HUD's requirements. Major sections of the document include the:

- **Needs Assessment (NA)**: outlines the housing and community development needs of LMI people, special needs populations, people experiencing homelessness, and public housing residents.
- **Market Analysis (MA)**: describes the environment in which Marion County administers its programs, including housing stock, shelter capacity, public housing inventory, economic characteristics, and assessment of natural hazards.
- **Strategic Plan (SP)**: identifies priority needs in Marion County and elaborates on the strategies it will take to address those priority needs.
- **1st Year Action Plan (AP)**: outlines the projects Marion County will undertake in 2026 and how those projects work towards the goals identified in the Strategic Plan.

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

Marion County anticipates receiving the following annual grant amounts over the five-year period of the Consolidated Plan for program years 2026-2030.

- **CDBG**: $1,476,538.
- **HOME**: $512,892.91.

Marion County intends to use these funds to further four primary goals:

- Increase availability and affordability of housing options.
- Increase access to community services.
- Invest in vital community facilities and infrastructure.
- Support program success.

The Strategic Plan section of the Consolidated Plan provides more information on Marion County's goals, objectives, and specific strategies designed to make progress toward those goals.

## Evaluation of past performance

Marion County has made steps toward accomplishing the goals outlined in their first Consolidated Plan which was adopted in 2021. Listed below are the accomplishments made toward Marion County's 2021-2025 goals as of fiscal year 2024.

- CDBG funds assisted 1,230 people with public service activities other than low-moderate income housing benefit.
- CDBG funds assisted 261 people with overnight shelter.
- CDBG funds assisted 50 people with public facility or infrastructure activities other than low-moderate income housing benefit.
- CDBG funds provided for 13 transitional housing beds.
- CDBG funds rehabilitated 14 homeowner housing units.
- HOME funds provided downpayment assistance to 12 homebuyers.

## Summary of citizen participation process and consultation process

Marion County followed the requirements for citizen participation outlined in its Citizen Participation Plan, which requires the County to hold two public hearings regarding the use of CDBG and HOME funds and a 30-day public comment period upon publishing the draft Consolidated Plan.

Marion County held a public hearing on February 4, 2026, regarding the needs to be addressed by the use of CDBG and HOME funds. Marion County will hold an additional public hearing to hear comments on the draft Consolidated Plan and Annual Action Plan. Prior to the adoption of the plans, a written public comment period is scheduled to occur from April 13, 2026, to May 13, 2026. The Marion County Board of Commissioners is scheduled to consider adoption of the Consolidated Plan and Action Plan following the completion of the written comment period and the second public hearing.

Marion County provided opportunity for community members to participate in the development of the Consolidated Plan through an online survey and public meetings. The online community survey was open from September 15th to November 9th and allowed respondents to provide insight into the needs of Marion County residents. In addition, Marion County held four in-person meetings in the cities of Keizer, Stayton, Silverton, and Woodburn. Marion County notified residents of these opportunities in the following ways.

- Post on the Marion County Community and Economic Development webpage.
- Email notification to over 200 community partner contacts.
- Announcements and flyers distributed at regional community partner meetings.
- Flyers placed at local community partner agencies for clients.
- Community partner agencies and local communities shared the information with their clientele and residents.

The public comment period and second public hearing will be publicized in a local newspaper (online) and posted to the program webpage. The public hearing is also noticed through the Board of Commissioner's communication network for public meetings.

In addition to the citizen participation process, Marion County consulted with stakeholders and partners from agencies, organizations, and other groups that work directly with or have knowledge of the needs of LMI people in the County. Marion County distributed an online stakeholder survey and conducted four consultation sessions with the following groups:

- Affordable housing providers and partners.
- Non-Profit and other community partners.
- Public and homelessness service providers.
- Small cities.

Between the stakeholder consultation sessions and the online survey, Marion County gathered input from 34 unique organizations in the development of the Consolidated Plan.

## Summary of public comments

Marion County did not receive any public comments during the hearing held on February 4, 2026. Marion County will update this section of the Consolidated Plan following the second public hearing and after the written comment period is completed.

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

Marion County did not receive any public comments during the hearing held on February 4, 2026. Marion County will update this section of the Consolidated Plan following the second public hearing and after the written comment period is completed.

## Summary

The Consolidated Plan provides an overview of housing and community development needs in Marion County. Listed below are the key themes from the data analysis and outreach process.

### INCOME AND DEMOGRAPHICS

- In 2023, the median income of Marion County was $74,624 (ACS).
- In 2023, there were 21,340 LMI households in Marion County outside of Salem. 10,995 are LMI owner households and 10,345 are LMI renter households (CHAS).
- 32 percent of residents identified as non-White, and 34 percent of residents identify as Hispanic or Latino (ACS).

- 16 percent of residents lived with a disability and 18 percent of residents are ages 65 and older ACS).
- Single-female family households comprised 13 percent of total households (ACS).
- 25 percent of residents were under the age of 18 (ACS).

### HOUSING NEEDS ASSESSMENT (NA-10)

- Over half of all LMI households in Marion County, excluding Salem, spent more than 30 percent of their income on housing expenses in 2021 (meaning the household experienced housing cost burden or severe housing cost burden). Housing expenses include rent and utilities for renters. For homeowners, housing expenses include mortgage payments, utilities, home insurance, and property taxes (CHAS).
- From 2020 to 2025, typical home values increased by 39 percent and typical rents increased by 35 percent in Marion County. During consultation sessions, stakeholders described that many Marion County households are struggling to keep up with the rising costs of housing, food, childcare, and transportation costs (Zillow).
- There are several populations with additional needs that exacerbate their housing instability, including people with disabilities, mental health challenges, substance use disorder, and seniors.

### DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS (NA-15)

- CHAS data identified seven instances of disproportionate impact regarding housing problems. This means that a certain group experienced housing problems at a rate over 10 percentage points higher than that of the corresponding income level in Marion County as a whole (CHAS).
- Black or African American and Pacific Islander households were disproportionately impacted by housing problems in two out of three LMI categories (CHAS).

### DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS (NA-20)

- In 2021, there were six instances of disproportionate impact regarding severe housing problems (CHAS).
- In all except one instance (81-100 percent AMI Asian households) the groups who experienced disproportionate impact with housing problems also experienced disproportionate impact with severe housing problems (CHAS).
- While Hispanic households were not considered to be disproportionately impacted by severe housing problems, Hispanic households experienced severe housing problems at a higher percentage than the jurisdiction as a whole in each income category (CHAS)

### DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS (NA-25)

- In 2021, there were five instances of disproportionate impact among housing cost burden and severe housing cost burden (CHAS)

- Hispanic households experienced both forms of housing cost burden at a higher rate than all households in Marion County (CHAS)
- Pacific Islander households experienced the greatest disproportionate impact among severely housing-cost-burdened households. Pacific Islander households experienced severe housing cost burden at a rate 31 percent higher than all households in Marion County (CHAS).

### DISPROPORTIONATELY GREATER NEED: DISCUSSION (NA-30)

- There is one census tract in Marion County outside of Salem in which more than 50 percent of the population identified as non-White, and the poverty rate was over three times the poverty rate of the surrounding area. This census tract is partially in Salem and partially in Hayesville (R/ECAP)

### PUBLIC HOUSING (NA-35)

- Marion County Housing Authority (MCHA) does not own or manage any public housing units. MCHA manages 835 rental assistance vouchers (MCHA).
- During consultation, MCHA noted that the waiting list for rental assistance vouchers was closed (as of February 2026). MCHA described that the need for rental assistance far outweighed the number of rental assistance vouchers available in Marion County (MCHA).
- MCHA estimated that the largest share of households on the waitlist for rental assistance vouchers were extremely low-income or have a disability.
- Representatives from transitional housing providers described that rental assistance vouchers from MCHA support households in moving from transitional to permanent housing.

### HOMELESS NEEDS ASSESSMENT (NA-40)

- According to the 2025 Point-in-Time (PIT) count, 2,135 people belonging to 1,783 households experienced homelessness in Marion and Polk Counties (PIT).
- From 2022 to 2025, the total number of households experiencing homelessness in Marion and Polk Counties slightly decreased (1 percent) (PIT).
- In 2025, 21 percent of people experiencing homelessness in Marion and Polk Counties identified as having chronic substance use (PIT).
- In 2025, 20 percent of people experiencing homelessness in Marion and Polk Counties identified as being victims of domestic violence (PIT).
- Stakeholders described that in the past five years, they have seen more seniors at risk of homelessness or becoming homeless.

### NON-HOMELESS SPECIAL NEEDS ASSESSMENT (NA-45)

- Stakeholders and community members emphasized the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children.

### NON-HOUSING COMMUNITY DEVELOPMENT NEEDS (NA-50)

- Stakeholders and community members described a need for greater mental health services in Marion County.
- Stakeholders and community members highlighted a need for improvements to community centers and recreational facilities.
- Stakeholders and community members noted that a lack of transportation networks and services create barriers to Marion County residents accessing jobs, health care, food, childcare, and other services.

### NUMBER OF HOUSING UNITS (MA-10)

- Excluding Salem, Marion County had a total of 60,607 housing units in 2023. 68 percent of those units were single-family homes (ACS).
- From 2019 to 2023, the number of total housing units decreased by 2 percent (2,702 units) (ACS). Marion County lost 633 residential units in the Beachie Creek Fire in 2020 (Oregon CDBG-DR Action Plan).
- As of 2025, 1,334 assisted units are available in Marion County (excluding Salem), with 30 units targeted to extremely low-income households. Assisted units include some form of public funding to be affordable to LMI households (Oregon Affordable Housing Inventory).
- During consultation, stakeholders and community members described a need for more 1 or 2-bedroom apartments, single-family homes, and housing for seniors and people with disabilities.

### COST OF HOUSING (MA-15)

- In July 2025, the typical home price in Marion County was $445,228 and the typical monthly rent was $1,745 (Zillow).
- From 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent (Zillow) ).
- From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent (Zillow).
- Stakeholders noted during consultation sessions that increasing housing costs, coupled with the increased cost of other necessities, including food, childcare, and transportation, placed considerable financial pressure on households across the County, particularly for LMI households.

### CONDITION OF HOUSING (MA-20)

- 54 percent of the County's housing stock was built prior to 1980, which is an indicator of rehabilitation or lead-based paint remediation needs (ACS).
- In 2023, 46 percent of renter-occupied units experienced at least one housing condition, compared to 26 percent of owner-occupied units (ACS).
- Stakeholders noted during consultation sessions that rural communities, senior households, and properties rented by voucher recipients are in the most need of rehabilitation.

### PUBLIC AND ASSISTED HOUSING (MA-25)

- MCHA (Marion County's Public Housing Authority) does not own any units that meet the definition of public housing. They do operate other assisted housing units and a Housing Choice Voucher program.
- MCHA identified the need to support maintenance and rehabilitation of MCHA units and private units occupied by voucher recipients.
- MCHA noted that the need for assisted units in Marion County is not met by the current voucher and unit portfolio.

### HOMELESS FACILITIES AND SERVICES (MA-30)

- While actual figures are likely higher, the 2025 HIC recorded 40 emergency shelter beds available in Marion County outside of Salem. These beds are designated for adults (HIC).
- While actual figures are likely higher, HIC data indicates that the inventory of emergency shelter beds has grown in the past five years, from 0 beds in 2021 to 40 beds in 2025 (HIC).
- Stakeholders noted that the current shelter capacity and resources are insufficient to meet the needs of the community, particularly outside of Salem.
- Stakeholders named permanent supportive housing, emergency shelters, and designated shelters for victims of domestic violence as the most needed facilities for people experiencing homelessness.

### SPECIAL NEEDS FACILITIES AND SERVICES (MA-35)

- Overall, a variety of services are available to special needs populations in Marion County.
- The most prominent needs identified through stakeholder and community engagement were mental health services, housing and supportive services for seniors and people with disabilities, and support for families with children.
- Santiam and Salem Hospitals and Clinics have detailed discharge strategies to connect patients with mainstream housing and supportive service resources.

### BARRIERS TO AFFORDABLE HOUSING (MA-40)

- The high cost of development, including building and infrastructure costs, and policy complexities at the state and local levels were cited by stakeholders as barriers to affordable housing development.

### NON-HOUSING COMMUNITY DEVELOPMENT ASSETS (MA-45)

- In 2023, the three most common sectors by workers were Education and Health Care Services, Manufacturing, and Construction.
- Mid-Willamette Valley Council of Governments 2023 CEDS identifies transportation, warehousing, utilities, and construction as growing sectors in Marion County.
- Stakeholders identified public utility and infrastructure improvements and affordable housing near transportation and/or jobs as the most needed economic development activities in Marion County.
- Stakeholders described how a lack of transportation and affordable childcare can serve as barriers to LMI people obtaining and maintaining employment.

### NEEDS AND MARKET ANALYSIS DISCUSSION (MA-50)

- Certain census tracts in Marion County experienced housing problems at a higher rate than the rest of the County.

### BROADBAND NEEDS (MA-60)

- In 2023, 7 percent of Marion County residents, excluding Salem, lacked internet access.
- From 2017 to 2024, the Marion County Broadband Initiative created 571 rural broadband connections through the Wheatland-Metheny, Detroit-Idanha, Arbor-Grove, and Howell Prairie Road projects.
- Despite several internet providers in the region, certain pockets of Marion County lack broadband connection, particularly in rural portions of the County.

### HAZARD MITIGATION (MA-65)

- According to the County's most recent Hazard Mitigation Plan, Marion County maintains a high risk of earthquake, fire, drought, flood, dam or levee failure, and landslides.
- The effects of natural hazards can be amplified among LMI populations who may have limited resources to flee dangerous conditions and recover quickly from severe weather events.

# THE PROCESS

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

The PR-05 Lead & Responsible Agencies section identified the agencies overseeing the development of the Consolidated Plan.

### 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.

Table 1: Responsible Agencies

| Agency Role | Name | Department/Agency |
|---|---|---|
| CDBG Administrator | MARION COUNTY | Community & Economic Development Department |
| HOME Administrator | MARION COUNTY | Community & Economic Development Department |

### Narrative

The Marion County Community & Economic Development Department led the development of this Consolidated Plan, which outlines the County's strategy for its CDBG and HOME allocations for the next five years.

### Consolidated Plan Public Contact Information

The contact information for the Consolidated Plan is listed below:

Steve Dickey
CDBG & HOME Grant Program Manager
sdickey@co.marion.or.us
(503) 373-4334

# PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

## Introduction

The PR-10 Consultation section summarizes the consultation process for the development of the Consolidated Plan.

Marion County sought input from community partners and stakeholders through consultation sessions and an online stakeholder survey. Marion County held four virtual consultation sessions from September 29th to October 17th. Listed below are the session groups of each consultation session, which were well attended by community partners and agencies.

- Affordable housing providers and partners.
- Small cities.
- Non-Profit and other community partners
- Public and homelessness service providers

The online stakeholder survey was open from September 15th to November 9th. In that time, 29 stakeholders responded to the survey. The survey asked respondents to identify, rank, and provide commentary on community needs on the following top areas:

- Affordable housing
- Housing and supportive services
- Public facilities and infrastructure
- Public services
- Economic development

Between both methods of outreach, Marion County consulted with 34 unique organizations.

## 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(I)).

Marion County works closely with public and private housing providers, including the Marion County Housing Authority. During the development of the 2026-2030 Consolidated Planning, the County invited housing and service providers to participate in consultation sessions and an online stakeholder survey. 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

Marion 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.

## 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

Marion County does not receive ESG funds. The Mid-Willamette Valley Community Action Agency (MWVCAA) receives ESG funds through Oregon Housing and Community Services (OHCS) for the Marion-Polk region. MWVCAA serves on the Continuum of Care (CoC) Collaborative Committee and is also an Ex-Officio member of the Board of Directors for the Mid-Willamette Valley Homeless Alliance that oversees the CoC. The County will continue to engage in discussion with MWVCAA, and the CoC about ESG funding allocation for the region.

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

Marion County reached out to 153 organizations in the development of the Consolidated Plan. 34 unique organizations provided input. Table 2 lists all the agencies and organizations that provided input in the development of the Consolidated Plan. Marion County sought input from all the required organization types for the Consolidated Plan through consultation sessions and the online stakeholder survey.

Table 1: Agencies, groups, organizations who participated

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| 1 | Habitat for Humanity | Housing<br>Services - Housing | Housing Needs Assessment<br>Market Analysis | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 2 | Marion County Housing Authority | Housing<br>PHA | Housing Needs Assessment<br>Market Analysis<br>Public Housing Needs | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 3 | City of Woodburn | Other Government-Local | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 4 | City of Stayton | Other Government-Local | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 5 | City of Silverton | Other Government-Local | Housing Needs Assessment<br>Market Analysis | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 6 | City of Turner | Other Government-Local | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 7 | Family Building Blocks | Services- Children<br>Services – Health | Housing Needs Assessment<br>Market Analysis | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | Child Welfare Organization | Non-Homeless Special Needs<br>Homeless Needs – Families with Children | | |
| 8 | Mt. Angel School District | Services- Children<br>Services-Homelessness<br>Services – Education | Housing Needs Assessment<br>Market Analysis<br>Homelessness Strategy<br>Homeless Needs – Families with Children | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 9 | CASA of Marion County | Services- Children<br>Child Welfare Organization | Housing Needs Assessment<br>Market Analysis<br>Non-Homeless Special Needs | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 10 | Boys and Girls Club of Salem | Services- Children<br>Services – Health<br>Services – Education<br>Services – Employment | Housing Needs Assessment<br>Market Analysis<br>Non-Homeless Special Needs<br>Non-housing Community Development Strategy | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 11 | Catholic Community Services | Housing<br>Services – Housing | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | Services- Children<br>Services – Persons with Disabilities<br>Services- Homelessness<br>Services – Health | Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy<br>Non-Homeless Special Needs | | |
| 12 | Santiam Hospital & Clinics | Services – Health<br>Publicly Funded Institution or System of Care | Housing Needs Assessment<br>Market Analysis<br>Homelessness Strategy | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 13 | Marion Polk Food Share | Services- Elderly<br>Services – Persons with Disabilities | Housing Needs Assessment<br>Market Analysis<br>Non-Homeless Special Needs | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 14 | Bridgeway Community Health | Housing<br>Services – Health | Housing Needs Assessment<br>Market Analysis | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 15 | United Way of Mid-Willamette Valley | Housing<br>Services- Children | Housing Needs Assessment | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | Services- Elderly<br>Services – Victims of Domestic Violence<br>Services-Homelessness | Market Analysis<br>Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | | |
| 16 | Chemeketa Community College | Services – Education | Housing Needs Assessment Market Analysis<br>Non-Homeless Special Needs | Consultation Session Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 17 | Curandi | Services - Housing | Housing Needs Assessment Market Analysis | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 18 | Soaring Heights | Housing<br>Services-Homelessness<br>Services – Health | Housing Needs Assessment Market Analysis<br>Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | | Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | | |
| 19 | Church at the Park | Housing<br>Services-Homelessness<br>Services – Employment | Housing Needs Assessment Market Analysis<br>Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |
| 20 | Center for Hope & Safety | Housing<br>Services – Victims of Domestic Violence | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Consultation Session<br>Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 21 | Oregon Department of Human Services | Services- Children<br>Services- Elderly<br>Services – Persons with Disabilities<br>Other Government-State | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Consultation Session | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| 22 | Integrated Services Network | Services – Housing<br>Services – Persons with Disabilities<br>Services – Education<br>Services – Employment | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 23 | City of Jefferson | Other Government-Local | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 24 | Family Promise of Mid-Willamette Valley | Housing<br>Services – Housing<br>Services- Children<br>Services-Homelessness | Housing Needs Assessment Market Analysis<br>Chronically Homeless<br>Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 25 | City of Mt. Angel | Other Government-Local | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| 26 | Cornerstone Community Housing | Housing<br>Services – Housing<br>Services- Children<br>Services – Health | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 27 | Veteran Service Office of Marion County | Services – Persons with Disabilities<br>Services – Health<br>Services – Education<br>Other Government-County | Housing Needs Assessment Market Analysis<br>Non-homeless Special Needs | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 28 | DevNW | Housing | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 29 | Iron Tribe Network | Housing<br>Services – Housing<br>Services – Health | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 30 | City of Detroit | Other Government-Local | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 31 | Mid-Willamette Valley Community Action Agency | Services – Housing<br>Services- Children<br>Services-Homelessness | Housing Needs Assessment Market Analysis<br>Homeless Needs – Chronically Homeless | Survey | Provided input into the development of Marion County's Consolidated Plan. |

| # | Agency/Group/ Organization | Agency/Group/ Organization Type | Section of Plan Addressed | Method of Consultation | Anticipated Outcomes or Areas for Improved Coordination |
|---|---|---|---|---|---|
| | | | Homeless Needs – Families with Children<br>Homeless Needs – Veterans<br>Homeless Needs – Unaccompanied Youth<br>Homelessness Strategy | | |
| 32 | City of Keizer | Other Government-Local | Housing Needs Assessment Market Analysis | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 33 | Salem Area Mass Transit District | Other Government-Local | Housing Needs Assessment Market Analysis<br>Non-housing Community Development Strategy | Survey | Provided input into the development of Marion County's Consolidated Plan. |
| 34 | Silverton Chamber of Commerce and Visitor Center | Planning Organization<br>Business Leaders | Housing Needs Assessment Market Analysis<br>Non-housing Community Development Strategy | Survey | Provided input into the development of Marion County's Consolidated Plan. |

## Identify any Agency Types not consulted and provide rationale for not consulting

Marion County did not exclude any agencies or organizations in the consultation process for the Consolidated Plan.

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

Marion County considered multiple local and regional planning efforts while developing the Consolidated Plan, which are listed in Table 3.

Table 2: Other local / regional / federal planning efforts

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Marion County HOME-American Rescue Plan Program (HOME-ARP) Allocation Plan (2022) | Marion County, OR | Marion County's HOME-ARP Allocation Plan describes the needs and services available to qualifying populations (including people experiencing or at risk of experiencing homelessness) in Marion County. The information provided informs the goals and strategies of Marion County. |
| Marion-Polk Community Health Assessment (2025) | Marion-Polk County Community Health Collaborative | The Community Health Assessment describes health indicators in Marion and Polk Counties and summarizes community input on health needs, including housing and supportive services. The information provided informs the goals and strategies of Marion County. |
| Oregon Substance Use Disorder Inventory and Gap Analysis (2022) | Oregon Health Authority | The Oregon Substance Use Disorder Inventory and Gap Analysis provides information on substance use risk in Marion County. The information provided informs the goals and strategies of Marion County. |
| State of Oregon CDBG-Disaster Recovery (CDBG-DR) Action Plan (2022) | State of Oregon | The State of Oregon CDBG-DR Action Plan provides information on the housing rehabilitation needs of Marion County residents in the wake of the Beachie Creek fire. The information provided informs the goals and strategies of Marion County. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Oregon Housing Needs Analysis (2023) | State of Oregon | The Oregon Housing Needs Analysis provides information on the housing production targets of certain Marion County cities. The information provided informs the goals and strategies of Marion County. |
| Annual Analysis of Gaps in the Housing and Homeless Services System (2023) | Mid-Willamette Valley Homeless Alliance | The Gaps Analysis provides information on mainstream resources available to assist people experiencing homelessness in Marion and surrounding counties. The information provided informs the goals and strategies of Marion County. |
| 2025-2030 Strategic Plan (2025) | Mid-Willamette Valley Homeless Alliance | The Strategic Plan outlines CoC goals to increase complementary mainstream services for people experiencing homelessness. The information provided informs the goals and strategies of Marion County. |
| HUD 2024 CoC Homeless Assistance Programs Housing Inventory Count Report | HUD | The Homeless Assistance Programs Housing Inventory Count Report provides information on the types and amounts of shelter beds available for people experiencing homelessness. The information provided informs the goals and strategies of Marion County. |
| Mid-Willamette Valley Regional Comprehensive Economic Development Strategy (CEDS) (2023) | Mid-Willamette Valley Council of Governments | The CEDS provides information on economic characteristics, trends, and needs in Marion County. The information provided informs the goals and strategies of Marion County. |
| Regional Snapshots (Marion, Polk, and Yamhill Counties) | Business Oregon | The Regional Snapshots provide information on economic characteristics and trends in Marion County. The information provided informs the goals and strategies of Marion County. |
| Economic Development Program 5-Year Strategic Plan (2024) | Marion County, OR | The Strategic Plan provides information on existing economic development projects and economic development needs in Marion County. The information provided informs the goals and strategies of Marion County. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|---|
| Broadband Initiative Outcomes (2024) | Marion County, OR | The report provides information on the number of households served by the County's Broadband Initiative. The information provided informs the goals and strategies of Marion County. |
| Multi-Jurisdictional All-Hazards Mitigation Plan (2023) | Marion County, OR | The Multi-Jurisdictional All-Hazards Mitigation Plan describes the risks of natural disasters and community needs in Marion County. The information provided informs the goals and strategies of Marion County. |
| 2025-2030 Climate and Health Adoption Plan (2025) | Marion County, OR | The Climate and Health Adoption Plan provides information on natural hazard risks in Marion County. The information provided informs the goals and strategies of Marion County. |

## 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))

In the development of the Consolidated Plan, Marion County consulted with numerous public entities, including cities. Marion County works closely with other jurisdictions within the CDBG/HOME boundary. During the consultation process, the following organizations either attended a virtual consultation session or took the online stakeholder survey:

- Oregon Department of Human Services
- Veteran Service Office of Marion County
- City of Woodburn
- City of Stayton
- City of Silverton
- City of Turner
- Mt. Angel School District
- City of Jefferson
- City of Mt. Angel
- City of Keizer
- City of Detroit

# PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

## Summary of citizen participation process/Efforts made to broaden citizen participation

Marion County followed the requirements for citizen participation outlined in its Citizen Participation Plan, which requires the County to hold two public hearings regarding the use of CDBG and HOME funds and a 30-day public comment period upon publishing the draft.

Marion County held a public hearing on February 4, 2026, regarding the needs to be addressed by the use of CDBG and HOME funds. Marion County will hold an additional public hearing to hear comments on the draft Consolidated Plan and Annual Action Plan. Prior to the adoption of the plans, a written public comment period is scheduled to occur from April 13, 2026, to May 13, 2026. The Marion County Board of Commissioners will consider adoption of the Consolidated Plan and Action Plan following the completion of the written comment period and the second public hearing.

In addition, Marion County provided opportunity for community members to participate in the development of the Consolidated Plan through an online survey and public meetings. The online community survey was open from September 15th to November 9th and allowed respondents to provide insight into the needs of Marion County residents. In addition, Marion County held four in-person meetings in the cities of Keizer, Stayton, Silverton, and Woodburn.

## Summarize citizen participation process and how it impacted goal setting

Through the citizen participation process, efforts were made to encourage public comments through public hearings and the public comment period in the following ways:

- Posted on the Marion County Community and Economic Development webpage.
- Email notification to over 200 community partner contacts.
- Announcements and flyers distributed at regional community partner meetings.
- Flyers placed at local community partner agencies for clients.
- Community partner agencies and local communities shared the information with their clientele and residents.

The public comment period and second public hearing will be publicized in a local newspaper (online) and posted to the program webpage. The public hearing is also noticed through the Board of Commissioner's communication network for public meetings.

## Citizen Participation Outreach

Table 4 summarizes citizen participation and outreach efforts.

Table 3: 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 | URL (If applicable) |
|---|---|---|---|---|---|---|
| 1 | Other: Public hearing held on February 4, 2026 | Non-targeted/broad community | No public attended to provide comment | None | None | - |
| 2 | Other: Public hearing during public comment period (date TBD) | - | - | - | - | - |

# NEEDS ASSESSMENT

## NA-05 Overview

The Needs Assessment includes six sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing and Community Development Needs

Together, these sections present key housing and community development needs of low- and moderate-income (LMI) people in areas of Marion County outside of Salem. The needs identified in this section inform the Strategic Plan, which identifies priority needs and sets goals for how the County will use its Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds over the next five years. It is important to note that Marion County and the City of Salem separately receive CDBG and HOME funds for their respective geographic service areas, so each jurisdiction must conduct a needs assessment.

### Data Sources

The Needs Assessment utilizes various data sources. Each data source, including a short description, is listed below.

- 2019–2023 American Community Survey (ACS): ACS is an annual survey conducted by the U.S. Census Bureau. The dataset provides demographic, employment, housing, educational, and socioeconomic data on individuals and households.

- 2017–2021 Comprehensive Housing Affordability Strategy (CHAS): The CHAS dataset provides information regarding housing needs and problems, disaggregation by income and household type. CHAS derives from ACS estimates, which come with some limitations. Sample sizes can be small for certain tabulations, particularly within CHAS data. In addition, 2017–2021 CHAS data likely reflects housing challenges unique to the COVID-19 pandemic.

- Zillow Home Value Index (ZHVI): ZHVI measures the typical home value across a region. ZHVI estimates from 2013–2023 compliment ACS and CHAS data. ZHVI estimates from 2023–2025 provide more current information on housing conditions.

- Zillow Observed Rent Index (ZORI): ZORI measures the typical observed market rent across a region. ZORI estimates from 2013–2023 compliment ACS and CHAS data. ZORI estimates from 2023–2025 provide more current information on housing conditions.

- 2023 Asset-Limited, Income-Constrained, Employed (ALICE): ALICE data provides information on the number of people in Marion County who earn less than a survival budget.

- 2025 Public Housing Authority Data (PHA): The Marion County Housing Authority provided information on the number and types of vouchers available and the demographics of voucher recipients.

- 2025 Point-in-Time Count data (PIT): The PIT count is a census of the number of sheltered and unsheltered people experiencing homelessness on a single night in January. Note that the PIT count reflects a one-day estimate and does not capture the full extent of homelessness in Marion County. The PIT count also incorporates the Housing Inventory Count (HIC) that collects data on the total number of emergency shelter and transitional shelter beds available.

- 2024 Homeless Management Information System Data (HMIS): HMIS records client-level data and information on the utilization of housing, shelter, and services for individuals and families experiencing homelessness. Whereas PIT data provides a snapshot of needs on a given day, HMIS data provides information on people experiencing homelessness and resources over time.

Quantitative data is coupled with qualitative information gathered through surveys and consultation sessions. The County facilitated consultation sessions with community agencies and organizations and conducted stakeholder and community surveys to better understand current trends impacting the region. Finally, the County analyzed information from other available sources, including local reports, plans, and studies.

Whenever possible, the County excluded data for the City of Salem to provide a clearer picture of the demographics and needs of those in the Marion County CDBG/HOME service area. However, this was not always possible due to limitations in the data. Each figure and table specifies its geography.

## Definition of LMI Households

HOME and CDBG funds programs principally benefit LMI households. A household is defined as all the people who occupy one housing unit. This includes families, unrelated people such as roommates, and people living alone.

In the Consolidated Plan, “LMI” refers to households earning less than 80 percent of the area median income (AMI). Households earning between 50–80 percent AMI are

considered moderate-income, households earning between 30–50 percent AMI are considered low-income, and households earning less than 30 percent AMI are considered extremely low-income.

Table 5 presents the 2025 U.S. Department of Housing and Urban Development (HUD) LMI limits for the Salem, OR Metropolitan Statistical Area (MSA), which covers all of Marion County. For example, a four-person household is considered LMI if the household earned less than $74,100 annually.

### Table 5: Marion County HUD Income Limits (2025)

| Income Category | 1 Person in Household | 2 People in Household | 3 People in Household | 4 People in Household | 5 People in Household | 6 People in Household |
|---|---|---|---|---|---|---|
| Extremely low-income (0–30% AMI) | $19,500 | $22,250 | $26,650 | $32,150 | $37,650 | $43,150 |
| Low-income (30–50% AMI) | $32,450 | $37,050 | $41,700 | $46,300 | $50,050 | $53,750 |
| Moderate-income (50–80% AMI) | $51,900 | $59,300 | $66,700 | $74,100 | $80,050 | $86,000 |

*Data Source: 2025 HUD Income Limits Documentation*

*Data Geography: Salem, OR MSA (Marion and Polk Counties)*

## Key Themes from the Needs Assessment

This section provides a summary of the major trends and needs identified for LMI households within Marion County. These trends describe key data points as well as common themes from consultations and surveys.

### INCOME AND DEMOGRAPHICS (2023)

- There are 21,340 LMI households in Marion County outside of Salem: 10,995 are LMI owner households, and 10,345 are LMI renter households (CHAS).
- 68 percent of residents identify as White (ACS).
- 32 percent of residents identify as non-White (ACS).
- 34 percent of residents identify as Hispanic or Latino (ACS).
- 16 percent of residents live with a disability (ACS).
- 13 percent of total households are single-female family households (ACS).
- 18 percent of residents are aged 65 and older (ACS).
- 25 percent of residents are under the age of 18 (ACS).

### NA-10 HOUSING NEEDS ASSESSMENT

- Over half of all LMI households in Marion County, excluding Salem, spent more than 30 percent of their income on housing expenses in 2021 (meaning the household experienced housing cost burden or severe housing cost burden). Housing expenses include rent and utilities for renters. For homeowners, housing expenses include mortgage payments, utilities, home insurance, and property taxes (CHAS).
- From 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent (ZORI and ZHVI).
- From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent.
- During consultation sessions, stakeholders described that many Marion County households are struggling to keep up with the rising costs of housing, food, childcare, and transportation.
- During consultation sessions, stakeholders identified several populations and circumstances that, among their clients, can exacerbate housing instability. These include disability, mental health challenges and substance use disorders (SUDs), job loss and fixed income, lack of access to affordable housing, and prior convictions.

### NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

- CHAS data identified seven instances of disproportionate impact regarding housing problems. This means that a certain group experienced housing problems at a rate over 10 percentage points higher than that of the corresponding income level in Marion County as a whole (CHAS).

- Black or African American and Pacific Islander households were disproportionately impacted by housing problems in two out of three LMI categories (CHAS).

### NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

- In 2021, there were six instances of disproportionate impact regarding severe housing problems (CHAS).
- In all except one instance (81–100 percent AMI Asian households), the groups who experienced disproportionate impact with housing problems also experienced disproportionate impact with severe housing problems (CHAS).
- While Hispanic households were not considered to be disproportionately impacted by severe housing problems, Hispanic households experienced severe housing problems at a higher percentage than the jurisdiction as a whole in each income category (CHAS).

### NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

- In 2021, there were five instances of disproportionate impact among housing cost burden and severe housing cost burden (CHAS).
- Hispanic households experienced both forms of housing cost burden at a higher rate than the jurisdiction as a whole (CHAS).
- Pacific Islander households experienced the greatest disproportionate impact among severely housing cost-burdened households. Pacific Islander households experienced severe housing cost burden at a rate 31 percent higher than the jurisdiction as a whole (CHAS).

### NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

- There is one census tract outside of Salem in which more than 50 percent of the population identified as non-White, and the poverty rate was over three times the poverty rate of the surrounding area. This census tract is partially in Salem and partially in Hayesville.

### NA-35 PUBLIC HOUSING

- Marion County Housing Authority (MCHA) offers 835 rental assistance vouchers. MCHA does not own or operate any housing that meets the definition of public housing. MCHA does own affordable rental units supported with other funding sources.
- MCHA reports that the number of rental assistance vouchers available has increased over the past five years.
- During consultation, MCHA noted that the waiting list for rental assistance vouchers is closed (as of February 2026). MCHA described that the need for rental assistance far outweighs the number of rental assistance vouchers available in Marion County (MCHA).

- MCHA estimated that the largest share of households on the waitlist for rental assistance vouchers are extremely low-income or have a disability (MCHA).
- Representatives from transitional housing providers described that rental assistance vouchers from MCHA support households in moving from transitional to permanent housing (MCHA).

### NA-40 HOMELESS NEEDS ASSESSMENT

- According to the 2025 Point-in-Time (PIT) count, 2,135 people belonging to 1,783 households experienced homelessness in Marion and Polk Counties (PIT).
- From 2022 to 2025, the total number of households experiencing homelessness in Marion and Polk Counties slightly decreased (1 percent) (PIT).
- In 2025, 21 percent of people experiencing homelessness in Marion and Polk Counties identified as having chronic substance use (PIT).
- In 2025, 20 percent of people experiencing homelessness in Marion and Polk Counties identified as being victims of domestic violence (PIT).
- Stakeholders described that in the past five years, they have seen more seniors at risk of homelessness or entering homelessness.

### NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

- Stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children.

### NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

- Stakeholders and community members describe a need for greater mental health services in Marion County.
- Stakeholders and community members highlighted a need for improvements to community centers and recreational facilities.
- Stakeholders and community members note that a lack of transportation networks and services creates barriers to Marion County residents accessing jobs, health care, food, childcare, and other services.

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

## Summary of Housing Needs

This section of the Consolidated Plan explores the characteristics of households in Marion County, including demographics, total households, and housing problems. Data for this section comes from the 2019–2023 ACS and 2017–2021 CHAS estimates, which were the most recent data sets available at the time of drafting the Consolidated Plan.

According to 2021 CHAS estimates, over 50 percent of Marion County households spent more than 30 percent of their income on housing costs, meaning they experienced cost burden. Data and consultation themes indicate that increases in housing costs, coupled with rising food, utility, and childcare costs, have created financial distress for many Marion County residents.

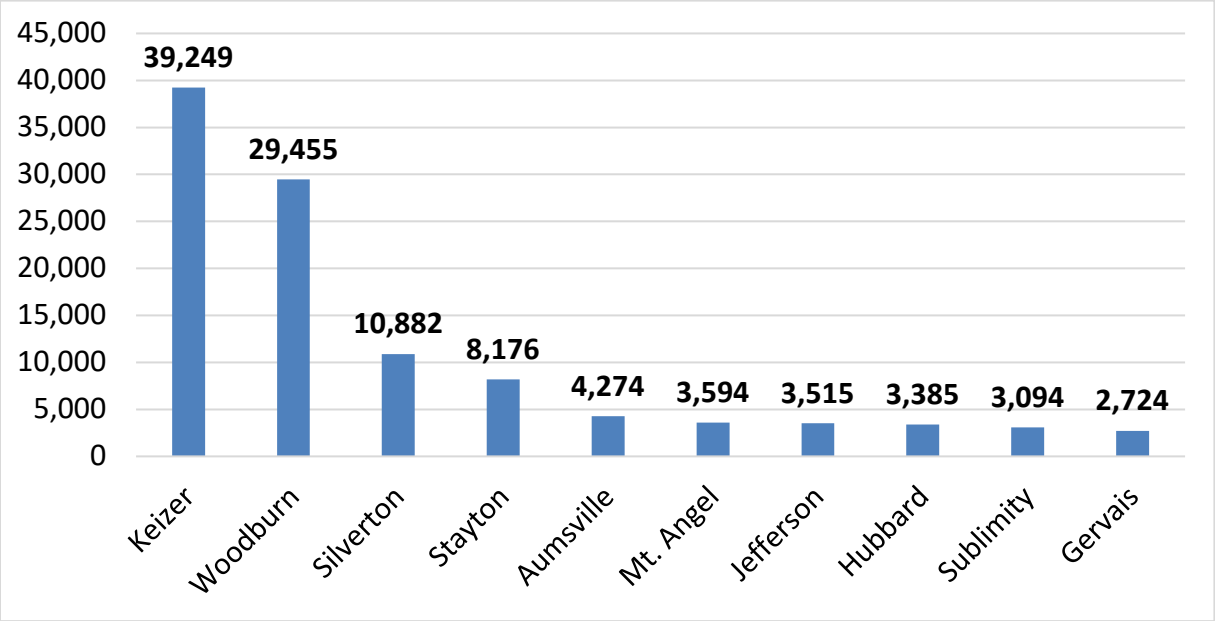
## Population and Housing Demographics

The demographic characteristics and trends of people living in Marion County directly affect housing needs. These factors include population growth, household sizes, household types, age of household members, and other factors. This section presents an overview of Marion County's population as it relates to housing needs.

The Marion County CDBG/HOME service area consists of 19 incorporated cities and 37 unincorporated areas (typically referred to as census places) with a population of approximately 169,866 people. The City of Salem is not included in this figure. The County stretches nearly 1,200 square miles from the Willamette River to the Cascade Mountains. Communities within the County range from urban to rural, with various needs and unique characteristics.

As of 2024, the cities of Keizer, Woodburn, and Silverton were the most populous in the Marion County CDBG/HOME service area. Figure 1 depicts Portland State's Center for Population Studies' 2024 population estimates for the ten most populous cities in Marion County. The three most populous cities accounted for 79,586 residents.

Figure 1: Population Estimates of the 10 Largest Cities and Towns in Marion County




*Data Source: Population Research Center: Portland State University (2025)*
*Data Geography: Select cities in Marion County (excluding Salem)*

Overall, Marion County's population has grown over the past five years and is projected to continue growing in the next ten years. Table 6 provides a high-level overview of population and median income changes from 2013 to 2023. In that time span, the population of Marion County increased by 5 percent, while the number of total households increased by 6 percent. On average, the median income (adjusted to 2023 dollars) increased by 23 percent for the entire county.

Marion County's population growth has not been steady across the 10-year span. ACS data indicates that Marion County's population grew 3.2 percent from 2013 to 2017. From 2018 to 2023, the population grew 1.8 percent; 2017 recorded the greatest increase in population (1.4 percent), while 2021 recorded the greatest decrease in population (-1.2 percent). During that span, housing costs increased. According to Zillow data, from 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent. From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent. Note that Zillow data from 2013-2014 regarding typical rents is unavailable.

Table 6: Housing Needs Assessment Demographics

| Demographics | Base Year: 2013 | Most Recent Year: 2023 | % Change |
|---|---|---|---|
| Population | 161,504 | 169,866 | 5% |

| | | | |
|---|---|---|---|
| Households | 54,994 | 58,385 | 6% |
| Median Household Income | $60,911 | $74,624 | 23% |

*Data Source: 2009–2013 ACS: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem for population and households; Marion County including Salem for median income)*

Increases in population require additional housing units. The Population Research Center estimates Marion County's population, including Salem, to be 351,211 in 2025. The data predicts that the population will increase to 378,309 in 2035, a growth rate of approximately 8 percent. Table 7 depicts the population and growth rate in the past 15 years and the next ten years. From 2010 to 2025, the population grew approximately 12 percent. From 2025 to 2040, the population is projected to grow approximately 10 percent.

### Table 7: Population and Growth Rate Projections (2026 to 2035)

| - | Population Estimate | Growth Rate |
|---|---|---|
| 2010 | 315,335 | N/A |
| 2020 | 345,920 | 10% |
| 2025 | 351,211 | 2% |
| 2030 | 365,724 | 4% |
| 2035 | 378,309 | 3% |
| 2040 | 389,382 | 3% |

*Data Source: Population Research Center: Portland State University (2025)*

*Data Geography: Marion County (including Salem)*

## Number of Households Table (by Income Level)

Understanding the number and characteristics of LMI households allows the County to make informed program decisions. This section presents two data sources, CHAS and the Asset-Limited, Income-Constrained, Employed (ALICE) report, that describe income and economic trends among Marion County residents.

CHAS utilizes AMI to determine income categories, which are outlined in Table 1. ALICE refers to households that earn more than the federal poverty level, but less than the basic cost of living in the county. This is referred to as a survival budget. ALICE calculates the survival budget based on the needs and typical prices of household expenses.

In certain instances, the ALICE survival budget is lower than HUD's LMI calculation. Table 8 compares the ALICE survival budget with the HUD income calculations. ALICE data provides

a useful supplement to CHAS data because ALICE captures the nuances of age and household need, which creates a more complex picture of income and costs.

### Table 8: CHAS and ALICE Income Calculations

| Household Type | Income Needed to Afford a Survival Budget (ALICE) | HUD LMI Income Calculation |
|---|---|---|
| Single adult | $33,636 | $51,900 |
| Two adults | $46,992 | $59,300 |
| Two adults and two children (both in childcare) | $85,896 | $74,100 |

*Data Source: ALICE (2023); HUD Income Limits Documentation (2025)*
*Data Geography: Marion County (including Salem)*

Throughout the Needs Assessment, CHAS and ALICE data are used together to describe the needs of LMI households.

#### CHAS

CHAS provides estimates of the number of households at each income level by household type. Listed below are the total and types of households included in CHAS data. Note that these categories do not comprise all household types and can overlap.

- Small-family households (2–4 people): 23,555 households.
- Large-family households (5+ people): 7,680 households.
- Household contains at least one person aged 62–74: 16,250 households.
- Household contains at least one person aged 75 or older: 6,800 households.
- Households with one or more children aged 6 or younger: 9,736 households.

In 2021, 38 percent of Marion County residents were considered LMI, 43 percent of LMI households contained at least one senior, and 18 percent contained at least one small child. Table 9 presents a breakdown of certain types of households in Marion County by income level. Through consultation sessions and in surveys, stakeholders and community members indicated a high need for housing and services for seniors and families with small children.

### Table 9: Total Households Table

| Household Type | 0–30% AMI | >30–50% AMI | >50–80% AMI | >80–100% AMI | >100% AMI |
|---|---|---|---|---|---|
| Total households | 4,380 | 6,860 | 10,100 | 5,770 | 29,590 |
| Small-family households | 1,310 | 2,160 | 3,870 | 1,950 | 14,265 |

| Household Type | 0–30% AMI | >30–50% AMI | >50–80% AMI | >80–100% AMI | >100% AMI |
|---|---|---|---|---|---|
| Large-family households | 445 | 835 | 1,825 | 800 | 3,775 |
| Household contains at least one person aged 62–74 | 730 | 2,140 | 2,455 | 1,710 | 9,225 |
| Household contains at least one person aged 75 or older | 880 | 1,235 | 1,685 | 945 | 2,055 |
| Households with one or more children aged 6 or younger | 670 | 1,025 | 2,135 | 1,181 | 4,725 |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

### ALICE

ALICE data provides information on the number of people in Marion County who earn less than the survival budget. In 2023, 30 percent of Marion County residents did not earn enough to cover the survival budget. Table 10 depicts the percentage of certain populations earning less than the survival budget and the difference from total Marion County households earning less than the survival budget. Several populations in Marion County had a higher percentage of households not earning the survival budget, including single female and single male-headed households and households with seniors.

#### Table 10: Percentage of Certain Populations Earning Less than a Survival Budget

| Household Type | Percentage of Households with Incomes Below ALICE Survival Budget |
|---|---|
| Total households | 30% |
| Single female-headed households | 76% |
| Single male-headed households | 62% |
| Household with at least one member over the age of 65 | 52% |
| Household with at least one member under the age of 25 | 52% |

*Data Source: 2023 ALICE*

*Data Geography: Marion County (including Salem)*

## Housing Needs Summary Tables

CHAS data provides information on a select number of housing problems, which are defined below. Overall, CHAS found that over 50 percent of LMI households in Marion County spent more than 30 percent of their income on housing expenses, which is considered cost-burdened.

DEFINITIONS

Instances of housing problems are indicators of housing need for particular household types and income levels. The following tables explore the number of households in the County that experience specific types of housing problems that are captured in CHAS data and defined by HUD. HUD defines a housing problem as at least one of the following four conditions:

- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).
- The household is crowded (more than one person per room).
- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.

CHAS also provides information on severe housing problems. Note that HUD defines substandard housing as both a housing problem and a severe housing problem. HUD defines a severe housing problem as a household experiencing at least one of the following four conditions:

- The household is severely cost-burdened (the household spends more than half of its income on housing costs).
- The household is severely crowded (more than 1.5 people per room).
- The housing unit lacks complete kitchen facilities (severe).
- The housing unit lacks complete plumbing facilities (severe).

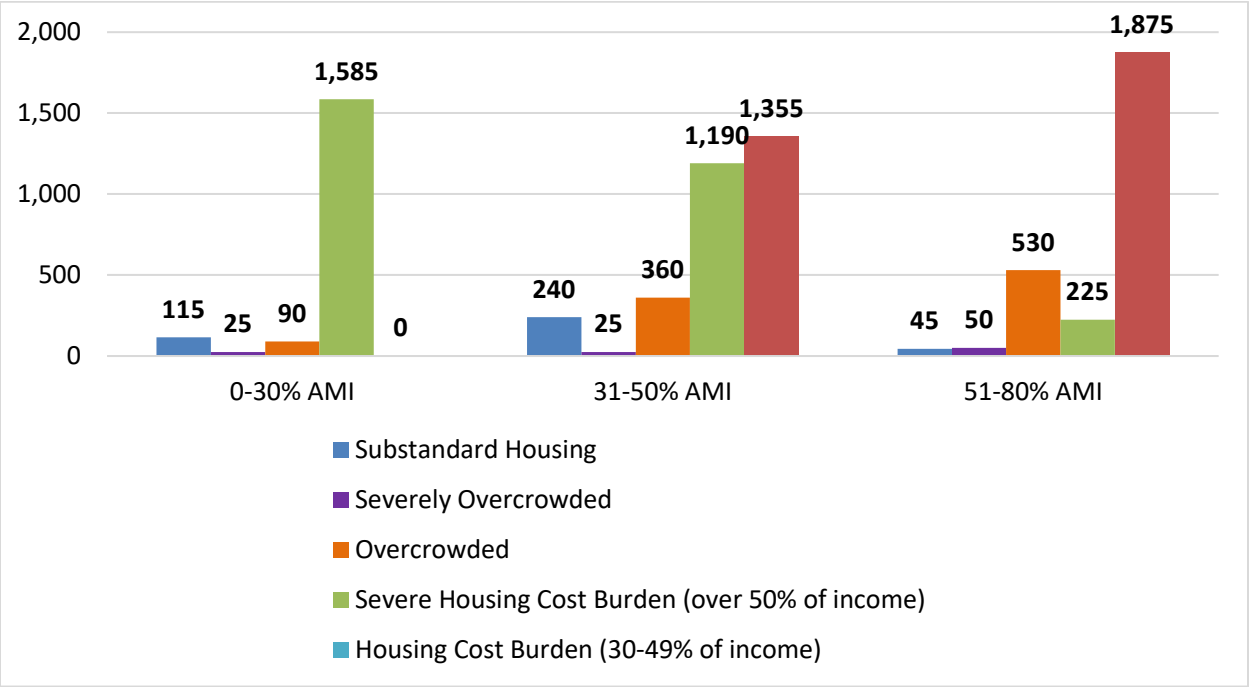
Note that the table 7 includes a row titled “Zero/negative income (and none of the above problems).” This means that the household did not report income, indicating cost burden could not be computed. However, the household did not experience any of the other housing problems recognized by HUD. HUD does not consider zero income to be a housing problem. In addition, note that HUD’s calculations of housing cost burden and severe housing cost burden generally exclude housing subsidies.

## 1. Housing problems (households with one of the listed needs)

In 2021, 33 percent of total Marion County households experienced a housing problem. Figures 2 and 3 provide an overview of the number of households experiencing each type

of housing problem by income level and tenure (whether the household rents or owns their home). Among LMI households, housing cost burden and severe housing cost burden were the most prevalent housing problems.

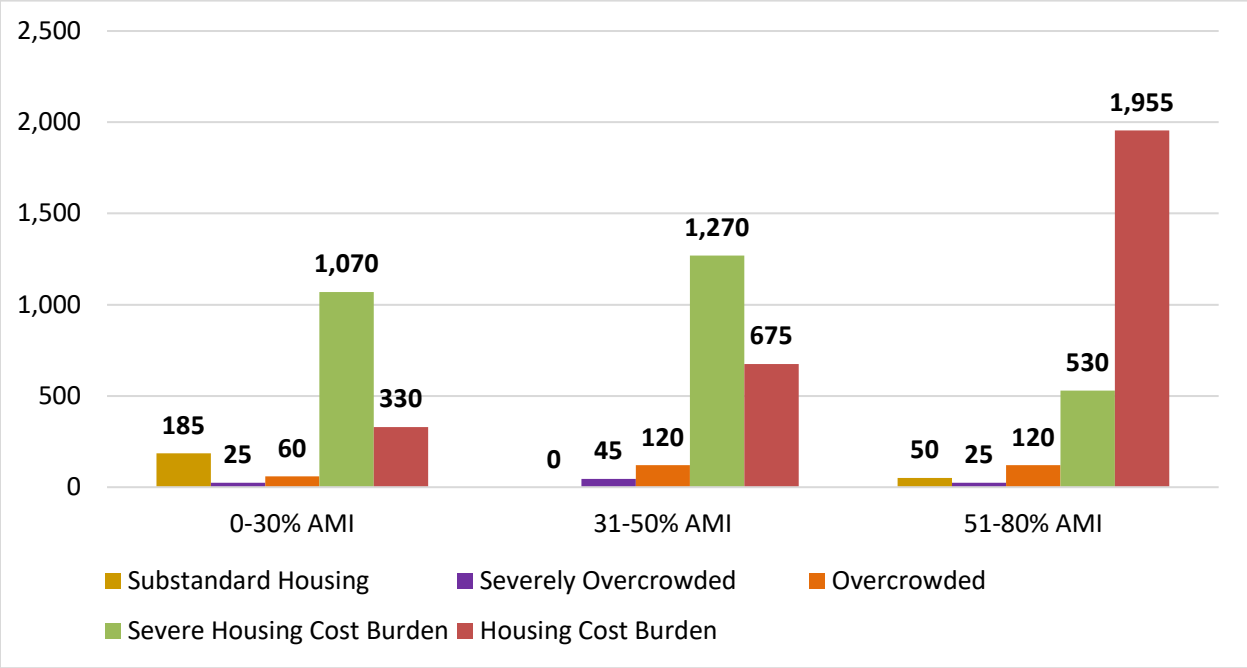
Figure 2: Housing Problems by Income Category (Renters)




*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

Figure 3: Housing Problems by Income Category (Owners)




*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

Housing cost burden and severe housing cost burden were the most common housing problems for renters and owners:

- 19 percent of renter households under 100 percent AMI experienced housing cost burden, while 17 percent experienced severe housing cost burden.
- 15 percent of owner households under 100 percent AMI experienced housing cost burden, while 8 percent experienced severe housing cost burden.

In each category, LMI households experienced housing problems at a greater rate than the total population.

Table 11 provides greater detail on the number of households experiencing each type of housing problem under 100 percent AMI. The table provides information on renter and owner households separately, or by tenure. Note that this table combines the lack of complete kitchen and plumbing facilities into one row, titled "Substandard Housing."

Table 11: Housing Problems Among Renter and Owner Households (by Tenure)

| - | 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 |
| Substandard housing—lacking complete plumbing or kitchen facilities | 115 | 240 | 45 | 100 | 500 | 185 | 0 | 50 | 4 | 239 |
| Severely overcrowded—with >1.51 people per room (and complete kitchen and plumbing) | 25 | 25 | 50 | 0 | 100 | 25 | 45 | 25 | 36 | 131 |
| Overcrowded—with 1.01–1.5 people per room (and none of the above problems) | 90 | 360 | 530 | 25 | 1,005 | 60 | 120 | 120 | 70 | 370 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,585 | 1,190 | 225 | 115 | 3,115 | 1,070 | 1,270 | 530 | 125 | 2,995 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 1,355 | 1,875 | 195 | 3,425 | 330 | 675 | 1,955 | 975 | 3,935 |
| Zero/negative income (and none of the above problems) | - | - | - | - | - | - | - | - | - | - |

*Data Source: 2017–2021 CHAS*

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## 2. Severe housing problems (households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Extremely low-income households experienced severe housing problems at a higher rate than LMI households. Table 12 represents the number of households with severe housing problems in Marion County in 2021 earning less than 100 percent AMI. As outlined in the table, 43 percent of LMI renter households and 31 percent of LMI owner households experienced at least one severe housing problem. Conversely, among extremely low-income households, 78 percent of renters and 65 percent of owners experienced at least one severe housing problem.

Table 12: Severe Housing Problems by Tenure

| - | 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 |
| Having one or more of four housing problems | 1,810 | 1,815 | 850 | 230 | 4,705 | 1,345 | 1,440 | 730 | 225 | 3,740 |
| Having none of four housing problems | 505 | 1,950 | 3,415 | 1,620 | 7,490 | 720 | 1,655 | 5,105 | 3,695 | 11,175 |
| Household has negative income, but none of the other housing problems | - | - | - | - | - | - | - | - | - | - |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 3. Households with cost burden greater than 30 percent

In 2021, small families comprised the greatest share of housing cost burden among LMI renter households, while elderly households comprised the greatest share of housing cost burden among LMI owner households. Table 13 shows the number of cost-burdened renter and owner households that were considered LMI in 2021 by family type. As described in the table, 42 percent of LMI renter households experiencing housing cost

burden were small families, and 46 percent of LMI owner households experiencing housing cost burden were elderly households.

Table 13: Cost Burden > 30 percent

| - | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total |
| Small related | 35 | 690 | 825 | 1,550 | 45 | 190 | 820 | 1,055 |
| Large related | 0 | 255 | 450 | 705 | 0 | 90 | 290 | 380 |
| Elderly | 4 | 470 | 415 | 809 | 325 | 385 | 750 | 1,460 |
| Other | 5 | 180 | 335 | 520 | 90 | 55 | 120 | 265 |
| **Total need by income** | **44** | **1,595** | **2,025** | **3,664** | **460** | **720** | **1,980** | **3,160** |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 4. Households with a cost burden greater than 50 percent

Similarly, small families comprised the greatest share of severe housing cost burden among LMI renter households, while elderly households comprised the greatest share of severe housing cost burden among LMI owner households. Table 14 shows the number of severely cost-burdened renter and owner households that were considered LMI in 2021 by family type. Small families accounted for 37 percent of severe housing cost burden instances for LMI renters, and elderly households comprised 57 percent of severe housing cost burden instances among owner LMI households.

Table 14: Cost Burden > 50 percent

| - | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total |
| Small related | 700 | 485 | 50 | 1,235 | 315 | 230 | 165 | 710 |
| Large related | 365 | 140 | 25 | 530 | 40 | 55 | 125 | 220 |
| Elderly | 345 | 540 | 100 | 985 | 605 | 825 | 255 | 1,685 |

| - | Renter | | | | Owner | | | |
|---|---|---|---|---|---|---|---|---|
| | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total | 0–30% AMI | >30–50% AMI | >50–80% AMI | Total |
| Other | 385 | 170 | 40 | 595 | 180 | 165 | 15 | 360 |
| **Total need by income** | **1,795** | **1,335** | **215** | **3,345** | **1,140** | **1,275** | **560** | **2,975** |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 5. Crowding (more than one person per room)

Overall, overcrowding accounted for a small portion of total housing problems in Marion County. Among those who did experience overcrowding, small-family households were most likely to experience overcrowding out of any family type. Table 15 outlines the number of LMI renter and owner households that experienced overcrowding in 2021 by family type. The family types represented in this table are single families (one family residing in the household), multiple unrelated families residing in the household, or non-family households (such as roommates). As depicted in the table, small-family households comprised 92 percent of total overcrowding instances. Among LMI renter households, moderate-income households experienced the greatest instances of overcrowding. Among LMI owner households, low-income households experienced the greatest instances of overcrowding.

### Table 15: Crowding Information Among Renter and Owner Households (by Tenure)

| - | 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 |
| Single-family households | 115 | 405 | 555 | 15 | 1,090 | 85 | 125 | 120 | 66 | 396 |
| Multiple, unrelated family households | 0 | 0 | 20 | 0 | 20 | 0 | 40 | 30 | 29 | 99 |
| Other, non-family households | 0 | 0 | 4 | 14 | 18 | 0 | 0 | 0 | 0 | 0 |
| **Total need by income** | **115** | **405** | **579** | **29** | **1,128** | **85** | **165** | **150** | **95** | **495** |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

Approximately one-fifth of LMI households contained at least one small child. Table 16 outlines the number of LMI households with one or more children aged six or younger in the household among renter and owner households in 2021; 18 percent of LMI households included a child aged six years old or younger.

### Table 16: Households with Small Children by Income Among Renter and Owner Households (by Tenure)

| - | 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 | 590 | 745 | 990 | 2,325 | 80 | 280 | 1,145 | 1,505 |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

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

In 2023, there were 12,756 single-person households in Marion County, excluding Salem, representing 22 percent of total households. More than half of the single-person households were seniors living alone (6,936 seniors). These seniors comprise 12 percent of all households in Marion County outside of Salem.

ALICE estimates that 39 percent of single or cohabiting households did not earn enough to cover the survival budget, which is $33,636 a year for a single-adult household, which is 9 percent higher than total Marion County households earning less than the survival budget. The budget is comprised of monthly costs of $1,045 for housing (rent or mortgage payments), $476 for food, $409 for transportation, and $131 for healthcare. To afford the cost of living by themselves, an individual would need to earn $16.82 per hour (pre-taxes).

During consultation sessions, stakeholders emphasized that rising costs of housing, transportation, childcare, and food make it nearly impossible for people to live alone. While the increased cost of living has created challenges for all types of households, it has become increasingly difficult to afford vital expenses on a single income. As housing costs continue to climb, fewer individuals may be able to afford to live by themselves, especially those with lower incomes.

## 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.

The 2023 ACS data estimates that 19 percent of the adult population in Marion County lived with a disability. ACS data regarding people with disabilities is provided at the individual level, as opposed to the household level. About 41 percent of people with disabilities were over the age of 65. ACS data finds that people with a disability, on average, earned less and were more likely to live below the federal poverty line than those without a disability.

In the County's 2022 HOME-ARP Allocation Plan, the Center for Hope and Safety (CHS) estimated that 47,413 adults in Marion County were survivors of domestic violence: 32,845 women and 14,568 men. This figure was based on Oregon's prevalence rate for domestic violence (1 in 4 women and 1 in 11 men). Estimates of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault, and stalking are difficult to provide, as domestic violence is not always reported. In the plan, CHS estimated receiving over 30,000 contacts for services in 2022. In that year, CHS provided 9,519 nights of shelter to domestic violence survivors, representing a significant increase from 3,681 nights of shelter provided in 2021. In addition, the Continuum of Care (CoC) estimated in the 2025 PIT count that 420 people experiencing homelessness in Polk and Marion Counties were survivors of domestic violence.

## What are the most common housing problems?

Housing cost burden and severe housing cost burden were the most common housing problems in Marion County in 2021 based on CHAS data. Over half (57 percent) of LMI households experienced either housing cost burden or severe housing cost burden. To compare, just 7 percent of LMI households experienced overcrowding, and 3 percent live in homes with incomplete kitchen or bathroom facilities.

During consultation sessions, stakeholders emphasized that rising costs have significantly impacted Marion County households. With a limited supply of affordable housing, many households live in crowded or otherwise substandard conditions.

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

CHAS data indicates that certain household types are more affected by housing problems.

- Renter households experienced all types of housing problems (defined in the Housing Needs Summary Table section) at a higher rate than owner households: 50 percent of renter households experienced a housing problem, compared to 27 percent of owner households.

- LMI households experienced all types of housing problems at a higher rate than the overall population: 66 percent of LMI households experienced a housing problem, compared to 34 percent of total households.
- Elderly households comprised the greatest share of severely cost-burdened owner households.
- Small-family households comprised the greatest share of severely cost-burdened renter households.

Additionally, stakeholders emphasized that seniors have a growing need for housing services. Often living on fixed incomes, seniors are having trouble maintaining their housing.

## 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 rehousing assistance and are nearing the termination of that assistance

In 2021, 20 percent of total households in Marion County (11,240) were considered low- or extremely low-income, and 15 percent of these households (1,695) contained a child aged 6 or younger. ALICE data indicates that, in 2023, 76 percent of single female-headed households with children and 62 percent of single male-headed households with children did not earn enough to afford a survival budget. This was 46 and 32 percent higher than the percentage of total Marion County households earning less than the survival budget, respectively. As stated in this section, low-income households experience housing problems at a greater and more severe rate than higher-income households, which often puts them at risk of housing instability and an increased risk of homelessness.

The McKinney-Vento data from 2023 counted 2,154 school-aged children identified as experiencing homelessness. This accounted for 3.3 percent of school-aged children. The majority (72.3 percent) of those students were staying with others. While the exact number of families with children at risk of homelessness is difficult to pinpoint, available data indicates that there is a significant need for housing assistance and homelessness services each year. Stakeholders noted during consultation sessions that rising costs and limited affordable housing and social service options have meant that many households are one large expense away from homelessness. Increasingly, service providers are seeing moderate-income households, such as those earning less than the survival budget, in need of services.

Rising costs also impact households nearing the end of their rapid rehousing assistance. The CoC noted that many preparing to exit rapid rehousing programs do not have sufficient income to keep up with rental payments. Those in single-income families or working minimum wage jobs find it difficult to afford the high rents in the area, which can lead to households reentering homelessness.

## 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:

Information regarding individuals at risk of experiencing homelessness originates from the 2022 Marion County HOME-ARP Allocation Plan. In the plan, the definition of "at risk of homelessness" mirrors the definition in 24 CFR 91.5, which is an individual or family who:

I. Has an annual income below 30 percent of the median family income for the area, as determined by HUD.

II. Does not have sufficient resources or support networks (e.g., family, friends, faith-based or other social networks) immediately available to prevent them from moving to an emergency shelter.

III. Meets one of the following conditions:

   a. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance.

   b. Is living in the home of another because of economic hardship.

   c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance.

   d. Lives in a hotel or motel, and the cost of the hotel or motel stay is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals.

   e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau.

   f. Is exiting a publicly funded institution or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution).

   g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the County's approved Consolidated Plan.

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

Overall, housing cost burden and severe housing cost burden contribute to housing instability. Households find it difficult to afford increased housing, transportation, food, and childcare costs, creating unaffordable living situations.

During consultation sessions and in the online survey, stakeholders described factors that increase the risk of someone becoming homeless. Listed below are the most common responses:

- Disability
- Mental health challenges and SUDs
- Job loss and fixed incomes
- Lack of access to affordable housing
- Prior convictions

## Discussion

Marion County identifies the key themes from the Housing Needs Assessment as the following:

- Over half of LMI households spent more than 30 percent of their income on housing expenses in 2021 (meaning the household experienced housing cost burden or severe housing cost burden). Housing expenses include rent and utilities for renters. For homeowners, housing expenses include mortgage payments, utilities, home insurance, and property taxes.
- From 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent.
- From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent.
- During consultation sessions, stakeholders described that many Marion County households are struggling to keep up with the rising cost of living, including housing, food, childcare, and transportation costs.
- During consultation sessions, stakeholders identified several populations and circumstances that, among their clients, can exacerbate housing instability. These include disability, mental health challenges and SUDs, job loss and fixed income, lack of access to affordable housing, and prior convictions.

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

Assess the needs of groups with certain characteristics that have disproportionately greater need in comparison to the needs of that category of need as a whole.

## Introduction

This section of the Consolidated Plan assesses the needs of groups with certain characteristics that have disproportionately greater need in comparison to the needs of that category of need as a whole regarding housing problems. Data for this section comes from 2017–2021 CHAS estimates.

Note that the sample size for certain groups is small, which could partially account for large disproportionate impacts among those groups and the percentages represented.

The data analysis indicates that several populations met the threshold of disproportionate impact, including:

- Extremely low and low-income Pacific Islander households.
- LMI Black or African American households.
- Low-income Asian households.
- Moderate-income Hispanic households.

HUD defines a disproportionately greater housing need when a group with certain characteristics experiences housing problems at a rate over 10 percentage points that of the corresponding income level in Marion County as a whole (represented as "jurisdiction as a whole" in the following tables). The tables below summarize the percentage of each group experiencing housing problems by income level. As stated previously, the four housing problems captured in CHAS data are:

- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).
- The household is crowded (more than one person per room).
- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.

## 0 Percent–30 Percent of Area Median Income (Extremely Low-Income)

Almost 80 percent of households with extremely low incomes experienced one or more housing problems. Table 17 provides a breakdown of extremely low-income households experiencing one or more housing problems by group in Marion County. Pacific Islander households were disproportionately impacted by housing problems in 2021: 100 percent of extremely low-income Pacific Islander households reported experiencing at least one housing problem.

### Table 17: Disproportionally Greater Need 0–30 Percent AMI

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 3,450 | 935 | 4,385 | 79% |
| White | 2,330 | 585 | 2,915 | 80% |
| Black/African American | 0 | 25 | 25 | 0% |
| Asian | 35 | 15 | 50 | 70% |
| American Indian, Alaska Native | 0 | 0 | 0 | N/A |
| Pacific Islander | 65 | 0 | 65 | 100% |
| Hispanic | 820 | 215 | 1,035 | 79% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 30 Percent–50 Percent of Area Median Income (Low-Income)

Seventy-seven percent of households with very low incomes experienced one or more housing problems. Table 18 provides a breakdown of low-income households experiencing one or more housing problems by group in Marion County. Four instances of disproportionate impact occurred in 2021: 100 percent of low-income Black or African American, Asian and Pacific Islander, and Hispanic households experienced a housing problem, which was 23 percent higher than the jurisdiction as a whole, and 88 percent of low-income Hispanic households experienced a housing problem, which was 11 percent higher than the jurisdiction as a whole.

Table 18: Disproportionally Greater Need 30–50 Percent AMI

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 5,280 | 1,575 | 6,855 | 77% |
| White | 3,085 | 1,165 | 4,250 | 73% |
| Black/African American | 10 | 0 | 10 | 100% |
| Asian | 15 | 0 | 15 | 100% |
| American Indian, Alaska Native | 15 | 20 | 35 | 43% |
| Pacific Islander | 35 | 0 | 35 | 100% |
| Hispanic | 1,850 | 260 | 2,110 | 88% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 50 Percent–80 Percent of Area Median Income (Moderate-Income)

Over half of households with low incomes experienced one or more housing problems. Table 19 provides a breakdown of moderate-income households experiencing one or more housing problems by group in Marion County. Black or African American households were disproportionately impacted by housing problems in 2021: 100 percent of low-income Black or African American households reported experiencing at least one housing problem, which was 46 percent higher than the jurisdiction as a whole. It should be noted that Hispanic households had the largest number of impacted households, second only to White households, and close to 10 percent higher than the jurisdiction as a whole (62 percent).

Table 19: Disproportionally Greater Need 50–80 Percent AMI

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 5,415 | 4,695 | 10,110 | 54% |
| White | 2,820 | 3,050 | 5,870 | 48% |

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Black/African American | 60 | 0 | 60 | 100% |
| Asian | 0 | 20 | 20 | 0% |
| American Indian, Alaska Native | 10 | 30 | 40 | 25% |
| Pacific Islander | 0 | 0 | 0 | N/A |
| Hispanic | 2,390 | 1,450 | 3,840 | 62% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 80 Percent–100 Percent of Area Median Income

Over a quarter of households with moderate incomes experience one or more housing problems. Table 20 provides a breakdown of households earning 80–100 AMI experiencing one or more housing problems by group in Marion County. Seventy-one percent of American Indian or Alaskan Native households earning between 80–100 percent AMI experienced a housing problem, which was 43 percent higher than the jurisdiction as a whole.

### Table 20: Disproportionally Greater Need 80–100 percent AMI

| Housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 1,630 | 4,145 | 5,775 | 28% |
| White | 1,295 | 2,870 | 4,165 | 31% |
| Black/African American | 0 | 45 | 45 | 0% |
| Asian | 20 | 80 | 100 | 20% |
| American Indian, Alaska Native | 10 | 4 | 14 | 71% |
| Pacific Islander | 0 | 60 | 25 | 0% |

| | | | | |
|---|---|---|---|---|
| Hispanic | 335 | 970 | 1,305 | 26% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Summary Table: Disproportionate Impact

In 2021, there were seven groups that experienced disproportionate impact regarding housing problems. Table 21 summarizes the instances of disproportionate impact identified in Tables 17–20. It is important to note that in many instances, the sample size is relatively small, which could partially account for the large disproportionate impact and percentages represented.

### Table 21: Instances of Disproportionately Greater Impact

| Income Level | Group |
|---|---|
| 0–30% AMI | Pacific Islander |
| 31–50% AMI | Black or African American |
| 31–50% AMI | Asian |
| 31–50% AMI | Pacific Islander |
| 31-50% AMI | Hispanic |
| 51–80% AMI | Black or African American |
| 81–100% AMI | American Indian or Alaska Native |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Discussion

Marion County identified the key themes from this section to be as follows:

- CHAS data identified seven instances of disproportionate impact regarding housing problems. This means that a certain group experienced housing problems at a rate over 10 percentage points above that of the corresponding income level in Marion County as a whole.
- Black or African American and Pacific Islander households were disproportionately impacted by housing problems in two out of three LMI categories.

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

Assess the need of any group with certain characteristics that has disproportionately greater need in comparison to the needs of that category of need as a whole.

## Introduction

This section of the Consolidated Plan assesses the needs of any group with certain characteristics that has disproportionately greater need in comparison to the needs of that category of need as a whole regarding severe housing problems. Data for this section comes from 2017–2021 CHAS estimates. Note that the sample size for certain groups. is small, which could partially account for large disproportionate impacts among those groups and the percentages represented. The data analysis indicates that several populations met the threshold of disproportionate impact, including:

- Extremely low and low-income Pacific Islander households.
- LMI Black or African American households.
- Moderate-income Hispanic households.

HUD defines a disproportionately greater housing need when a group with certain characteristics experiences severe housing problems at a rate over 10 percentage points that of the corresponding income level in Marion County as a whole (represented as "jurisdiction as a whole" in the following tables). The tables below summarize the percentage of each group experiencing housing problems by income level. As stated previously, the four housing problems captured in CHAS data are:

- The household is severely cost-burdened (the household spends more than 50 percent of its income on housing costs).
- The household is severely crowded (more than 1.5 people per room).
- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.

## 0 Percent–30 Percent of Area Median Income (Extremely Low-Income)

Seventy-two percent of extremely low-income households experienced a severe housing problem. Table 22 provides a breakdown of extremely low-income households experiencing one or more severe housing problems by group in Marion County: 100 percent of Pacific Islander households experienced a severe housing problem, which is 28 percent higher than the jurisdiction as a whole.

Table 22: Severe Housing Problems 0–30 Percent AMI

| Severe housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 3,155 | 1,225 | 4,380 | 72% |
| White | 2,095 | 825 | 2,920 | 72% |
| Black/African American | 0 | 25 | 25 | 0% |
| Asian | 35 | 15 | 50 | 70% |
| American Indian, Alaska Native | 0 | 0 | 0 | N/A |
| Pacific Islander | 65 | 0 | 65 | 100% |
| Hispanic | 770 | 260 | 1,030 | 75% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 30 Percent–50 Percent of Area Median Income (Low-Income)

Forty-seven percent of low-income households experienced a severe housing problem. Table 23 provides a breakdown of low-income households experiencing one or more severe housing problems by group in Marion County. When disaggregated, three instances of disproportionate impact occurred in 2021: 100 percent of Black or African American and Pacific Islander households experienced a severe housing problem, which was 53 percent higher than the jurisdiction as a whole, and 68 percent of Hispanic households experienced a severe housing problem, which was 21 percent higher than the jurisdiction as a whole.

Table 23: Severe Housing Problems 30–50 Percent AMI

| Severe housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 3,255 | 3,605 | 6,860 | 47% |
| White | 1,510 | 2,745 | 4,255 | 35% |
| Black/African American | 10 | 0 | 10 | 100% |

| Severe housing problems | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Asian | 0 | 15 | 15 | 0% |
| American Indian, Alaska Native | 15 | 20 | 35 | 43% |
| Pacific Islander | 35 | 0 | 35 | 100% |
| Hispanic | 1,425 | 680 | 2,105 | 68% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 50 Percent–80 Percent of Area Median Income (Moderate-Income)

Sixteen percent of moderate-income households experienced a severe housing problem. Table 24 provides a breakdown of moderate-income households experiencing one or more severe housing problems by group in Marion County: 100 percent of Black or African American households experienced a severe housing problem, which is 84 percent higher than the jurisdiction as a whole. It should be noted that Hispanic households had the largest number of households with one or more of the four housing problems. However, relative to the jurisdiction as a whole, Hispanic households were not disproportionately impacted.

### Table 24: Severe Housing Problems 50–80 Percent AMI

| Severe housing problems* | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 1,580 | 8,520 | 10,100 | 16% |
| White | 625 | 5,250 | 5,875 | 11% |
| Black/African American | 60 | 0 | 60 | 100% |
| Asian | 0 | 20 | 20 | 0% |
| American Indian, Alaska Native | 0 | 45 | 45 | 0% |
| Pacific Islander | 0 | 0 | 0 | N/A |

| Severe housing problems* | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Hispanic | 875 | 2,960 | 3,835 | 23% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## 80 Percent–100 Percent of Area Median Income

Eight percent of households earning 80–100 percent of AMI experienced a severe housing problem. Table 25 provides a breakdown of households earning 80–100 AMI experiencing one or more severe housing problems by group in Marion County. Asian households were disproportionately impacted by housing problems in 2021, and 29 percent of low-income Asian households reported experiencing at least one housing problem, which is 21 percent higher than the jurisdiction as a whole. It should be noted that Hispanic households had the largest number of households with one or more of the four housing problems. However, relative to the jurisdiction as a whole, Hispanic households were not disproportionately impacted.

### Table 25: Severe Housing Problems 80–100 Percent AMI

| Severe housing problems* | Has one or more of four housing problems | Has none of the four housing problems | Total households | Percent with a severe housing problem |
|---|---|---|---|---|
| Jurisdiction as a whole | 455 | 5,315 | 5,770 | 8% |
| White | 275 | 3,885 | 4,160 | 7% |
| Black/African American | 0 | 45 | 45 | 0% |
| Asian | 20 | 50 | 70 | 29% |
| American Indian, Alaska Native | 0 | 15 | 15 | 0% |
| Pacific Islander | 0 | 60 | 60 | 0% |
| Hispanic | 190 | 1,120 | 1,310 | 15% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Summary Table: Disproportionate Impact

In 2021, there were six groups that experienced disproportionate impact regarding severe housing problems. Table 26 summarizes the instances of disproportionate impact identified in this section.

### Table 26: Instances of Disproportionately Greater Impact

| Income Level | Group |
|---|---|
| 0–30% AMI | Pacific Islander |
| 31–50% AMI | Black or African American |
| 31-50% AMI | Pacific Islander |
| 31-50% AMI | Hispanic |
| 51–80% AMI | Black or African American |
| 81–100% AMI | Asian |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Discussion

Marion County identifies the key themes from this section as follows:

- In 2021, there were six instances of disproportionate impact regarding severe housing problems.
- In all except one instance (81–100 AMI Asian households) the groups who experienced disproportionate impact with housing problems also experienced disproportionate impact with severe housing problems.
- While Hispanic households were not considered to be disproportionately impacted by severe housing problems, Hispanic households experienced severe housing problems at a rate higher than the jurisdiction as a whole in each income category.

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

Assess the need of any group with certain characteristics that has disproportionately greater need in comparison to the needs of that category of need as a whole.

## Introduction

This section of the Consolidated Plan identifies any group with certain characteristics that has disproportionately greater need in comparison to the needs of that category as a whole regarding housing cost burdens. Data for this section comes from 2017–2021 CHAS estimates. Note that the sample size for certain groups. is small, which could partially account for large disproportionate impacts among those groups and the percentages represented. The data analysis indicates that American Indian or Alaska Native and Hispanic households were disproportionately impacted by housing cost burden. Black or African American, Pacific Islander, and Asian households were disproportionately impacted by severe housing cost burden.

HUD defines a disproportionately greater housing need when a group with certain characteristics experiences a housing cost burden or severe housing cost burden at a rate over 10 percentage points higher than that of the corresponding income level in Marion County as a whole (represented as "jurisdiction as a whole" in the following tables). As stated previously, housing cost burden is defined as when a household spends between 30–50 percent of income on housing costs, and severe housing cost burden is defined as when a household spends over 50 percent of income on housing costs.

## Housing Cost Burden

In 2021, 16,805 households experienced housing cost burden. Table 27 outlines the number of households at different housing cost burden levels by group. Overall, 67 percent of households experiencing cost burden identified as White.

Table 27: Greater Need: Housing Cost Burdens

| Housing cost burden | ≤30% | 30–50% | >50% | No/negative income (not computed) |
|---|---|---|---|---|
| Jurisdiction as a whole | 39,215 | 9,990 | 6,815 | 765 |
| White | 28,740 | 7,040 | 4,270 | 525 |
| Black/African American | 195 | 60 | 70 | 0 |
| Asian | 335 | 25 | 40 | 0 |

| Housing cost burden | ≤30% | 30–50% | >50% | No/negative income (not computed) |
|---|---|---|---|---|
| American Indian, Alaska Native | 130 | 40 | 10 | 0 |
| Pacific Islander | 60 | 20 | 65 | 0 |
| Hispanic | 8,365 | 2,670 | 2,005 | 150 |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Percentage of Population Experiencing Housing Cost Burdens

Several groups experienced housing cost burden at a higher rate than the jurisdiction as a whole. Table 28 outlines the percentage of households at different housing cost burden levels by group. In 2021, 18 percent of households experienced housing cost burden. American Indian or Alaska Native and Hispanic households experienced housing cost burden at a higher percentage than the jurisdiction as whole, and 12 percent of households experienced severe housing cost burden. Black or African American, Pacific Islander, and Hispanic households experienced severe housing cost burden at a higher percentage than the jurisdiction as a whole.

### Table 28: Percentage of Households Experiencing Housing Cost Burden by Group

| Housing cost burden | Share less than 30% | Share 30–50% | Share greater than 50% |
|---|---|---|---|
| Jurisdiction as a whole | 69% | 18% | 12% |
| White | 71% | 17% | 11% |
| Black/African American | 60% | 18% | 22% |
| Asian | 91% | 7% | 11% |
| American Indian, Alaska Native | 79% | 24% | 9% |
| Pacific Islander | 40% | 13% | 43% |
| Hispanic | 63% | 20% | 15% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Discussion:

Marion County identified the key themes from this section to be as follows:

- In 2021, there were five instances of disproportionate impact among housing cost burden and severe housing cost burden.
- Hispanic households experienced both forms of housing cost burden at a higher rate than the jurisdiction as a whole.
- Pacific Islander households experienced the greatest disproportionate impact among severely housing cost-burdened households. Pacific Islander households experienced severe housing cost burden at a rate 31 percent higher than the jurisdiction as a whole.

# 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?

Marion County's analysis of housing problems, severe housing problems, and housing cost burden identified eighteen instances of disproportionately greater need by group (described in previous sections). Overall, Black or African American and Pacific Islander households each experienced five instances of disproportionate impact. Hispanic households experienced four instances of disproportionate impact and tended to have the greatest number of households experiencing a housing problem among other groups. Six instances of disproportionately greater need occurred among low-income households. Note that for certain populations, the sample size of households was relatively small, which may exaggerate the nature of disproportionate impact.

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

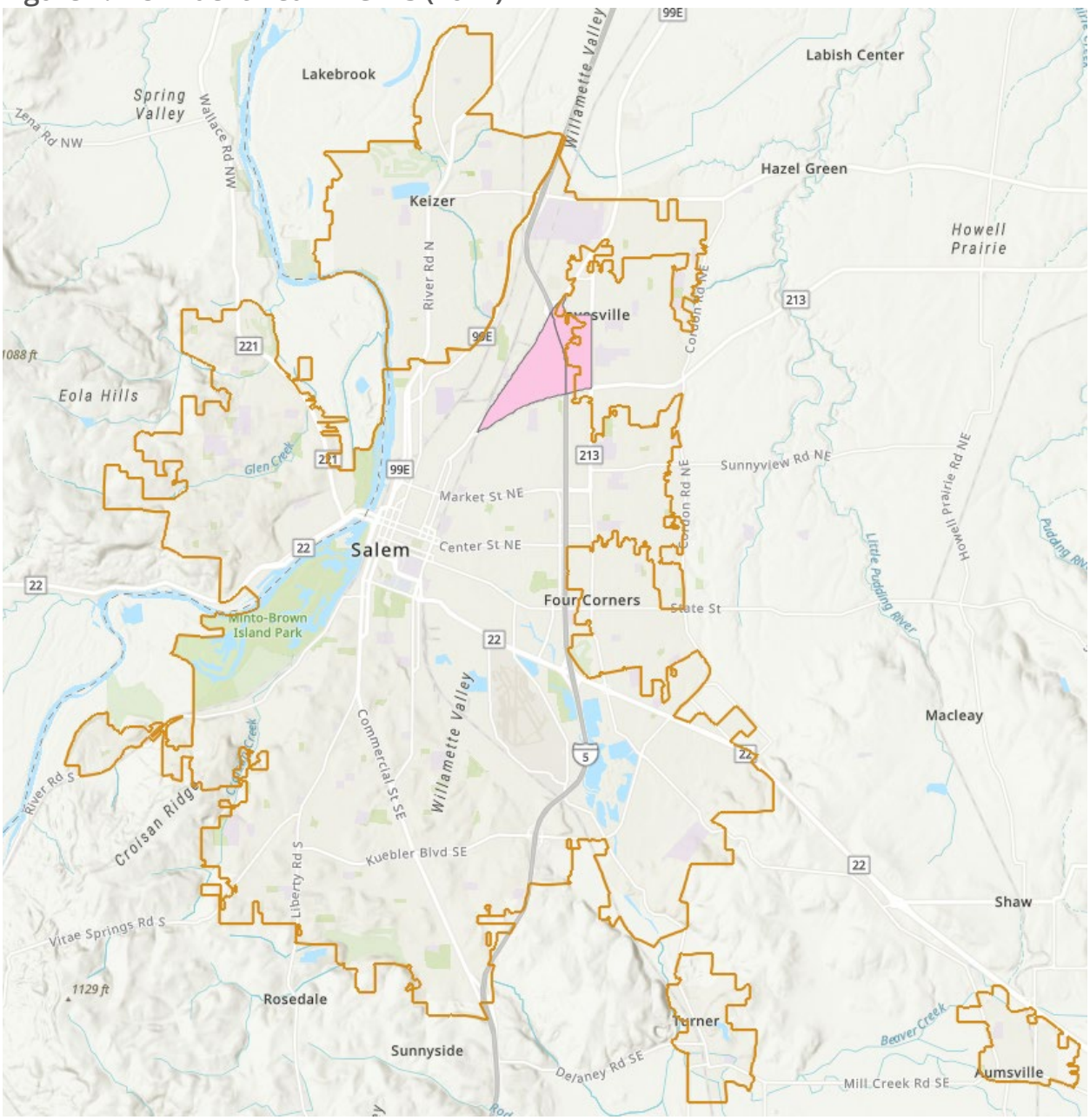
The CHAS analysis identified the needs of groups with certain characteristics described above. Other sections of the Needs Assessment and Market Analysis outline the needs not identified in this section.

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

In 2021, there were two census tracts in Marion County identified as R/ECAPs. A R/ECAP, as defined by HUD, constitutes a census tract in which more than 50 percent of the population identifies as non-White, and the poverty rate is over three times the poverty rate of the surrounding area.

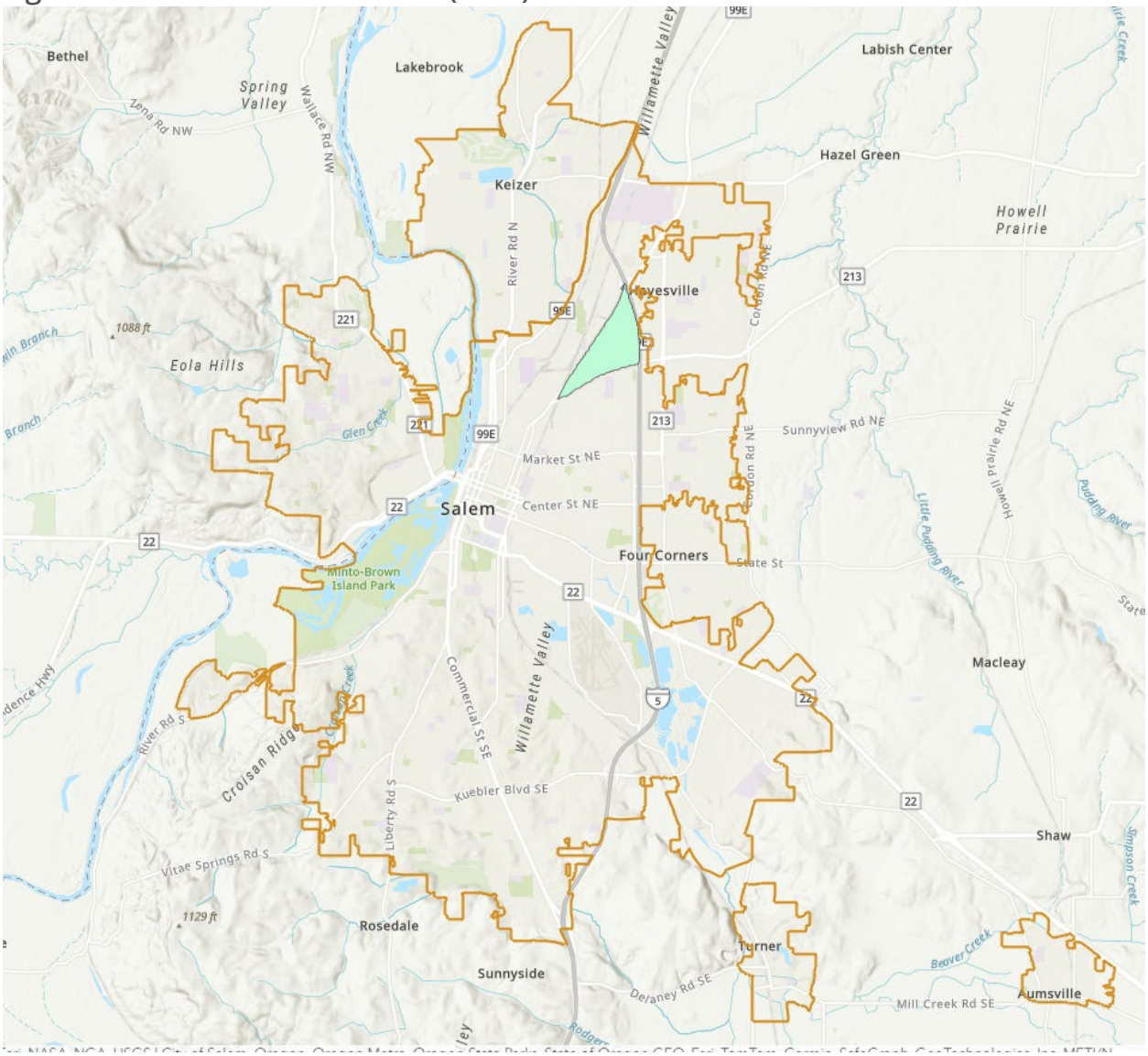
Figure 4 depicts the two abutting census tracts in Marion County recognized as R/ECAPs. One census tract is entirely within the City of Salem, and thus outside of Marion County's HOME and CDBG boundaries. The other census tract is partially within the boundary, in Hayesville. This R/ECAP has appeared within the last 10 years, as it was not included in the previous version of the HUD R/ECAP mapping tool (Figure 5).

## Figure 4: HUD-Identified R/ECAPS (2021)




*Data Source: HUD R/ECAP Mapping Tool (2021)*
*Data Geography: Marion County*

## Figure 5: HUD-Identified R/ECAPS (2013)




*Data Source: HUD R/ECAP Mapping Tool (2021)*

*Data Geography: Marion County*

# NA-35 Public Housing – 91.205(b)

## Introduction

The NA-35 Public Housing section of the Consolidated Plan describes the needs of public housing residents and voucher recipients. Data for this section is provided by the MCHA, which serves low-income residents living in Marion County (minus Salem and Keizer) with housing assistance. As of 2025, MCHA currently offers 835 rental assistance vouchers and does not own any housing units that meet the definition of public housing.

As stated in previous sections, many Marion County residents experience housing cost burdens or otherwise feel the effects of rising prices. Vouchers play an important role in creating affordable housing options for Marion County residents, particularly those with additional barriers to housing, such as criminal history or lack of rental history. MCHA noted during consultation that there are far more applicants on the waitlist than there are available vouchers each year. Most waitlist applicants also require additional features, such as first-floor units and modifications to make units suitable for people with physical disabilities or seniors, which can lead to even longer wait times. Overall, this speaks to the need for more affordable housing and voucher support for residents.

## Overview of Public Housing Portfolio

This section provides an overview of MCHA's public housing and voucher portfolio in use within Marion County. Listed below are the definitions of the types of programs included in this section.

### VOUCHERS

The Section 8 Rental Certificate program (Certificate) provides vouchers to low-income households. Through the voucher program, the tenant pays the landlord 30 percent of the household income in rent, and the PHA pays the remaining rental balance. Section 8 vouchers can be either project-based or tenant-based.

- Project-Based Voucher (PBV): A Section 8 voucher that must be used at a specific property.
- Tenant-Based Voucher: A Section 8 voucher that can be used at any private housing that meets the requirements of the Section 8 program.

PHAs also administer special purpose vouchers, which are distinct from the Section 8 Certificate program. These include:

- HUD-Veterans Affairs Supportive Housing (VASH): Offers rental assistance paired with case management and supportive services to eligible veterans experiencing homelessness.
- Family Unification Program: Provides rental assistance to eligible families with inadequate housing and eligible youth exiting foster care who are homeless or at imminent risk of homelessness.
- Disabled: Offers rental assistance to people with disabilities, which includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition programs.

### MOD-REHAB

Also referred to as Moderate Rehabilitation, this program provided project-based rental assistance for low-income families. The program was repealed in 1991, and no new projects have been developed since.

### PUBLIC HOUSING

A public housing unit is a rental property owned by the federal government and managed by a PHA for low-income households.

MCHA currently offers 835 vouchers. Table 29 provides the number of units and vouchers currently in use for MCHA. MCHA does not operate traditional public housing units. Most vouchers (95 percent) are tenant-based. The remaining vouchers are project-based. MCHA also offers 26 VASH vouchers. MCHA reports that the number of rental assistance vouchers available has increased over the past five years.

Table 29: Public Housing by 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 | 835 | N/A | N/A | 835 | 42 | 793 | 26 | 0 | 0 |

*Data Source: MCHA (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

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## Characteristics of Residents

Understanding the characteristics of the MCHA's current voucher recipients provides insight into the needs and demographics of the population.

On average, the income for assisted households is below 30 percent of AMI for Marion County, meaning residents are extremely low-income. Table 30 provides information on the households currently utilizing a rental assistance voucher. As described in the table, the average annual income for tenant-based vouchers is $17,493, while the average annual income for PBVs is $20,152. Additionally, the average length of stay for tenant-based vouchers is double (6 years) the average length of stay for PBVs and VASH (3 years).

MCHA reports that 452 voucher recipients are older than age 62, and 452 voucher recipients contain at least one family member experiencing a disability, which accounts for over 50 percent of voucher recipients. Finally, 118 voucher recipients experienced homelessness upon receiving a voucher. This accounts for 14 percent of total voucher recipients.

Table 30: Characteristics of Public Housing Residents by 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 | N/A | N/A | N/A | - | $20,152.18 | $17,493.70 | $16,645.43 | N/A |
| Average length of stay (in years) | N/A | N/A | N/A | - | 3 | 6 | 3 | N/A |
| Average Household size | N/A | N/A | N/A | - | 2 | 2 | 1 | N/A |
| # Homeless at admission | N/A | N/A | N/A | 118 | 5 | 113 | 15 | N/A |
| # of Elderly Program Participants (>62) | N/A | N/A | N/A | 452 | 29 | 423 | 18 | N/A |
| # of Disabled Families | N/A | N/A | N/A | 452 | 29 | 423 | 20 | N/A |
| # of Families requesting additional features | N/A | N/A | N/A | 0 | N/A | N/A | N/A | N/A |
| # of HIV/AIDS program participants | N/A | N/A | N/A | 0 | N/A | N/A | N/A | N/A |
| # of DV victims | N/A | N/A | N/A | 0 | N/A | N/A | N/A | N/A |

*Data Source: MCHA (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

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## Characteristics of Residents

Most voucher recipients (89 percent) identify as White. Table 31 provides information on the characteristics of households in voucher programs. As described in the table, four percent of voucher recipients identify as Asian, while 3 percent identify as Black or African American.

### Table 31: Characteristics of Public Housing Residents by Program Type

| Group | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | Project-Based | Tenant-Based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled |
| White | N/A | N/A | N/A | 747 | 41 | 706 | 25 | N/A | N/A |
| Black/African American | N/A | N/A | N/A | 29 | 0 | 29 | 0 | N/A | N/A |
| Asian | N/A | N/A | N/A | 32 | 0 | 32 | 0 | N/A | N/A |
| American Indian/Alaska Native | N/A | N/A | N/A | 13 | 1 | 12 | 1 | N/A | N/A |
| Pacific Islander | N/A | N/A | N/A | 14 | 0 | 14 | 0 | N/A | N/A |
| Other | N/A | N/A | N/A | 0 | 0 | 0 | 0 | N/A | N/A |

*Data Source: MCHA (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

Most voucher recipients (82 percent) do not identify as Hispanic, while 18 percent of voucher recipients do identify as Hispanic. Table 32 depicts the ethnicity of voucher recipients.

Table 32: Characteristics of Public Housing Residents by Program Type (Cont.)

| Group | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | Project-Based | Tenant-Based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled |
| Hispanic | N/A | N/A | N/A | 151 | 10 | 141 | 3 | N/A | N/A |
| Not Hispanic | N/A | N/A | N/A | 684 | 32 | 652 | 23 | N/A | N/A |

*Data Source: MCHA (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

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

MCHA does not operate conventional public housing units, so there is no separate public housing waitlist. MCHA does operate a waitlist for its Housing Choice Voucher (HCV) program. That waitlist is currently closed. Applicants on the list are served in order of application date and preference status as vouchers become available.

MCHA tracks additional applicant needs within the HCV and PBV programs. Through consultation, MCHA identified a consistent need for units that meet mobility, hearing, and vision standards for applicants on the waitlist and current participants of the program. Features in the highest demand are ground-floor units or units with access to elevators, in addition to roll-in showers, widened doorways, and other features suitable for individuals with mobility impairments.

MCHA notes that applicants who require additional features in units often experience longer search times due to limited inventory in Marion County, especially in rural areas. Many applicants requiring units suitable to people with physical disabilities and seniors may also face additional challenges securing units that are both suitable for people with physical disabilities and seniors and within payment standards, given current market rents. MCHA works closely with landlords, developers, and partner agencies to identify suitable housing opportunities and encourage modifications when possible, to meet these needs.

## Most immediate needs of residents of Public Housing and Housing Choice voucher holders

MCHA reports that their HCV waitlist includes a mix of family types such as single-person households, small families, large families, seniors, and persons with disabilities. Most households are extremely low-income, and a significant portion report disability-related needs.

Demand for vouchers remains high, and the number of applicants on the waitlist far exceeds the number of vouchers that turn over each year. This indicates a strong and ongoing need for rental assistance in Marion County, particularly among low-income families, seniors, and individuals with disabilities.

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

The needs identified within MCHA's assisted households and waitlist applicants are often more acute than those of Marion County's general population. While housing affordability is a challenge countywide, households seeking assistance through the HCV program are

almost exclusively extremely low-income, paying well over 30 percent, and in many cases over 50 percent, of their income toward housing costs without assistance.

These households are more likely to include seniors, persons with disabilities, and families with children who require stable housing close to services, schools, and transportation. The proportion of individuals needing units with additional features is significantly higher than in the general rental market.

In addition, representatives from transitional housing providers described that rental assistance vouchers from MCHA support households in moving from transitional to permanent housing, which underscores the need for more rental assistance voucher support.

The broader population may have greater access to market-rate housing, savings, and credit history that support securing a lease, whereas most MCHA applicants have limited housing choices without subsidy. As a result, the gap between available affordable housing and the needs of these applicants is far wider than for the population at large, making rental assistance a critical factor in preventing homelessness and housing instability for these groups.

# NA-40 Homeless Needs Assessment – 91.205(c)

## Introduction

The NA-40 Homeless Needs Assessment section of the Consolidated Plan describes the characteristics and needs of those experiencing homelessness in Marion County. The Mid-Willamette Valley Homeless Alliance (MWVHA) CoC serves as the regional entity for Marion and Polk Counties regarding homelessness. In this role, the CoC operates a local coordinated entry system, coordinates local PIT counts, and plans local homelessness response strategies. The data in this section is provided by the CoC.

In 2025, there were 1,182 people experiencing sheltered homelessness and 953 people experiencing unsheltered homelessness in Marion and Polk Counties on the day of the PIT count. From 2022 to 2025, the number of people experiencing homelessness in Marion and Polk Counties remained largely stable, decreasing 1 percent in that timeframe. Overall, stakeholders note that the level of housing need for people experiencing homelessness cannot be matched with the current inventory. Transitional housing providers described that as new shelter and transitional housing beds are brought online, they get filled very quickly. Stakeholders emphasize that those in rural areas often have decreased access to services due to transportation and proximity to services. Additionally, stakeholders have seen an increase in seniors becoming homeless in the last five years due to the high cost of living.

## CoC Data Sources

HUD requires CoCs to collect data on program enrollment, client demographics, and overall system performance. One source of information on people experiencing homelessness is the PIT count, which is a census of the number of sheltered and unsheltered people experiencing homelessness on a single night in January. While conducting the PIT count, CoCs also count the inventory and utilization of shelter beds for people experiencing homelessness for the Housing Inventory Count (HIC). Note that the PIT count reflects a one-day estimate and does not capture the full extent of homelessness in Marion County. However, PIT and HIC data provide a useful snapshot of people experiencing homelessness and the utilization of available resources on a given day.

Another useful source of CoC data is the Homeless Management Information System (HMIS), which CoCs use to record client-level data and information on the utilization of housing, shelter, and services for individuals and families experiencing homelessness. Whereas PIT data provides a snapshot of needs on a given day, HMIS data provides information on people experiencing homelessness and resources over time.

This section includes both PIT and HMIS data. In certain instances, the CoC was unable to extract data for just Marion County (excluding Salem). In those instances, the geography of the data is described below the table.

## Definition of Homelessness

CoCs use a specific definition of "homeless" that determines whether someone is eligible to receive CoC-funded housing, shelter, and services. An individual or family is considered homeless if they fall into at least one of the following categories:

1. Literally homeless: The individual or family lacks a fixed, regular, and adequate nighttime residence. For example, they live in a place not meant for human habitation, such as a car, park, or public place.
2. At imminent risk of homelessness: The individual or family will imminently lose their primary nighttime residence, does not have another residence identified, and does not have the resources or support networks to find permanent housing.
3. Is fleeing or attempting to flee domestic violence: The individual or family who is experiencing trauma or a lack of safety related to, or fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous, traumatic, or life-threatening conditions related to the violence against the individual or a family member in the individual's or family's current housing situation, including where the health and safety of children are jeopardized.

## Homeless Needs Assessment

This section provides information on the demographics of people experiencing homelessness throughout Marion County to better understand the nature and needs of the population.

In 2025, there were 1,182 people experiencing sheltered homelessness and 953 people experiencing unsheltered homelessness in Marion and Polk Counties on the day of the PIT count. Table 33 provides the results of the 2025 PIT count, as well as 2024 data from HMIS from January 1 to December 31, 2024. Note that PIT count estimates include Marion and Polk Counties. The most common family type for both sheltered and unsheltered homelessness was households with adults only: 15 percent of people experiencing unsheltered homelessness and 25 percent of people experiencing sheltered homelessness were a part of a household with children.

HMIS data estimates the number of people experiencing homelessness over an entire year in just rural Marion County. In 2024, 593 people experienced homelessness in rural Marion County. Unlike the PIT figures, HMIS indicates that the most common family type for people experiencing homelessness was persons in households with adults and children. Persons in households with adults and children comprised 53 percent of the population

experiencing homelessness in rural Marion County in 2024. Additionally, 92 people experienced chronic homelessness, and 29 people were veterans.

Finally, the table estimates the number of days persons experience homelessness in rural Marion County. Chronically homeless families and adults experienced the longest average length of homelessness at 730 days. Households with adults and children and households with just children experienced the shortest average length of homelessness at 60 days and 30 days, respectively.

Table 33: Demographics of People Experiencing Homelessness

| Population | Estimate the # of persons experiencing homelessness on a given night (Marion and Polk Counties, including Salem) | | Estimate the # experiencing homelessness each year (rural Marion County) | Estimate the # becoming homeless each year (rural Marion County) | Estimate the # exiting homelessness each year (rural Marion County) | Estimate the # of days persons experience homelessness (rural Marion County) |
|---|---|---|---|---|---|---|
| | *Unsheltered* | *Sheltered* | | | | |
| Persons in households with adult(s) and child(ren) | 141 | 278 | 314 | 30 | 29 | 60 |
| Persons in households with only children | 3 | 13 | 1 | 1 | 1 | 30 |
| Persons in households with only adults | 809 | 891 | 278 | 132 | 71 | 365 |
| Chronically homeless individuals | 310 | 281 | 92 | 30 | 0 | 730 |
| Chronically homeless families | 3 | 13 | 2 | 2 | 0 | 730 |

| Population | Estimate the # of persons experiencing homelessness on a given night (Marion and Polk Counties, including Salem) | | Estimate the # experiencing homelessness each year (rural Marion County) | Estimate the # becoming homeless each year (rural Marion County) | Estimate the # exiting homelessness each year (rural Marion County) | Estimate the # of days persons experience homelessness (rural Marion County) |
|---|---|---|---|---|---|---|
| | *Unsheltered* | *Sheltered* | | | | |
| Veterans | 29 | 87 | 29 | 8 | 4 | |
| Unaccompanied youth | 36 | 68 | 1 | 1 | 1 | 7 |
| Persons with HIV/AIDS | 8 | 0 | 3 | 1 | 1 | - |

*Data Source: MWVHA (2025 PIT and 2024 HMIS)*

*Data Geography: Marion and Polk Counties (including Salem [PIT]; Rural Marion County [HMIS])*

## If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The 2024 HMIS data from the CoC provides estimates on the number of people becoming homeless and exiting homeless over the calendar year by subpopulation. The data indicates that in each category, more people entered homelessness than exited homelessness. The biggest gap between entering and exiting homelessness was among persons in adult-only households. In 2024, 61 more people entered homelessness than exited homelessness. The greatest parity between entering and exiting homelessness were in the following categories: persons in households with only children, unaccompanied youth, and persons with HIV/AIDS. Note that the data does not deduct for a person entering or exiting homelessness more than once during the year.

## Nature and Extent of Homelessness

In 2025, the majority of people experiencing homelessness, sheltered and unsheltered, identified as White (79 percent), 22 percent of people identified as Hispanic, and 5 percent identified as Black or African American. Table 34 provides this data for applicants who shared their demographic information.

Table 34: Characteristics of People Experiencing Homelessness (2025)

| Group | # People Sheltered | # People Unsheltered |
|---|---|---|
| White | 809 | 672 |
| Black or African American | 63 | 26 |
| Asian | 4 | 2 |
| American Indian or Alaska Native | 69 | 39 |
| Native Hawaiian/Other Pacific Islander | 59 | 24 |
| Other | 77 | 27 |
| **Total** | **1081** | **790** |
| **Group** | **# People Sheltered** | **# People Unsheltered** |
| Hispanic | 236 | 181 |

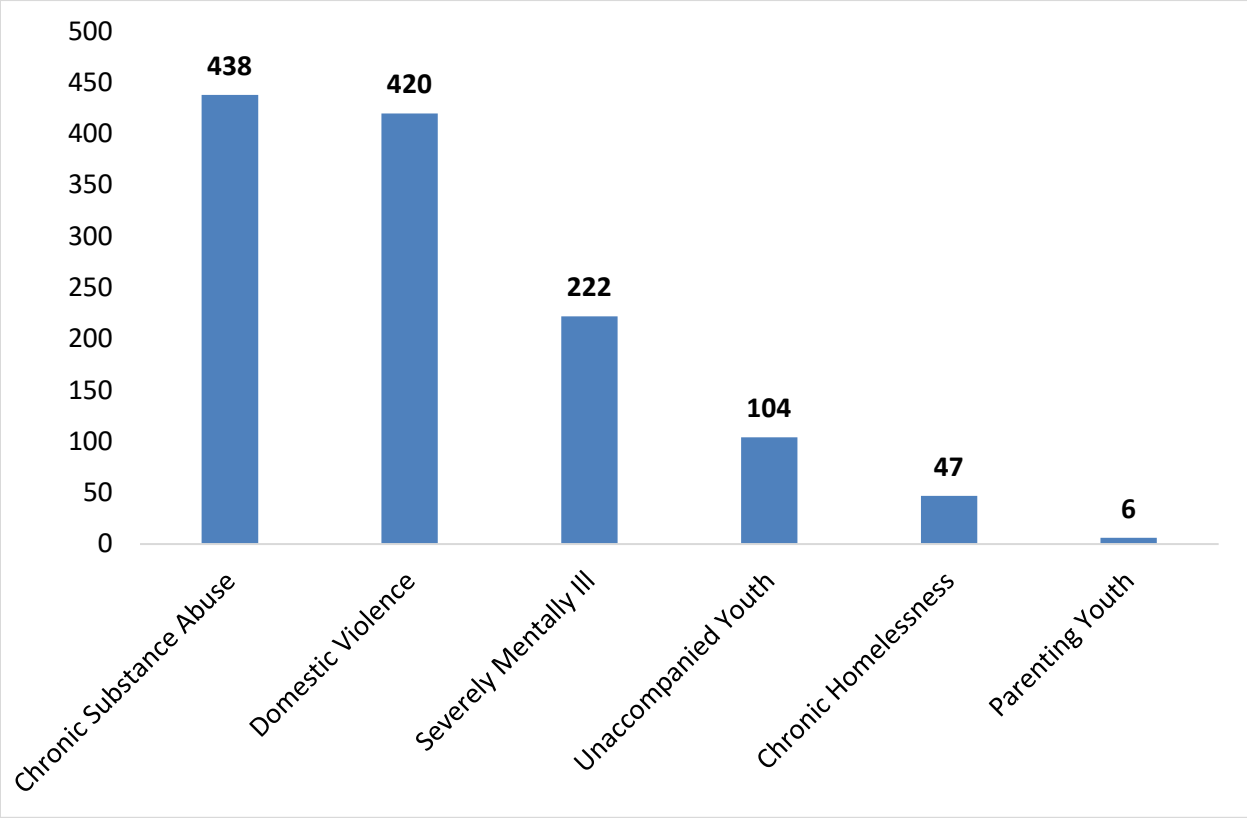
| | | |
|---|---|---|
| Not Hispanic | 845 | 609 |
| **Total** | **1081** | **790** |

*Data Source: MWVHA (2025 PIT)*

*Data Geography: Marion and Polk Counties (including Salem)*

People experiencing homelessness often face additional challenges. In 2025, 21 percent of people experiencing homelessness in Marion and Polk Counties identified as having chronic substance use, and 20 percent identified as being victims of domestic violence. Figure 6 depicts the number of people experiencing homelessness in Marion and Polk Counties who faced additional challenges. From 2022 to 2025, the percentage of people experiencing homelessness identifying as having chronic substance use increased by 19 percent, and the percentage of people experiencing homelessness identifying as being victims of domestic violence increased by 13 percent.

Figure 6: Number of People Experiencing Homelessness with Additional Challenges




*Data Source: MWVHA (2025 PIT)*

*Data Geography: Marion and Polk Counties (including Salem)*

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

As depicted in Table 33, there were 435 households recorded in the 2025 PIT count for Marion and Polk Counties that included minors. In 2025, 315 households with children experienced homelessness in rural Marion County. Data indicates that the average number of days spent homeless for households with children is between 30 and 60 days. To compare, households with just adults spent, on average, 365 days experiencing homelessness.

During consultation sessions, representatives from Marion County schools indicated a need for greater support for families with children experiencing homelessness. For instance, certain shelters do not provide childcare, which creates additional barriers to families with children experiencing homelessness in finding and maintaining employment and supportive services.

Among veterans experiencing homelessness, the 2025 PIT count estimated that in Marion and Polk Counties, 87 veterans experienced sheltered homelessness, and 29 veterans experienced unsheltered homelessness.

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

Most people experiencing both sheltered and unsheltered homelessness identified as White. Table 35 depicts the characteristics of people experiencing homelessness in Marion and Polk Counties: 75 percent of people experiencing sheltered homelessness identified as White and 85 percent of people experiencing unsheltered homelessness identified as White. Most people experiencing homelessness did not identify as Hispanic; 22 percent of people experiencing sheltered homelessness and 23 percent of people experiencing unsheltered homelessness identified as Hispanic.

When compared to the 2023 PIT (Table 31), two notable shifts occurred. First, the percentage of White people experiencing sheltered homelessness decreased from 82 percent in 2023 to 75 percent in 2025. Second, the percentage of Hispanic people experiencing homelessness increased from 18 percent for both sheltered and unsheltered homelessness to 22 percent and 23 percent, respectively.

Table 35: Characteristics of People Experiencing Homelessness (2023)

| Group | # People Sheltered | # People Unsheltered |
|---|---|---|
| White | 658 | 732 |
| Black or African American | 46 | 24 |
| Asian | 5 | 3 |
| American Indian or Alaska Native | 19 | 56 |
| Native Hawaiian/Other Pacific Islander | 24 | 13 |
| Other | 53 | 50 |
| **Total** | **805** | **878** |
| **Group** | **# People Sheltered** | **# People Unsheltered** |
| Hispanic | 143 | 154 |
| Not Hispanic | 662 | 724 |
| **Total** | **805** | **878** |

*Data Source: MWVHA (2025 PIT)*

*Data Geography: Marion and Polk Counties (including Salem)*

## Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In Marion and Polk Counties in 2025, 953 people experienced unsheltered homelessness, and 1,182 people experienced sheltered homelessness. At the household level, 823 households experienced unsheltered homelessness, and 960 households experienced sheltered homelessness. From 2022 to 2025, the number of households experiencing homelessness decreased. The number of households experiencing sheltered homelessness decreased by 6 percent. However, the number of households experiencing sheltered homelessness increased by 4 percent.

However, it is important to note that the PIT count does not fully express the depth of homelessness in the area. For instance, there are many encampments that are remote and often go uncounted during the PIT.

During consultation, the CoC noted that rural areas tend to have less access to funding, and clients often have a harder time reaching services due to transportation. Additionally,

stakeholders noted that in the past five years, service providers have seen greater numbers of seniors entering homelessness due to the rising cost of living.

## Discussion:

Marion County identifies the key themes of this section as follows:

- According to the 2025 PIT count, 2,135 people belonging to 1,783 households experienced homelessness in Marion and Polk Counties.
- From 2022 to 2025, the total number of households experiencing homelessness in Marion and Polk Counties slightly decreased (1 percent).
- In 2025, 21 percent of people experiencing homelessness in Marion and Polk Counties identified as having chronic substance use.
- In 2025, 20 percent of people experiencing homelessness in Marion and Polk Counties identified as victims of domestic violence.
- Stakeholders described that in the past five years, they are seeing more seniors at risk of homelessness or entering homelessness.

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

## Introduction:

The NA-45 Non-Homeless Special Needs Assessment describes the housing and service needs of special needs populations. Overall, stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children. In addition, stakeholders and community members describe a need for more mental health services.

Special needs populations include people who may not be experiencing homelessness but have increased or distinct housing and supportive service needs, including:

- **Elderly:** Defined as aged 62 and older.
- **Frail elderly:** Defined as an elderly person who requires assistance with three or more activities of daily living such as bathing, walking, and performing light housework. CHAS data considers an individual aged 75 and over as frail elderly.
- **Persons with disabilities**: Defined as those with mental, physical, or developmental disabilities.
- **Persons with SUDs**: Defined as the recurrent use of alcohol or drugs that causes significant impairment such as health problems, disability, and the failure to meet major responsibilities at work, school, or home.
- **Victims of domestic violence**: Defined as persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- **Veterans**: Defined as any person who has served at least one day in the military with any discharge type.
- **Youth and young adults**: Includes individuals under age 18 and those aged 18 to 24.

## Describe the characteristics of special needs populations in your community:

ELDERLY/FRAIL ELDERLY

In 2023, 17 percent of Marion County residents were over the age of 65 and 6 percent of residents were over the age of 75. In 2023, elderly or frail elderly persons accounted for 41 percent of the disabled population.

Many elderly households live on fixed incomes. According to 2021 CHAS estimates, approximately 43 percent of LMI households included at least one member over the age of

62. As described earlier in the Needs Assessment, elderly owner households comprised the greatest share of housing cost burden and severe housing cost burden out of all family types. Elderly households made up 34 percent of total housing cost burden instances and 42 percent of severe housing cost burden instances.

### PERSONS WITH DISABILITIES

Approximately 16 percent of Marion County residents lived with a disability in 2023. As stated above, 41 percent of people with a disability were over the age of 65. Additionally, 38 percent of people with a disability were between the ages of 35 and 64. The two most common types of disability were ambulatory difficulty (48 percent) and cognitive difficulty (43 percent). People living with disabilities in Marion County experienced greater instances of poverty and low median earnings than those without a disability. Table 36 provides the median earnings and poverty rates for those with and without a disability in Marion County.

**Table 36: Median Earnings and Poverty Rate of People With and Without Disabilities**

| - | With a Disability | Without a Disability |
|---|---|---|
| Median Earnings | $28,636 | $41,070 |
| People Living Below Poverty Level | 20% | 10% |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

### PERSONS WITH SUDS

Due to their nature, SUDs can be difficult to track. However, recent reports provide some insight into its prevalence in the community.

According to the 2025 Marion-Polk Community Health Assessment, 2,228 people were hospitalized for an alcohol-related reason in 2023 in Marion County. In 2022, 102 people died due to alcohol use. The report indicates that the rate of alcohol related deaths and hospitalizations has increased in recent years.

In 2023, 134 people in Marion County died due to drug overdoses. The report indicates that the rate of drug overdose deaths has increased steeply in the past few years. In addition, the number of opioid and fentanyl overdoses continues to rise in the County.

According to the 2022 Oregon Substance Use Disorder Services Inventory and Gap Analysis published by Portland State University's School of Public Health, Marion County had a high rate of hospitalization for alcohol or drug diagnosis. The report estimates that 52,096 people in Marion County had an SUD.

The CoC estimated in the 2025 PIT count that 438 people experiencing homelessness in Polk and Marion Counties had chronic SUDs.

### VICTIMS OF DOMESTIC VIOLENCE

As discussed earlier in the Needs Assessment, the number of people experiencing domestic violence can be hard to track. The CHS in Marion County estimated for the HOME-ARP Allocation Plan that 47,413 adults in Marion County were survivors of domestic violence, including 32,845 women and 14,568 men. This figure was based on Oregon's prevalence rate for domestic violence (1 in 4 women and 1 in 11 men). CHS estimated receiving over 30,000 contacts for services in 2022. In that year, CHS provided 9,519 nights of shelter to domestic violence survivors, representing a significant increase from 3,681 nights of shelter provided in 2021.

The CoC estimated in the 2025 PIT count that 420 people experiencing homelessness in Polk and Marion Counties were survivors of domestic violence.

### VETERANS

ACS data indicates that there were 10,098 veterans living in Marion County (minus Salem) in 2023. Over half (53 percent) of veterans were over the age of 65, and 6 percent lived below the federal poverty line while 32 percent lived with a disability.

The CoC estimated in the 2025 PIT count that 116 veterans experienced homelessness in Polk and Marion Counties, with the majority experiencing sheltered homelessness. The CoC estimated that in 2024, 29 veterans experienced homelessness in rural Marion County.

### YOUTH AND YOUNG ADULTS

In 2023, 55,973 people in Marion County (minus Salem) were under the age of 24. This represents 32 percent of the total population. 40,738 people were under the age of 18. According to ACS data, 8,585 youth or young adults lived below the federal poverty line in 2023. This accounts for 15 percent of youth and young adults. The poverty rate for youth and young adults was four percent higher than the overall poverty rate in Marion County (minus Salem) of 11 percent.

The 2025 PIT count identified households with children experiencing homelessness in rural Marion County.

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

Marion County identified the jurisdiction's housing and supportive needs for special populations by analyzing information through several methods, including:

- The 2026–2030 Marion County Consolidated Plan Stakeholder Survey.

- The 2026–2030 Marion County Consolidated Plan Community Survey (available in-person and online).
- Consultation sessions with organizations, agencies, and partners working with LMI people in the community.

Key findings as they pertain to special needs populations are outlined in this section. Overall, stakeholders and community members identify seniors, people with disabilities, and families with children as populations with the greatest housing and supportive service needs. In addition, stakeholders and community members describe a need for more mental health services.

### STAKEHOLDER SURVEY

The Stakeholder Survey asked respondents to indicate the level of need for housing for selected special needs populations in Marion County. Listed below are the types of housing respondents indicated as the highest priority.

- Housing for people with special needs (such as people living with HIV/AIDS or survivors of domestic violence.
- Housing for seniors.
- Housing for people with a disability.

The survey also asked respondents to select public services and activities based on need. Listed below are the three highest-ranked services for special needs populations.

- Mental health services.
- Youth programs and services.
- Services for victims of domestic violence.

### COMMUNITY SURVEY

The in-person and online community surveys asked respondents to identify the types of housing most needed for LMI households. Listed below are the types of housing for special populations identified by the highest priority.

- Housing for people experiencing homelessness.
- Housing for people with a disability.
- Housing for seniors.

The survey also asked respondents to select public services and activities by need. Listed below are the services for special needs populations indicated to be the highest priority. Note that the identified needs for public services and activities in the Community Survey parallel those identified in the Stakeholder Survey.

- Mental health services.
- Youth programs and services.
- Services for people with a disability.

STAKEHOLDER CONSULTATIONS

Marion County held four virtual consultation sessions with community agencies and partners regarding the needs of LMI households. Listed below are common themes that emerged from the consultation sessions regarding the needs of special populations.

- Seniors, often living on fixed incomes, are becoming increasingly priced out of the housing market. There is a need for more affordable housing and supportive services to help seniors age in place.
- There is a need for mental health services to accompany affordable housing opportunities.
- Families with children often have difficulty finding housing that meets their needs. Families often live in crowded conditions to afford housing.

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

Marion County does not receive Housing Opportunities for Persons With AIDS funds from HUD. The 2025 Community Health Assessment identifies that in 2023, there were 21 new cases of HIV in Marion County. The rate of HIV incidence has increased in Marion County in the past five years and is higher than the incidence rate in Oregon.

## If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

## Discussion:

Marion County identifies the key themes from this section as follows:

- Stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children. In addition, stakeholders and community members describe a need for more mental health services.

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

The NA-50 Non-Housing Community Development Needs section of the Consolidated Plan describes the public facilities, public infrastructure, and public services needs of Marion County. Overall, stakeholders and community members emphasized a need for the following:

- Community centers and recreational facilities.
- Improvements to transportation networks and transportation services.
- Mental health services.

Data for this section is provided by the following data sources:

- The 2026–2030 Marion County Consolidated Plan Stakeholder Survey.
- The 2026–2030 Marion County Consolidated Plan Community Survey (available in-person and online).
- Consultation sessions with organizations, agencies, and partners working with LMI people in the community.

## Describe the jurisdiction's need for Public Facilities. How were these needs determined?

Across the two forms of engagement described below, two common themes for public facilities emerged.

- Expansion and maintenance of parks and recreational facilities.
- Improvements to non-profit buildings and community facilities.

### STAKEHOLDER SURVEY

Fifteen respondents to the stakeholder survey provided input on the need for public facilities in Marion County. The first question asked respondents to select the public facility activities they believe are needed most in Marion County. Listed below are the top two selections.

- Community centers for specific groups.
- Parks and recreational facilities.

The second question asked respondents to describe any specific low-income subpopulations, neighborhoods, or areas in the county that have a high need for public facilities. Stakeholders noted the following:

- There is a need to improve the infrastructure of parks to make them suitable for people with disabilities.
- There is a need for more safe public environments for families and parents.

COMMUNITY SURVEY

Thirty-five respondents to the online and in-person community survey provided input on the need for public facilities in Marion County. The question asked respondents to select the public facilities activities that are most needed to serve LMI people in Marion County. Listed below are the top three selections.

- Improvements to nonprofit buildings that serve LMI people.
- Improvements to parks and playgrounds.
- Improvements to senior, youth, and recreational centers.

## Describe the jurisdiction's need for Public Improvements. How were these needs determined?

Across the three forms of engagement described below, two common needs for public improvements emerged:

- Transportation improvements.
- Improvements to aging water infrastructure.

STAKEHOLDER SURVEY

Fifteen respondents to the stakeholder survey provided input on the need for public improvements in Marion County. The first question asked respondents to select the public improvement activities they believe are needed most in Marion County. Listed below are the top three selections.

- Transportation improvements.
- Improvements for people with disabilities.
- Water and sewer infrastructure improvements.

The second question asked respondents to describe any specific low-income subpopulations, neighborhoods, or areas in the county that have a high need for public infrastructure. Stakeholders noted the following:

- There is a need to replace aging infrastructure in rural cities.
- There is a need for increased transportation networks to connect people in East Marion County to Salem.

### COMMUNITY SURVEY

Thirty-five respondents to the online and in-person community survey provided input on the need for public improvements in Marion County. The question asked respondents to select the public improvement activities that are most needed to serve LMI people in Marion County. Listed below are the top three selections.

- Street and sidewalk improvements.
- Streetlighting improvements.
- Broadband internet access improvements.

### STAKEHOLDER CONSULTATION SESSIONS

During consultation sessions, stakeholders described the following themes regarding public improvement needs in Marion County.

- Particularly in smaller cities, improving aging water and transportation infrastructure is a top priority.
- In regard to housing construction in rural areas, the costs of water, sewer, and electrical hookup significantly increase the cost of development.
- There are certain pockets of Marion County, particularly surrounding the Santiam Canyon, that lack broadband access.

## Describe the jurisdiction's need for Public Services. How were these needs determined?

Across the three forms of engagement described below, two common public service needs emerged:

- Mental health services.
- Childcare services.

### STAKEHOLDER SURVEY

Twenty-eight respondents to the stakeholder survey provided input on the need for public services in Marion County. The first question asked respondents to select the public service activities they believe are most needed in Marion County. Listed below are the top selections.

- Mental health services.
- Youth programs and services.
- Employment training and job readiness.
- Childcare services.
- Transportation services.

The second question asked respondents to describe any specific low-income subpopulations, neighborhoods, or areas in the county that have a high need for public services. Stakeholders noted the following:

- There is a need for more services in rural/East Marion County.
- Foster youth, single parents, and survivors of domestic violence face an increased need for public services.

### COMMUNITY SURVEY

Thirty-five respondents to the online and in-person community survey provided input on the need for public services in Marion County. The question asked respondents to select the public service activities that are most needed to serve LMI people in Marion County. Listed below are the top three selections.

- Mental health services.
- Services for people experiencing homelessness.
- Food assistance.

### STAKEHOLDER CONSULTATION SESSIONS

During consultation sessions, stakeholders described the following themes regarding public service needs in Marion County.

- There are limited public transportation options outside of Salem, which serves as a barrier to residents outside of the city who often travel to Salem for work, medical appointments, etc.
- There are limited affordable childcare options, particularly in rural areas.
- Many households need a combination of housing, transportation, mental health services, childcare, and economic support.

# MARKET ANALYSIS

## MA-05 Overview

### Housing Market Analysis Overview:

The Housing Market Analysis portion of the Consolidated Plan provides a detailed picture of the housing market and community development landscape in Marion County to illuminate the needs of LMI households. The needs identified in this section help to inform the County's Strategic Plan, which outlines how the County will use its HUD funds.

The Market Analysis includes 11 sections:

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities
- Barriers to Affordable Housing
- Non-Housing and Community Development Assets
- Needs and Market Analysis Discussion
- Broadband Needs of Housing
- Hazard Mitigation

### Data Sources

The Market Analysis utilizes various data sources. Each data source, including a short description, is listed below.

- 2019–2023 American Community Survey (ACS): ACS is an annual survey conducted by the U.S. Census Bureau. The dataset provides demographic, employment, housing, educational, and socioeconomic data on individuals and households.

- 2017–2021 Comprehensive Housing Affordability Strategy (CHAS): The CHAS dataset provides information regarding housing needs and problems, disaggregation by income and household type. CHAS derives from ACS estimates, which come with some limitations. Sample sizes can be small for certain tabulations, particularly within CHAS data. In addition, 2017–2021 CHAS data likely reflects housing challenges unique to the COVID-19 pandemic.

- Zillow Home Value Index (ZHVI): ZHVI measures the typical home value across a region. ZHVI estimates from 2013–2023 compliment ACS and CHAS data. ZHVI estimates from 2023–2025 provide more current information on housing conditions.

- Zillow Observed Rent Index (ZORI): ZORI measures the typical observed market rent across a region. ZORI estimates from 2013–2023 compliment ACS and CHAS data. ZORI estimates from 2023–2025 provide more current information on housing conditions.

- 2025 Oregon Affordable Housing Inventory: The Oregon Affordable Housing Inventory provides information on the number and characteristics of assisted units in the State of Oregon.

- 2025 Public Housing Authority Data (PHA): The Marion County Housing Authority provided information on the number and types of vouchers available and the demographics of voucher recipients.

- 2025 Housing Inventory Count (HIC): The HIC is an annual inventory of housing conducted during the last ten days in January. Like the PIT count, the HIC is a snapshot in time and likely does not capture the full extent of Marion County's shelter options.

Quantitative data is coupled with qualitative information gathered through surveys and consultation sessions. The County facilitated consultation sessions with community agencies and organizations and conducted stakeholder and community surveys to better understand current trends impacting the region. Finally, the County analyzed information from other available sources, including local reports, plans, and studies.

Whenever possible, the County excluded data for the City of Salem to provide a clearer picture of the demographics and needs of those in the Marion County CDBG/HOME service area. However, this was not always possible due to limitations in the data. Each figure and table specifies its geography.

## Key Themes from the Market Analysis

Listed below are the major trends Marion County identified as impacting LMI households.

### MA-10 NUMBER OF HOUSING UNITS

- Excluding Salem, Marion County had a total of 60,607 housing units (occupied and unoccupied) in 2023, of which 68 percent were single-family homes (ACS).
- From 2019 to 2023, the number of total housing units decreased by 2 percent (2,702 units) (ACS). Marion County lost 633 residential units in the Beachie Creek Fire in 2020 (CDBG-DR Action Plan).

- As of 2025, 1,334 assisted units are available in Marion County (excluding Salem), with 30 units targeted to extremely low-income households. Assisted units include some form of public funding to be affordable to LMI households (Oregon Affordable Housing Inventory).
- During consultation, stakeholders and community members described a need for more one- or two-bedroom apartments, single-family homes, and housing for seniors and people with disabilities.

### MA-15 COST OF HOUSING

- In July 2025, the typical home price in Marion County was $445,228, and the typical monthly rent was $1,745 (Zillow).
- From 2013 to 2023, typical home values increased by 104 percent in Marion County. From 2023 to 2025, typical home values increased an additional 2 percent (Zillow) ).
- From 2015 to 2023, typical rents increased by 80 percent in Marion County. From 2023 to 2025, typical rents increased an additional 4 percent (Zillow).
- Stakeholders noted during consultation sessions that increasing housing costs, coupled with the increased cost of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across the County, particularly for LMI households.

### MA-20 CONDITION OF HOUSING

- 54 percent of the County's housing stock was built prior to 1980, which is an indicator of rehabilitation or lead-based paint remediation needs (ACS).
- In 2023, 46 percent of renter-occupied units experienced at least one housing condition, compared to 26 percent of owner-occupied units (ACS).
- Stakeholders noted during consultation sessions that rural communities, senior households, and properties rented by voucher recipients are in the most need of rehabilitation.

### MA-25 PUBLIC AND ASSISTED HOUSING

- MCHA (Marion County's Public Housing Authority) does not own any units that meet the definition of public housing. They do operate other assisted housing units and an HCV program (MCHA).
- MCHA identified the need to support maintenance and rehabilitation of MCHA units and private units occupied by voucher recipients.
- MCHA noted that the need for assisted units in Marion County is not met by the current voucher and unit portfolio.

### MA-30 HOMELESS FACILITIES AND SERVICES

- While actual figures are likely higher, the 2025 HIC recorded 40 emergency shelter beds available in Marion County outside of Salem. These beds are designated for adults (HIC).
- While actual figures are likely higher, HIC data indicates that the inventory of emergency shelter beds has grown in the past five years, from 0 beds in 2021 to 40 beds in 2025 (HIC).Stakeholders note that the current shelter capacity and resources are insufficient to meet the needs of the community, particularly outside of Salem.
- Stakeholders named permanent supportive housing, emergency shelters, and designated shelters for victims of domestic violence as the most needed facilities for people experiencing homelessness.

### MA-35 SPECIAL NEEDS FACILITIES AND SERVICES

- Overall, a variety of services are available to special needs populations in Marion County.
- The most prominent needs identified through stakeholder and community engagement were mental health services, housing and supportive services for seniors and people with disabilities, and supports for families with children.
- Santiam and Salem Hospitals and Clinics have detailed discharge strategies to connect patients with mainstream housing and supportive service resources.

### MA-40 BARRIERS TO AFFORDABLE HOUSING

- The high cost of development, including building and infrastructure costs, and policy complexities at the state and local levels, were cited by stakeholders as barriers to affordable housing development.

### MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

- In 2023, the three most common sectors by workers were Education and Health Care Services, Manufacturing, and Construction.
- Mid-Willamette Valley Council of Governments 2023 Comprehensive Economic Development Strategy (CEDS) identifies transportation, warehousing, utilities, and construction as growing sectors in Marion County.
- Stakeholders identified public utility and infrastructure improvements and affordable housing near transportation or jobs as the most needed economic development activities in Marion County.
- Stakeholders described that a lack of transportation and affordable childcare can serve as barriers to LMI people obtaining and maintaining employment.

### MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

- Certain census tracts in Marion County experienced housing problems at a higher rate than the rest of the County.

## MA-60 BROADBAND NEEDS

- In 2023, 7 percent of Marion County residents, excluding Salem, lacked internet access (ACS).
- From 2017 to 2024, the Marion County Broadband Initiative created 571 rural broadband connections through the Wheatland-Metheny, Detroit-Idanha, Arbor-Grove, and Howell Prairie Road projects.
- Despite several internet providers in the region, certain pockets of Marion County lack broadband connection, particularly in rural portions of the County.

## MA-65 HAZARD MITIGATION

- According to the County's most recent Hazard Mitigation Plan, Marion County maintains a high risk of earthquake, fire, drought, flood, dam or levee failure, and landslides.
- The effects of natural hazards can be amplified among LMI populations who may have limited resources to flee dangerous conditions and recover quickly from severe weather events.

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

## Introduction

The MA-10 Housing Market Analysis: Number of Housing Units provides insight into the number and characteristics of assisted and non-assisted housing units. Assisted units are properties that receive public funding, such as Low-Income Housing Tax Credits, to support LMI housing needs. Non-assisted housing units do not receive such assistance. Data regarding the number of total housing units comes from 2019–2023 ACS estimates, while data regarding assisted units comes from the State of Oregon's Affordable Housing Inventory.

Overall, stakeholders reported a lack of affordable housing options for residents. As of 2025, 1,334 assisted units are available in Marion County (excluding Salem), with 30 units targeted to extremely low-income households. Stakeholders and community members indicate a need for affordable single-family homes, small rental units, and housing for seniors and people with disabilities.

## All residential properties by number of units

This and the following section provide information on the total number of housing units in Marion County (excluding Salem).

The County had a total of 60,607 residential units (occupied and unoccupied) in 2023. Table 37 shows that 68 percent of all residential units are one-unit detached structures, also known as single-family homes. From 2019 to 2023, the number of total housing units declined by 2 percent (2,702 units). According to the State of Oregon 2022 CDBG-Disaster Recovery (CDBG-DR) Action Plan, Marion County lost 633 residential units in the Beachie Creek Fire in 2020.

Table 37: Residential Properties by Unit Number

| Property Type | Number | % |
|---|---|---|
| 1-unit detached structure | 41,051 | 68% |
| 1-unit, attached structure | 2,110 | 3% |
| 2–4 units | 4,281 | 7% |
| 5–19 units | 3,907 | 6% |
| 20 or more units | 2,741 | 5% |
| Mobile Home, boat, RV, van, etc | 6,517 | 11% |

| Property Type | Number | % |
|---|---|---|
| **Total** | **60,607** | **100%** |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Unit Size Among Renter and Owner Households (by Tenure)

Overall, owner-occupied units tended to have larger unit sizes. Table 38 presents the unit size of the 54,298 occupied housing units in the County in 2023: 82 percent of owner-occupied units had three or more bedrooms, and 15 percent of renter-occupied units had three or more bedrooms.

### Table 38: Unit Size Among Renter and Owner Households (by Tenure)

| - | Owners | | Renters | |
|---|---|---|---|---|
| | Number | % | Number | % |
| No bedroom | 455 | 1% | 667 | 5% |
| 1 bedroom | 604 | 1% | 2,199 | 16% |
| 2 bedrooms | 6,276 | 15% | 8,687 | 64% |
| 3 or more bedrooms | 33,367 | 82% | 2,043 | 15% |
| **Total** | **40,702** | **100%** | **13,596** | **100%** |

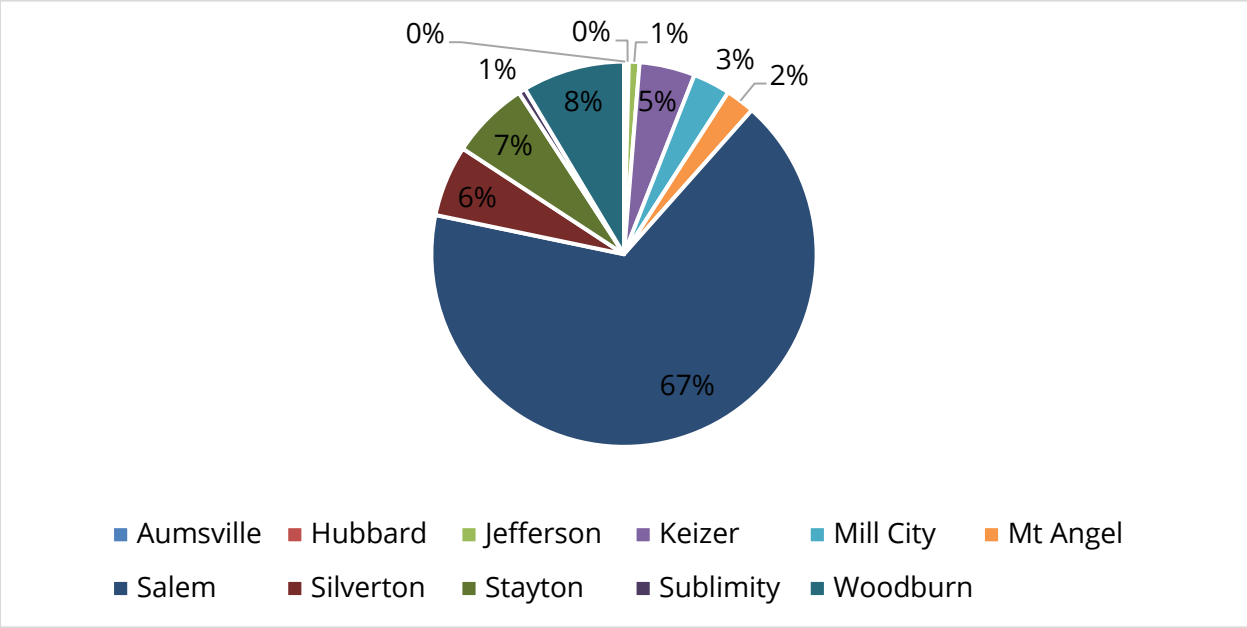
*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Number and Characteristics of Assisted Units

This section provides information on the number and characteristics of assisted units in Marion County. As of 2025, Marion County, including Salem, has a total of 4,008 assisted units. As stated in the introduction, assisted units receive assistance from public funding sources to support LMI households. Figure 7 depicts the location of these units within Marion County; 2,674 units, which account for 67 percent of total units, are located in Salem.

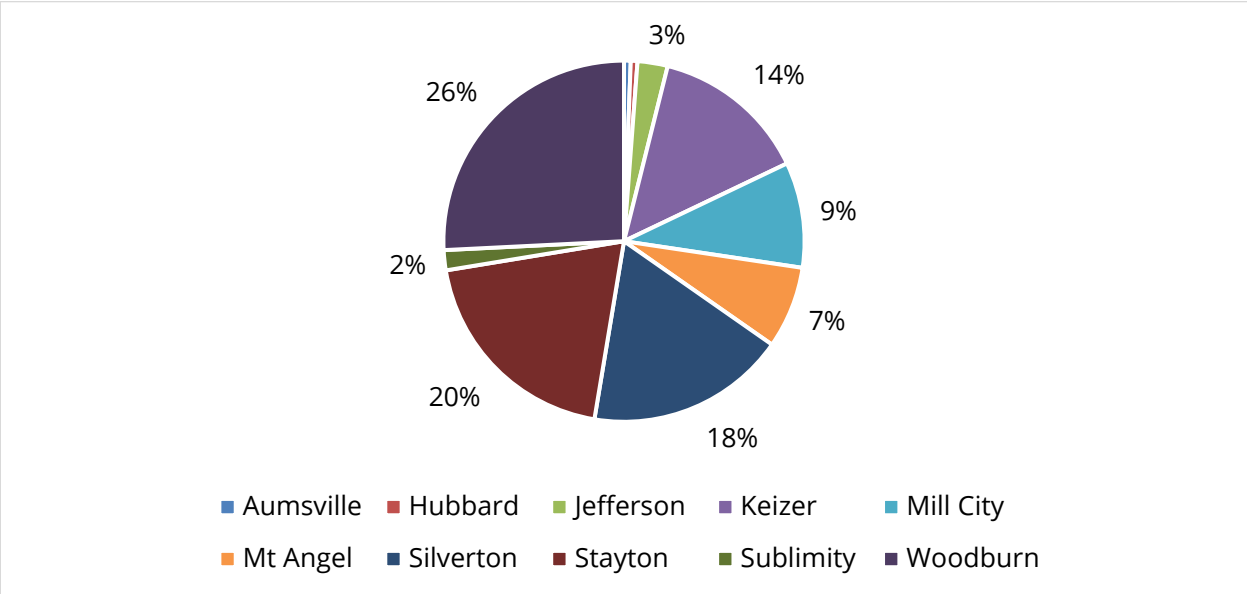
Figure 7: Number of Assisted Units by City (Including Salem)




*Data Source: Oregon Affordable Housing Inventory (2025)*
*Data Geography: Marion County (including Salem)*

Of Marion County's assisted units, 1,334 are located outside of Salem. Figure 8 depicts the location of assisted units in Marion County, excluding Salem. Woodburn, Stayton, and Silverton have the most assisted units.

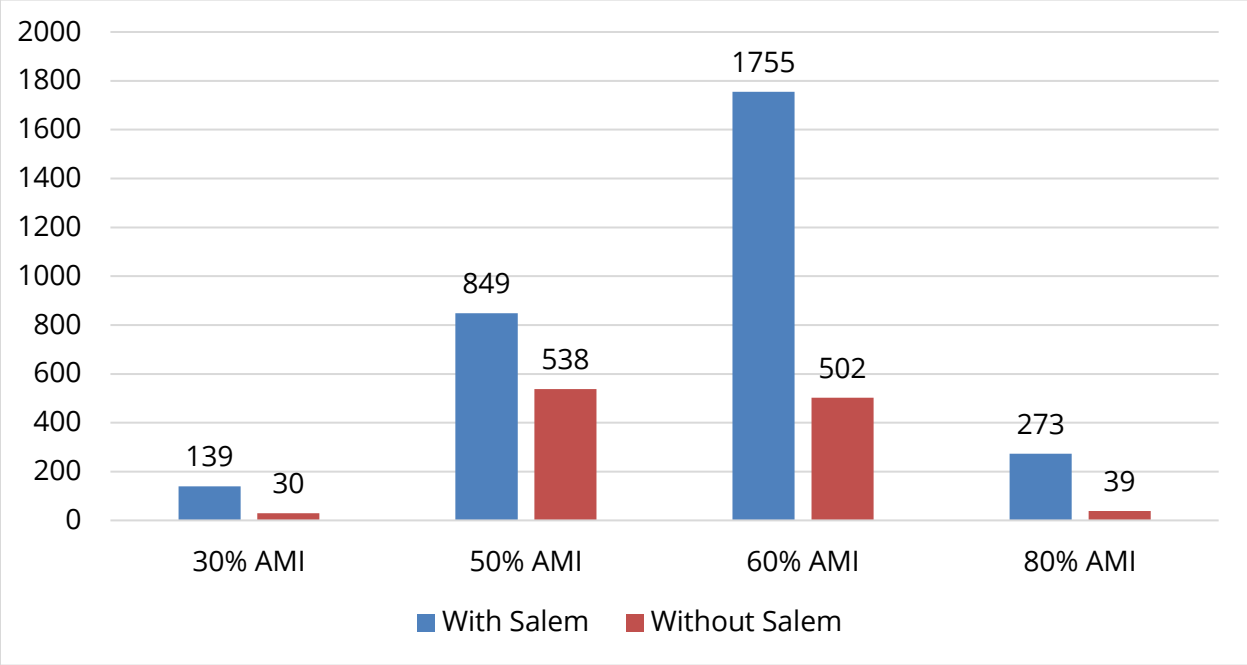
Figure 8: Number of Assisted Units by City (Excluding Salem)




*Data Source: Oregon Affordable Housing Inventory (2025)*
*Data Geography: Marion County (excluding Salem)*

In Marion County (including Salem), 3,016 assisted units have specific income limitations. Figure 9 depicts the number of units at each income category in all of Marion County and Marion County without Salem. Most units are dedicated to those earning 50–60 percent of the AMI. Only 139 units in Marion County are reserved for extremely low-income households, 109 of which are located in Salem, leaving an even smaller number of units affordable to extremely low-income households in the remaining areas of Marion County.

Figure 9: Assisted Units by Target Income



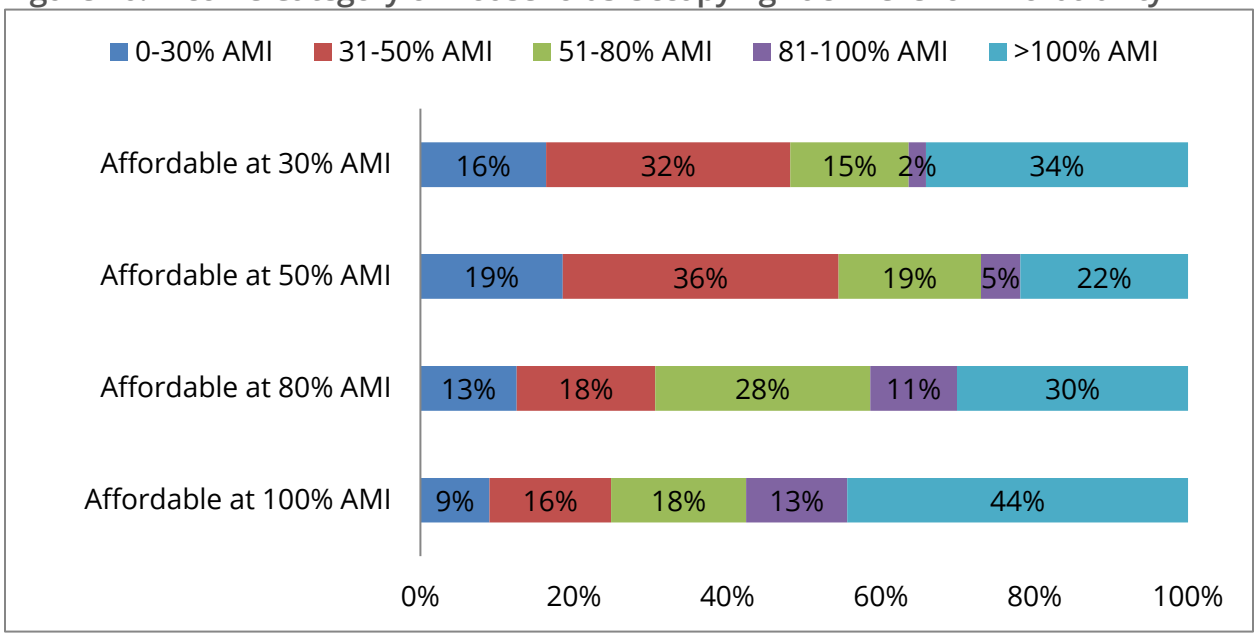

*Data Source: Oregon Affordable Housing Inventory (2025)*
*Data Geography: Marion County (including and excluding Salem)*

## Households Occupying Unaffordable Units

The 2021 CHAS data provides information on the number of total households occupying units that are considered unaffordable to them. Households occupying unaffordable units could indicate a lack of sufficient housing supply for each income level.

In Marion County, a substantial percentage of LMI households occupied units that are unaffordable. Figure 10 depicts the percentage of renters at each income level occupying a unit at each housing affordability category. If a household's income level is lower than the affordability category, that unit is considered unaffordable. Among renter households, 19 percent of units affordable to low-income households were occupied by extremely low-income households, and 31 percent of units affordable to moderate-income households were occupied by low- or extremely low-income households.

Figure 10: Income Category of Households Occupying Each Level of Affordability




*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

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

As reflected in Figure 7, there are 4,008 assisted units in Marion County. Excluding Salem, there are 1,334 units in Marion County. Most of those units are concentrated in the urban areas of Woodburn, Stayton, and Silverton.

Most units are targeted toward moderate-income households; 71 percent of units in Marion County, including Salem, are targeted toward those earning between 50 and 80 percent of the AMI.

The database does not provide insight into the types of families targeted.

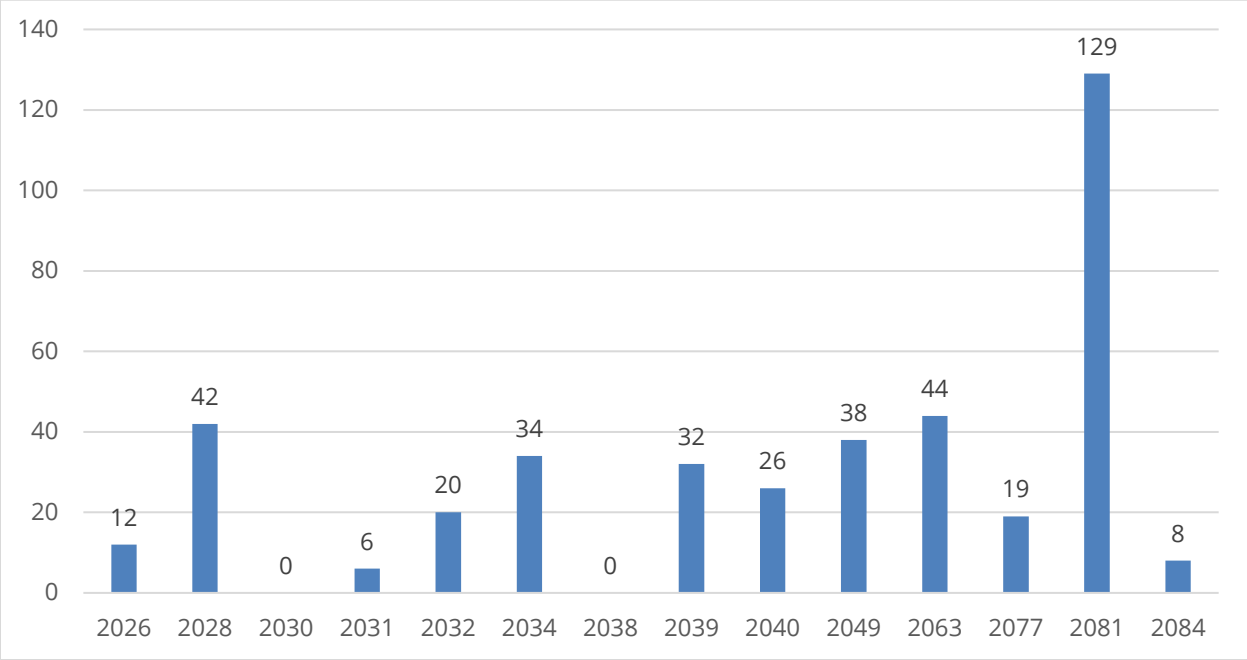
Stakeholders confirmed during consultation sessions that many of the affordable housing opportunities are located in Salem, which leaves a gap for the remaining areas of the County.

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

According to the Oregon Affordable Housing Inventory, 54 units have project-based subsidies that are set to expire in the next five years. These units are from Evergreen Court,

Oak Park Village, and Brookdale River Road. The expiration date refers to the date that the unit's income and rent restrictions elapse according to the regulatory agreement. Figure 11 depicts the number of units set to expire each year.

Figure 11: Expiration Dates of Assisted Units




*Data Source: Oregon Affordable Housing Inventory (2025)*
*Data Geography: Marion County (excluding Salem)*

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

Information from the data analysis and stakeholder engagement indicates that the current availability of total and affordable housing units is not sufficient to provide households with stable housing at all income levels. As detailed in the Needs Assessment, many Marion County households experience housing cost burden and severe housing cost burden. As described in Figure 10, many LMI households live in unaffordable units due to a lack of affordable housing options.

Throughout consultation sessions, stakeholders noted the need for more affordable housing, which includes both naturally occurring affordable housing and assisted units. Stakeholders described that a growing number of households live in crowded and unsuitable conditions due to a lack of affordable housing options. Some examples include multiple families living in a two-bedroom apartment and families utilizing sheds and garages as primary residences.

To address the need for more housing units, several Marion County cities have engaged in the planning and development of new affordable housing in the past five years. The cities of Keizer, Woodburn, and Silverton have housing production goals outlined in the Oregon Housing Needs Analysis to increase the availability of general and assisted housing units. Through five years of housing production (2018–2023), the three cities added a total of 1,312 units, 88 of which were regulated (or assisted) units. Table 39 depicts information from January 2025 on each city's production goals and the number of total and assisted (or regulated) units the city has produced. In addition, the City of Stayton opened Fern Ridge Apartments in 2024, which included 72 affordable housing units for families affected by the Beachie Creek fires. It is important to note that the COVID-19 pandemic and the Beachie Creek fires created challenges to housing development.

### Table 39: Progress Towards Housing Production Goals for Select Cities

| - | Keizer | Silverton | Woodburn |
|---|---|---|---|
| Total Units Targeted | 2,016 | 672 | 1,696 |
| Total Units Produced | 252 | 167 | 893 |
| **Progress Towards Target Goal** | **13%** | **25%** | **53%** |
| Regulated Units Target | 1,272 | 424 | 1,104 |
| Regulated Units Produced | 0 | 4 | 44 |
| **Progress Towards Regulated Target** | **0%** | **1%** | **4%** |

*Data Source: Oregon Housing Needs Analysis (2023)*
*Data Geography: Cities of Keizer, Silverton, and Woodburn*

## Describe the need for specific types of housing:

In the stakeholder and community survey, Marion County asked participants which types of housing are most needed. Listed below are the most common responses.

- One- or two-bedroom apartments.
- Single-family homes.
- Affordable and suitable housing for seniors and people with disabilities.

## Discussion

Marion County identifies the key themes from this section to be as follows:

- Excluding Salem, Marion County had a total of 60,607 housing units in 2023, 68 percent of which were single-family homes.

- From 2019 to 2023, the number of total housing units decreased by 2 percent (2,702 units). Marion County lost 633 residential units in the Beachie Creek Fire in 2020.
- As of 2025, 1,334 assisted units are available in Marion County (excluding Salem), with 30 units targeted toward extremely low-income households.
- During consultation, stakeholders and community members described a need for more one- or two-bedroom apartments, single-family homes, and housing for seniors and people with disabilities.

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

## Introduction

This section of the Consolidated Plan explores the cost of housing and characteristics of the rental market in the County, which provides context for the nature of housing cost burden and affordability experienced by residents. Data on the cost of housing is provided by ACS estimates (various years) and 2019–2023 CHAS.

From July 2020 to 2025, typical home values and monthly rents increased by 35 percent. Overall, stakeholders emphasized the rising costs of not just housing, but also other necessities such as utilities, food, transportation, and childcare. As described in the Needs Assessment, over 50 percent of LMI households experienced a level of housing cost burden in 2021.

## Cost of Housing

This section provides information on the average housing costs in Marion County. The 2023 ACS data provide insight into the changes in housing costs for renter and owner households in Marion County (including Salem).

From 2013 to 2023, contract rents increased by more than 75 percent, and home values have nearly doubled in Marion County. These figures are not adjusted for inflation. Table 40 depicts the change in median home value and contract rent (rent charged to a tenant as agreed upon in a lease) from 2013 to 2023. Note that the Zillow data described in this section refers to typical home values and rents, not media home values and rents.

### Table 40: Cost of Housing

| - | Base year: 2013 | Most recent year: 2023 | % Change |
|---|---|---|---|
| Median Home Value | $192,200 | $383,300 | 99% |
| Median Contract Rent | $660 | $1,165 | 77% |

*Data Source: 2009–2013 ACS (Base Year); 2019–2023 ACS (Most Recent Year)*

*Data Geography: Marion County (excluding Salem)*

Almost half (45 percent) of all renters paid between $1,000 and $1,499 monthly on contract rent in 2023. Table 41 provides data on the number of renters by contract rent bracket: 19 percent of renters spent less than $1,000 on monthly contract rent.

Table 41: Rent Paid

| Rent Paid | Number | % |
|---|---|---|
| Less than $500 | 314 | 2% |
| $500–999 | 2,962 | 17% |
| $1,000–1,499 | 7,911 | 45% |
| $1,500–1,999 | 4,424 | 25% |
| $2,000 or more | 2,072 | 12% |
| **Total** | **17,683** | **100%** |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Housing Affordability

This section provides information on housing affordability trends in Marion County.

The number of housing units that are affordable to households at different income levels increases as household income increases. Table 42 summarizes CHAS data on the number of affordable housing units for each income category. For renters, 60 percent of units were considered affordable to moderate-income households, while just 6 percent were considered affordable to extremely low-income households. For owners, 0 percent of units were affordable to extremely low-income households, while 14 percent of units were affordable to moderate-income households.

Table 42: Housing Affordability

| Number of units affordable to households earning: | Renter | Owner |
|---|---|---|
| 30% AMI | 1,075 | 0 |
| 50% AMI | 2,570 | 4,604 |
| 80% AMI | 10,700 | 5,555 |
| 100% AMI | 3,606 | 28,591 |
| **Total** | **17,951** | **38,750** |

*Data Source: 2017–2021 CHAS*

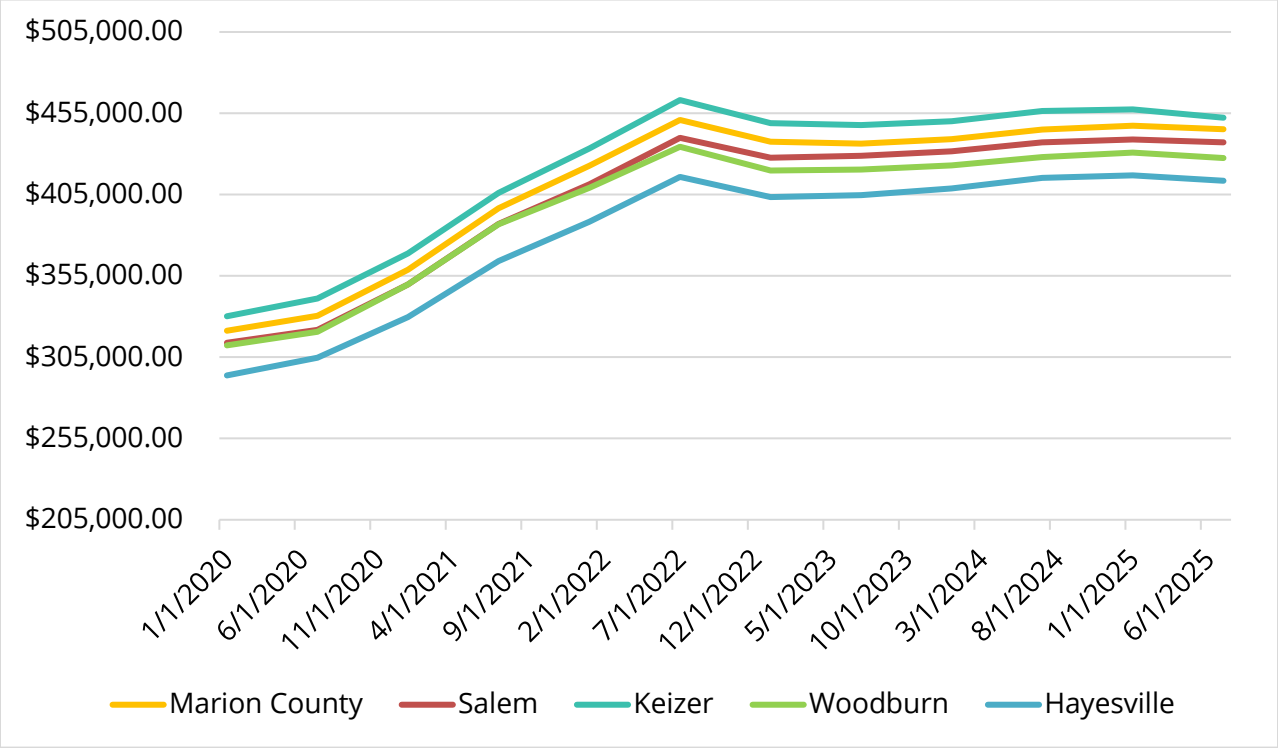
*Data Geography: Marion County (excluding Salem)*

Zillow provides more recent data on rents, home values, and cost burdens. As of July 2025, the typical monthly rent in Marion County was $1,745. According to the Zillow Observed

Rent Index (ZORI), typical monthly rents have increased an additional 4 percent between 2023 and 2025.

As of July 2025, the typical home in Marion County was valued at $445,228. In July 2023, a typical home value in Marion County was valued at $436,397. Figure 12 depicts the typical monthly home values in Marion County and its cities. From 2023 to 2025, typical home values have increased by 2 percent in Marion County.

### Figure 12: Typical Home Values (2020 to 2025)

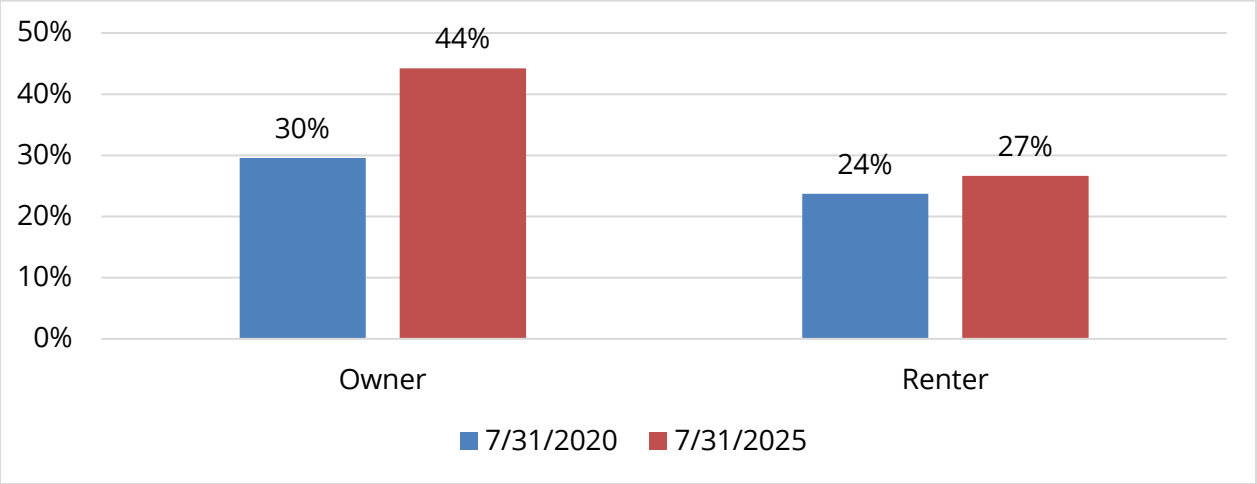



*Data Source: Zillow (2020–2025)*

*Data Geography: Marion County (including Salem); Salem; Keizer; Woodburn; Hayesville*

Finally, Zillow measures renter and homeowner affordability by calculating the percentage of median household income that would need to be spent to afford a new typical home or rental lease. For a median income household (derived from ACS data and the employment cost index), 27 percent of household income would be needed to rent a typical home, and 44 percent of income would be needed to own a typical home in Marion County. When compared to 2020 (Figure 13), the percentage of median income spent on housing has increased, particularly for owner households.

Figure 13: Percent of Median Income Needed to Buy or Rent (2020 and 2025)




*Data Source: Zillow (2020 and 2025)*

*Data Geography: Marion County (including Salem)*

## Monthly Rent

This section provides information on Fair Market Rents (FMRs) and HOME rents. FMRs represent the estimated cost to rent a moderately priced dwelling in a local housing market. HOME rents are derived from the local AMI and constitute the rent limit set by HUD for affordable housing. High HOME rents are affordable to people earning 80 percent of AMI, and low HOME rents are affordable to people earning 60 percent of AMI. Together, FMRs and HOME rents determine the payment standard for various HUD housing programs.

For each bedroom size, FMRs are higher than HOME rents. Table 43 presents the HUD FMRs and HOME rents for Marion County in 2025. For smaller units, the FMR and high HOME rents tend to be less than $100 apart. For three- and four-bedroom units, the FMR is over $500 higher than the high HOME rents.

Table 43: Monthly Rent

| Monthly Rent ($) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---|---|---|---|---|---|
| FMR | $1,147 | $1,198 | $1,543 | $2,148 | $2,334 |
| High HOME Rent | $1,034 | $1,109 | $1,333 | $1,532 | $1,689 |
| Low HOME Rent | $811 | $868 | $1,042 | $1,204 | $1,343 |

*Data Source: HUD HOME Rent Limits (2025)*

*Data Geography: Salem, OR MSA (includes Marion and Polk Counties)*

## Is there sufficient housing for households at all income levels?

Information from data analysis and consultation sessions indicates that the current availability of total and affordable housing units is insufficient to provide stable housing to all households at every income level. Stakeholders and community members report unattainable rents, especially amidst the rising cost of living. Increasing housing costs, as well as the increased costs of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across Marion County.

Data provided throughout the Needs Assessment of the Consolidated Plan from recent ACS and CHAS estimates indicate that high percentages of households, particularly low- and extremely low-income households, are cost-burdened and severely cost-burdened.

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

Housing costs for both renter and owner households have increased significantly over the past few years in Marion County and will likely continue to increase. As stated throughout the Needs Assessment and Market Analysis, the rising costs of food, childcare, and transportation place considerable financial pressure on households across the county.

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

A challenge with FMRs and HOME rents that impact affordable housing is that they often do not keep pace with changes in rents. According to ZORI estimates from July 2025, the typical rent in Marion County was $1,745. While ZORI does not report on average rents by unit type, the average rent in July 2025 appears to be higher than FMR and HOME rents for many unit sizes. As a result, HUD FMRs and HOME rents may be insufficient for households to afford decent units depending on where they live and the volatility of the local rental market. Insufficient FMRs and HOME rents can require deeper levels of housing subsidy to support lower-income households to remain stably housed.

## Discussion

Marion County identified the following key themes from this section:

- In July 2025, the typical home price in Marion County was $445,228, and the typical monthly rent was $1,745.
- From July 2020 to 2025, typical home prices increased 39 percent and monthly rents increased by 35 percent.

- Stakeholders noted during consultation sessions that increasing housing costs, coupled with the increased cost of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across the County, particularly LMI households.

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

## Introduction

This section of the Consolidated Plan provides insight into the restoration and rehabilitation needs of the County.

Overall, 54 percent of the County's housing stock was built prior to 1980, which could indicate a need for rehabilitation or lead-based paint remediation. Stakeholders note that rural communities, senior households, and properties rented by voucher recipients are in the most need of rehabilitation.

Data regarding housing conditions comes from 2019–2023 ACS and 2017–2021 CHAS. Both data sources capture information on housing units with at least one of the following "selected conditions." Note that the conditions listed below correspond with the conditions defined in NA-15 Disproportionately Greater Need: Housing Problems.

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.
- The household is crowded (more than one person per room).
- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).

## Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For the purposes of this Plan, Marion County provides the following 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

The number of selected conditions (defined in the Introduction) provides insight into the needs of housing structures. Note that the selected conditions described in the

Consolidated Plan are not comprehensive in terms of all conditions that would require rehabilitation.

Renter-occupied units were more likely than owner-occupied units to have at least one housing condition. Table 44 shows the number of owner and renter households with selected housing conditions in 2023. As shown below, 46% of renter-occupied units had at least one of the outlined housing conditions while 26% of owner-occupied units had at least one housing condition.

### Table 44: Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| With one selected condition | 10,580 | 26% | 8,159 | 46% |
| With two selected conditions | 242 | 1% | 1,020 | 6% |
| With three selected conditions | 190 | 0% | 43 | 0% |
| With four selected conditions | 0 | 0% | 0 | 0% |
| No selected conditions | 29,690 | 73% | 8,461 | 48% |
| **Total** | **40,702** | **100%** | **17,683** | **100%** |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Year Unit Built

The year a housing unit was built provides insight into the rehabilitation needs of the structure. Older households are more likely to have structural issues in need of repair.

Of total housing units, 54 percent were built prior to 1980. Table 45 presents the age of residential units of renter- and owner-occupied housing in 2023. The table indicates that 55 percent of owner-occupied units and 50 percent of renter-occupied units were built prior to 1980.

### Table 45: Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| 2000 or later | 7,506 | 19% | 3,130 | 18% |

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| 1980–1999 | 10,524 | 26% | 5,661 | 32% |
| 1950–1979 | 18,010 | 44% | 7,273 | 41% |
| Before 1950 | 4,662 | 11% | 1,619 | 9% |
| **Total** | **40,702** | **100%** | **17,683** | **100%** |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Risk of Lead-Based Paint Hazard

The presence of lead-based paint in a unit constitutes a hazard in need of rehabilitation. Units built prior to 1980 have a risk of lead-based paint.

Data indicates that 31,564 owner-occupied and renter-occupied units were built prior to 1980. Table 46 provides additional information on units built prior to 1980. In 2021, 8 percent of owner-occupied units and 11 percent of renter-occupied units built prior to 1980 had children under the age of six present in the home. This equates to 5,156 units.

### Table 46: Risk of Lead-Based Paint

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|---|---|---|---|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 22,672 | 59% | 8,892 | 53% |
| Housing Units build before 1980 with children present | 3,105 | 8% | 2,051 | 11% |

*Data Source: 2017–2021 CHAS*

*Data Geography: Marion County (excluding Salem)*

## Vacant Units

Vacant units often require rehabilitation and can pose an opportunity to increase the housing stock. In 2023, an estimated 2,222 units were vacant in Marion County (excluding Salem). This constituted 4 percent of total housing units. In 2025, Marion County identified 154 properties with code enforcement concerns.

## Need for Owner and Rental Rehabilitation

As described in this section, a significant amount of Marion County's housing stock consists of older units. Particularly among LMI households, rehabilitation can help mitigate severe housing problems.

Stakeholders noted during consultation sessions that there is an increasing need for rehabilitation in rural communities and among seniors looking to age in place. Additionally, MCHA described some condition issues among private units occupied by households in their housing voucher program.

Additionally, Marion County identified rehabilitation needs from the 2020 Beachie Creek fire. The State of Oregon's 2022 CDBG-DR Action Plan identified 633 housing units that were either damaged or destroyed in the fires. In 2024, the State of Oregon launched its Homeowner Assistance and Reconstruction Program to help LMI homeowners recover from the fires. The program provides funds to eligible households that incurred more than $3,000 worth of damage in the fires. As of November 2025, only eight applications have been submitted by Marion County households. This indicates that many households are either still in need of repair or bore the cost of repair independently.

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

All housing units constructed prior to 1978 are at risk of containing lead-based paint. Marion County estimates that, 31,564 units were built prior to 1980. Of those units, 5,156 households included children under the age of six.

While not all households built prior to 1980 are in need of lead-based paint remediation, the age of the housing unit and presence of young children indicate there is a possible risk of lead-based paint exposure. Low-income households with young children who reside in units with lead-based paint hazards may be less able to afford remediation services.

## Discussion

Marion County identifies the key themes from this section to be:

- 54 percent of the County's housing stock was built prior to 1980, which could indicate a need for rehabilitation or lead-based paint remediation.
- In 2023, 46 percent of renter-occupied units experienced at least one housing condition, compared to 26 percent of owner-occupied units.
- Stakeholders note that rural communities, senior households, and properties rented by voucher recipients are in the most need of rehabilitation.

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

## Introduction

The MA-25 Public and Assisted Housing section of the Consolidated Plan describes the number, type, and characteristics of public housing units and rental assistance vouchers within the County. Data for this section is provided by MCHA.

As stated in NA-35 Public Housing, MCHA manages 835 rental assistance vouchers in Marion County (excluding Salem and Keizer). MCHA does not own or manage any public housing units, but MCHA does own and manage other units that are not considered public housing. During consultation, MCHA indicated that there is a greater need for rental assistance vouchers than currently available through MCHA. In addition, MCHA identified the need to support the maintenance and rehabilitation of MCHA units and private units occupied by voucher recipients.

## Totals Number of Units

This section provides an overview of the total number of units in MCHA's voucher portfolio. The NA-35 Public Housing section of the Consolidated Plan provides definitions of the types of programs included in this section.

As depicted in Table 47, MCHA manages 835 vouchers, of which 793 are tenant-based, 42 are project-based, and 26 are VASH.

Table 47: Total Number of Units by 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 | N/A | N/A | N/A | 835 | 42 | 793 | 26 | 0 | 0 |
| # of units suitable to seniors and people with physical disabilities | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

*Data Source: Marion County Public Housing Authority (2025)*

*Data Geography: Marion County (excluding Salem and Keizer)*

## Describe the supply of public housing developments:

This prompt does not apply to MCHA, which does not own any units that meet the definition of public housing.

## 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:

This prompt does not apply to MCHA, which does not own any units that meet the definition of public housing.

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

During consultation, MCHA noted that certain MCHA-owned properties, particularly in Woodburn, had a need for rehabilitation. MCHA is working to upgrade units in need of rehabilitation.

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

Although MCHA does not operate conventional public housing units, it works to improve the living environment of LMI households participating in the HCV and PBV programs by:

- Ensuring housing quality: Requiring all units to meet HUD's Housing Quality Standards and, as applicable, National Standards for the Physical Inspection of Real Estate requirements. Conducting regular inspections and following up promptly on health and safety concerns.
- Promoting access to services: Partnering with community agencies to connect participants to employment programs, educational opportunities, childcare, transportation, and health services.
- Encouraging neighborhood choice: Providing information about available units in areas with lower poverty rates, access to quality schools, and proximity to jobs, services, and public transportation.
- Supporting stability: Offering reasonable accommodation processes, landlord outreach, and mediation to help families maintain tenancy and avoid unnecessary moves.

- Investing in suitable units for people with physical disabilities and seniors: Working with landlords and developers to identify or create units that meet the needs of persons with disabilities, including mobility, hearing, and vision features.

Through these strategies, MCHA aims to ensure that assisted households not only have safe, decent, and affordable housing but also live in environments that support long-term stability, opportunity, and overall well-being.

## Discussion:

Marion County identifies the key themes for this section as follows:

- MCHA identified the need to support maintenance and rehabilitation of MCHA units and private units occupied by voucher recipients.
- MCHA noted that the need for assisted units in Marion County is not met by the current voucher and unit portfolio.

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

## Introduction

The MA-30 Homeless Facilities and Services section of the Consolidated Plan provides data on the number of beds and units available in Marion County for people experiencing homelessness. As explained in the NA-40 Homeless Needs Assessment section, the MWVHA CoC coordinates local homelessness response strategies, including facilities and services. **The CoC provided information on bed and unit availability for this section for Marion County, minus Salem. However, there are various sources of data that indicate the number of beds is much higher than what was counted at that time.**

In 2025, 40 emergency shelter beds were available in Marion County outside of Salem. These beds were designated for adults only. Overall, stakeholders noted that shelter units and services outpace the available supply. In particular, the lack of shelter and service options outside of Salem can be a barrier to households receiving necessary services.

Listed below are the HUD definitions of the specific terms used to refer to housing and shelter for people experiencing homelessness.

- **Emergency shelter:** Any facility with the primary purpose of providing temporary or transitional shelter for the homeless in general or for specific populations of the homeless.
- **Permanent supportive housing:** Permanent housing in which housing assistance (e.g., long- term leasing or rental assistance) and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability.
- **Rapid rehousing:** Permanent housing that provides short-term (up to three months) and medium-term (4–24 months) Tenant-Based Rental Assistance and supportive services to households experiencing homelessness.
- **Transitional housing:** Temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing.
- **Homelessness prevention:** Short-term or medium-term rental assistance and housing relocation and stabilization services.

## Stakeholder and Community Member Themes

Marion County conducted outreach to stakeholders and community members through consultation sessions and surveys. Listed below are key themes that emerged from engagement.

- Housing and supportive services for people experiencing homelessness consistently ranked as a top need in both the community and stakeholder surveys.
- There are limited shelter options outside of Salem.
- The demand for transitional housing beds is greater than the supply.
- Stakeholders name permanent supportive housing, emergency shelters, and designated shelters for victims of domestic violence as the most needed facilities for people experiencing homelessness.

## Facilities and Housing Targeted to Homeless Households

This section provides information on the number of beds available for people experiencing homelessness in the CoC, provided by the HIC. The HIC is an annual inventory of housing conducted during the last ten days in January. Note that the data below was obtained from the HIC data. Other sources indicate higher numbers of emergency and transitional beds exist within Marion County.

As heard in consultation sessions, the supply of shelter beds in Marion County, minus Salem, is small. Table 48 summarizes the results of the 2025 HIC for Marion County minus Salem. The 2025 HIC counted 40 year-round beds and nine voucher/seasonal/overflow beds for adults. There were no reported transitional housing or permanent supportive housing beds outside of Salem.

In the 2024 HIC, the CoC reported 40 shelter beds as well. From 2021 to 2023, the CoC reported zero shelter beds. This indicates that the shelter bed availability in Marion County has grown in the past five years.

Table 48: Facilities and Housing Targeted to Homeless Households

| - | Emergency shelter beds | | Transitional housing beds | Permanent supportive housing beds | |
|---|---|---|---|---|---|
| | Year-round beds (current & new) | Voucher/seasonal/ overflow beds | Current & new | Current & new | Under development |
| Households with adult(s) and child(ren) | - | - | - | - | - |
| Households with only adults | 40 | 9 | - | - | - |
| Chronically homeless households | - | - | - | - | - |
| Veterans | - | - | - | - | - |
| Unaccompanied youth | - | - | - | - | - |

*Data Source: MWVHA (2025 HIC)*

*Data Geography: Marion County (excluding Salem)*

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

Mid-Valley Resources catalogues mainstream resources available to Marion County residents, which can be used to complement services targeted to people experiencing homelessness. Listed below are some of the resources.

HEALTH

- New Perspectives of Oregon: Outpatient behavioral health facility providing services to children, adults, seniors, and families.
- Marion County Health Department: Responsible for more than 20 programs, provided by a physician health officer, registered nurses, certified prevention & health education specialists, certified lactation consultants, nurse practitioners, public health workers, epidemiologists, supervisors, and support staff.

MENTAL HEALTH

- Marion County Adult Behavioral Health: Provides outpatient treatment to adults over the age of 18 with mental health challenges.
- Early Assessment and Support Alliance: Statewide network of programs focused on providing rapid identification, support, assessment, and treatment to youth and young adults aged 12–25 who are experiencing early signs of psychosis.

EMPLOYMENT

- Chemeketa Community College: Transforms lives and strengthens communities through quality education, services, and workforce training.
- Easterseals' Connecting Community Program: Provides services for individuals with disabilities who speak English as a second language. Participants receive services essential to their employment success.

As outlined in the 2023 Annual Gaps Analysis, the CoC has formal memoranda of understanding with the Marion-Polk Early Learning Hub, Chemeketa Community College, and Willamette Workforce Partnership. These memoranda are for formal coordination between the CoC and health, education, and employment sectors. The report highlighted a need for the CoC to focus on maximizing mainstream assistance for those experiencing or at risk of experiencing homelessness.

During consultation, the CoC indicated that mainstream services are often underutilized and hard to access for those in rural communities. In its 2025–2030 Strategic Plan, the CoC outlined several goals to increase complementary mainstream services for people experiencing homelessness, including:

- Developing the MWVHA's capacity to convene health, housing, and homeless services partners to strengthen cross-sector collaboration, coordination, and service integration, leading to better health and related outcomes for the populations served.
- Engage the community's systems (childcare, service integration, education, healthcare) in preventing homelessness.
- Increase utilization of supportive services in combination with housing supports to prevent homelessness with a focus on increasing access to prevention services for special populations.

## 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.

Attachment A in the appendix lists each organization that provided shelter beds and units to people experiencing homelessness in 2024 in Marion and Polk Counties. The information is organized by program type, subpopulation, and household type. Overall, there are organizations that provide shelter to various subpopulations, including veterans, adults, and families with children. However, stakeholders noted during consultation that the location of resources can be a barrier to people receiving services. Shelter and services located in Salem or Polk County may be difficult for those living in rural Marion County to access.

## Discussion

Marion County finds the key themes of this section as follows. Note that the data below was obtained from the HIC data. Other sources indicate higher numbers of emergency and transitional beds exist within Marion County.

- In 2025, 40 emergency shelter beds were available in Marion County outside of Salem. These beds are designated for adult-only households.
- According to the HIC, emergency shelter bed availability has grown in the past five years, from 0 in 2021 to 40 in 2025.
- Stakeholders note that the current shelter capacity and resources are insufficient to meet the needs of the community, particularly outside of Salem.

- Stakeholders name permanent supportive housing, emergency shelters, and designated shelters for victims of domestic violence as the most needed facilities for people experiencing homelessness.

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

## Introduction

The MA-35 Special Needs Facilities and Services section of the Consolidated Plan describes the facilities and services available to special needs populations within Marion County. As discussed in the NA-35 Non-Homeless Special Needs Assessment section, special needs populations often have additional housing and supportive service needs. Special populations include, but are not limited to, persons with a disability, persons with SUDs, veterans, and seniors.

Overall, a variety of services are available to special needs populations in Marion County. The most prominent needs identified through stakeholder and community engagement were mental health services, housing and supportive services for seniors and people with disabilities, and support for families with children. Despite the variety of services available to special needs populations, stakeholders note a desire for increased supportive services for the populations described in this section.

## 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

The supportive housing needs of special needs populations are discussed in the NA-45 Non-Homeless Special Needs Assessment section. The most prominent needs identified through stakeholder and community engagement were:

- Mental health services.
- Housing and supportive services for seniors and people with disabilities.
- Support for families with children.

Marion County works closely with the CoC and regional partners to provide services and housing to special needs populations in the community through the provision of housing options and supportive services. Listed below are facilities within Marion County that specialize in housing and supportive services for special populations. This list is not exhaustive.

SENIORS

- MCHA operates five senior housing developments.

- NorthWest Senior and Disability Services provides an array of services to help seniors and adults with physical disabilities maintain housing in the community, including food services, financial and medical help, and caregiving support.
- United Way of Mid-Willamette Valley's Cottages United Program builds and rents affordable cottages for seniors, women, and veterans.

### PEOPLE WITH DISABILITIES

- The Marion County Intellectual and Developmental Disability services team provides service coordination, in-home services, residential services, and family support services to those with intellectual and developmental disabilities.
- Shangri La is a nonprofit organization that provides 24-hour residential programs for individuals with intellectual or developmental disabilities. The organization also provides permanent supportive housing assistance for individuals with disabilities experiencing chronic homelessness.
- Catholic Community Services provides adult residential services for people with intellectual and developmental disabilities. The organization has 14 homes across Marion, Linn, and Clackamas counties.

### PEOPLE WITH SUDS

- Marion County Department of Health and Human Services provides behavioral health services, including addiction services. It offers outpatient, medication-assisted treatment and special programs for transitional-age youth.
- Soaring Heights provides transitional housing and recovery services for those with SUDs.
- Bridgeway Community Health provides residential treatment programs for those with SUDs.

### VICTIMS OF DOMESTIC VIOLENCE

- The CHS provides shelter, advocacy, and support for victims of domestic violence.
- The United Way of Mid-Willamette Valley operates SafeSleep United, which is an overnight, temporary, low-barrier, non-denominational women's shelter.

### VETERANS

- The Veteran Outreach and Counseling Center offers referral services for veterans experiencing homelessness.
- VETcare transitional program offers 30 beds to help male veterans experiencing homelessness become self-sufficient.

### YOUTH AND YOUNG ADULTS

- CASA of Marion County provides trained advocates to children navigating the foster care system and in need of permanent housing.

- Family Building Blocks provides therapeutic interventions, such as a relief nursery and the headstart program, for vulnerable families with children.
- Marion County Department of Health and Human Services offers wraparound services, including case management, skills training, and crisis safety planning, to at-risk low-income youth.

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

People with medical conditions, particularly people experiencing housing instability or homelessness, often need access to care and a safe place to recover after leaving the hospital. Experiencing homelessness can create and exacerbate physical, mental, and behavioral health conditions, and many who experience homelessness have complex medical needs.

Santiam Hospital & Clinics uses a multi-layered approach to ensure patients returning from mental and physical health institutions have appropriate supportive housing, including the following:

- Screening for safe housing/safe discharge planning: Patients seen in the emergency department or admitted for inpatient care are screened for safe housing prior to discharge.
- Linkage to services before discharge: Care managers connect individuals to transitional care, mental health services, and social support. When needed, this includes medical respite care for recovery before permanent housing.
- Post-discharge follow-up: Care coordinators conduct outreach calls to confirm successful transition, address barriers to follow-up care, and ensure access to healthcare, mental health, and social support.
- Community health worker (CHW) support: If additional needs are identified during follow-up visits, referrals are made to CHWs. CHWs assist with providing resources and referrals for housing navigation, such as affordable supportive housing agencies, rental assistance programs, shelter, and permanent housing referrals.
- Service Integration Program: Hospital staff, particularly care managers, care coordinators, and CHWs, collaborate with Santiam Hospital & Clinics' Service Integration Program, which addresses social determinants of health and coordinates wrap-around services through strong community-based organization partnerships.

In addition, Salem Health Hospitals and Clinics has a care management team that collaborates on discharge plans and service navigation. The team includes nurses, social workers, and associates who are trained in care coordination and transition planning. Care managers are available in every inpatient unit, emergency department, and several clinics.

## 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. 91.315(e)

Describe once projects are known

## 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))

N/A.

## Discussion

Marion County finds the key themes of this section as follows:

- Overall, a variety of services are available to special needs populations in Marion County.
- The most prominent needs identified through stakeholder and community engagement were mental health services, housing and supportive services for seniors and people with disabilities, and support for families with children.
- Santiam and Salem Hospitals and Clinics have detailed discharge strategies to connect patients with mainstream housing and supportive service resources.

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

## Negative Effects of Public Policies on Affordable Housing and Residential Investment

During consultation sessions, affordable housing developers and service providers noted several barriers that exist to developing affordable housing, including:

- The high cost of adding infrastructure, such as sidewalks, sewer, and water, to a property, particularly in rural parts of Marion County.
- Complexities within each jurisdiction. Communities within Marion County sometimes have different interpretations of building codes, which can complicate development.
- The cost of building. Stakeholders note the need for programs and initiatives that can subsidize the cost of development or infrastructure needed for affordable housing development.
- State requirements, such as urban growth boundaries and middle housing requirements, can limit innovation in developing affordable housing.

In addition, the online stakeholder survey asked respondents what they perceived to be the biggest barriers to developing affordable housing. Listed below are the top three responses.

- The high cost of development.
- Lack of funding.
- Laws, regulations, and requirements associated with development.

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

## Introduction

This section of the Consolidated Plan summarizes data trends related to employment and the workforce, including labor participation, educational attainment, and workforce skills, training, and development efforts in Marion County. Data regarding educational attainment and median income comes from the 2019–2023 ACS. Data on jobs by sector comes from the most recent Longitudinal Employer-Household Dynamics Data (2022). To more accurately compare jobs with workers, Table 46 uses 2018–2022 ACS estimates.

Overall, stakeholders note that despite marked economic growth in the region, limited transportation options and educational attainment create barriers to residents accessing higher-paying jobs. Stakeholders cite affordable housing near transportation and job sites as the most needed economic development service.

## Economic Development Market Analysis

Marion County is home to a robust economy with multiple thriving business sectors. Located in the Willamette Valley, the County is home to over 2,761 farms. As a result, agriculture, food, and beverages are the most competitive industries in the region. As the site of Oregon's state capital, government, healthcare, and education services are also prominent industries. The sections that follow provide information on key aspects of Marion County's economy, including business activity, labor force indicators, and education.

## Business Activity

The characteristics of the workforce provide insight into the nature of the economy and economic development needs in the region. Table 49 summarizes the number of workers and jobs in each sector in 2022. According to ACS data, the three most common sectors by workers were education and health care services; manufacturing; and construction. The four most common sectors by jobs were education and health care services; construction; agriculture, mining, oil & gas extraction; and retail trade.

Table 49: 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 | 3,252 | 6,180 | 6% | 12% | 6% |
| Arts, entertainment, accommodations | 2,983 | 4,182 | 5% | 8% | 3% |
| Construction | 6,958 | 6,760 | 13% | 13% | 1% |
| Education and health care services | 9,096 | 9,896 | 17% | 19% | 3% |
| Finance, insurance, and real estate | 3,014 | 1,138 | 5% | 2% | -3% |
| Information | 573 | 331 | 1% | 1% | 0% |
| Manufacturing | 8,049 | 4,777 | 15% | 9% | -5% |
| Other services | 2,052 | 1,581 | 4% | 3% | -1% |
| Professional, scientific, management services | 4,867 | 3,419 | 9% | 7% | -2% |
| Public administration | 4,530 | 2,098 | 8% | 4% | -4% |
| Retail trade | 5,219 | 5,885 | 9% | 12% | 2% |
| Transportation and warehousing | 2,290 | 2,692 | 4% | 5% | 1% |
| Wholesale trade | 2,181 | 1,985 | 4% | 4% | 0% |
| **Total** | **55,064** | **50,924** | **100%** | **100%** | **0%** |

*Data Source: 2018–2022 ACS (Workers); 2022 Longitudinal Employer-Household Dynamics (Jobs)*

*Data Geography: Marion County (excluding Salem)*

## Labor Force

In 2023, 4.4 percent of Marion County residents were unemployed. Table 50 presents the unemployment rate in Marion County minus Salem. The unemployment rate was nearly double for residents aged 16–24 at 9.4 percent.

### Table 50: Labor Force

| Labor force | Number/percentage of people |
|---|---|
| Total population in the civilian labor force | 82,108 |
| Civilian employed population 16 years and over | 77,989 |
| Unemployment rate | 5.0% |
| Unemployment rate for ages 16–24 | 9.4% |
| Unemployment rate for ages 25–65 | 4.4% |

*Data Source: 2019–2023 ACS*
*Data Geography: Marion County (excluding Salem)*

The most common sector of employment by occupation was management, business, and financial, which accounted for 30 percent of workers. Table 51 summarizes the occupations of Marion County workers by sector in 2023.

### Table 51: Occupations by Sector

| Occupations by sector | Number of people |
|---|---|
| Management, business, and financial | 23,569 |
| Farming, fisheries, and forestry occupations | 3,380 |
| Service | 13,700 |
| Sales and office | 15,232 |
| Construction, extraction, maintenance, and repair | 9,279 |
| Production, transportation, and material moving | 12,805 |

*Data Source: 2019–2023 ACS*
*Data Geography: Marion County (excluding Salem)*

## Travel Time

Most residents (63 percent) had a commute under 30 minutes. Table 52 provides information on the average commute time of Marion County residents.

### Table 52: Travel Time

| Travel time | Number | Percentage |
|---|---|---|
| <30 Minutes | 43,692 | 63% |
| 30–59 Minutes | 19,882 | 29% |
| 60 or More Minutes | 5,663 | 8% |
| **Total** | **69,237** | **100%** |

## Education

Educational attainment provides insight into the training and job needs of residents. Increases in education level correlated with decreases in unemployment. Table 5 displays the educational attainment level by employment status of Marion County residents in 2023. Seven percent of people with less than a high school diploma were unemployed, compared to 2 percent of people with a bachelor's degree or higher.

### Table 53: Educational Attainment by Employment Status

| Educational attainment | In labor force | | - |
|---|---|---|---|
| | Civilian employed | Unemployed | Not in labor force |
| Less than high school graduate | 10,407 | 766 | 4,171 |
| High school graduate (includes equivalency) | 17,257 | 1,095 | 4,919 |
| Some college or Associate's degree | 22,003 | 901 | 5,800 |
| Bachelor's degree or higher | 13,641 | 270 | 2,770 |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

Overall, 83 percent of residents had a high school diploma or higher, and 20 percent of residents had a bachelor's degree or higher. Table 54 displays educational attainment by age.

### Table 54: Educational Attainment by Age

| - | Age | | | | |
|---|---|---|---|---|---|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 454 | 853 | 2,920 | 4,656 | 1,735 |
| 9th to 12th grade, no diploma | 1,665 | 1,356 | 2,359 | 3,200 | 1,885 |
| High school graduate, General Educational Development, or alternative | 6,229 | 7,169 | 4,671 | 11,424 | 8,554 |
| Some college, no degree | 3,661 | 5,512 | 4,890 | 9,946 | 8,156 |
| Associate's degree | 902 | 2,084 | 2,202 | 4,017 | 3,145 |
| Bachelor's degree | 861 | 2,908 | 3,669 | 5,885 | 4,464 |
| Graduate or professional degree | 69 | 695 | 933 | 2,653 | 1,952 |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

Higher levels of educational attainment correlated with increased median earnings. Those with a bachelor's degree earned almost twice as much as those with less than a high school degree. Table 55 shows the 2023 median earnings of Marion County residents with varying levels of educational attainment.

### Table 55: Median Earnings in the Past 12 Months

| Educational attainment | Median earnings in the past 12 months |
|---|---|
| Less than high school graduate | $32,506 |
| High school graduate (includes equivalency) | $36,400 |
| Some college or Associate's degree | $46,102 |
| Bachelor's degree | $61,871 |
| Graduate or professional degree | $80,231 |

*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (excluding Salem)*

## Based on the business activity table above, what are the major employment sectors within your jurisdiction?

According to 2022 ACS data, the most common sectors were:

- Education and health care services (17 percent of workers and 19 percent of jobs).
- Construction (13 percent of both workers and jobs).
- Manufacturing (15 percent of workers and 9 percent of jobs).
- Retail trade (9 percent of workers and 12 percent of jobs).

In addition, the Mid-Willamette Valley Council of Governments 2023 CEDS identifies transportation, warehousing, utilities, and construction as growing sectors in Marion County.

Business Oregon's regional snapshots name agriculture, food, and beverages as the largest and most competitive sectors in the Willamette Valley. This includes crop farming (such as hops, grass seed, and hemp), greenhouse and nursery products, and frozen, canned, and dried fruits and vegetables. Other competitive industries include forestry and wood products, metals and machinery, and other manufacturing.

## Describe the workforce and infrastructure needs of the business community:

The CEDS identifies three barriers to economic development in Marion County. First, the report notes that Marion County's age dependency ratio is slightly higher than the state average. This means that there is a higher proportion of people under the age of 18 and over the age of 65 relative to the working age population. This can put pressure on the working age population to take care of younger and older residents. This was echoed during consultation sessions with stakeholders. Stakeholders emphasized a need for affordable childcare options to allow LMI households to work.

Second, the CEDS noted that Marion County is very car-dependent, as 87 percent of commuters used an automobile to get to work. There is also a fair amount of commuting between cities within the County and to different counties for work. A lack of non-car transportation options can be a barrier to people getting to work. Again, stakeholders described that a lack of public transportation options limits opportunities for LMI people, who are more likely to not have a personal vehicle.

Third, the CEDS notes that educational attainment in Marion County is lower than the statewide average. Lower educational attainment means that Marion County may be at risk of a workforce and industry skill mismatch. In addition, as seen in the data in this section, increased educational attainment is correlated with greater employment and income outcomes. The Business Oregon Regional Snapshot states that despite employment growth

in the region, private sector wages are lower than the state average. Stakeholders emphasized during consultation sessions that life in Marion County is becoming unaffordable, due to increases in housing, transportation, and food costs. Limited educational attainment can be a barrier to upward mobility for Marion County workers.

In addition, the 2024–2029 Economic Development Program 5-Year Strategic Plan identifies a need for workforce housing development to ensure the housing needs of workers are met. The plan describes that Marion County cities need varying housing types, such as townhomes, duplexes, and twin homes that are appropriately scaled to the environment.

Finally, the online stakeholder survey asked respondents to identify the greatest economic development needs for Marion County. Listed below are the top three responses.

- Affordable housing near transportation or jobs.
- Infrastructure improvements to support economic development.
- Public utility improvements to support economic development.

## 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 Marion County Economic Development Program is undergoing several projects to promote economic development and bridge gaps in workforce development and infrastructure. These include, but are not limited to:

- Broadband initiative: Marion County is working to facilitate and promote the development of broadband fiber connectivity to underserved and rural communities to enhance access to tele-education and tele-work.
- Community Prosperity Initiative: Launched in 2020, CPI distributes lottery funds to Marion County cities to support community-led economic development projects.
- Detroit Marina Excavation and Resiliency Project: This ongoing project will excavate and relocate over 160,000 cubic yards of sediment underneath existing boat docks. The completed excavation will allow the Detroit Lake Marina and Kane's Marina to maintain more reliable summer operations. This project is expected to create $1.2 million annually in direct and indirect economic activity throughout the region of the North Santiam Canyon.
- Emergent Economic Opportunity Fund: The Emergent Economic Opportunity Fund provides flexible grant funding to support local priorities in Marion County.

Programs can receive up to $30,000 for programmatic awards and $50,000 for capital awards.

- Opal Creek Promise: In 2023, Marion County received $15 million from the United States Forest Service to invest in economic growth and prosperity in the Opal Creek Wilderness located in the Upper North Santiam Canyon. The county is currently in the process of drafting an implementation plan to establish a vision for economic development.

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

In 2023, 20 percent of residents had a bachelor's degree or higher. Many positions in the top sectors in the County require a bachelor's degree, such as healthcare and education. As stated in this section, lower educational attainment can lead to a mismatch between jobs and skills in the County and limit economic mobility for workers.

## 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.

Marion County engages with several regional partners to promote workforce training and development. Listed below are a few of the programs.

- Business Retention & Expansion: Marion County works with the regional economic development organization, Strategic Economic Development Corporation, to ensure businesses have the resources they need to continue operating in the County.
- Chamber and Small Business Support: Marion County works with local business partners, such as chambers of commerce and the Council of Governments, to support local small businesses.
- Youth Employment Program: The County works with various organizations to support youth participation in the workforce. This includes the Youth Wage Grant, which reimburses employers for a portion of wages paid to eligible youth, support for career technical education programs, and support for after-school programs.

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

Yes. Marion County participates in the Mid-Willamette Valley Council of Governments, which routinely undergoes a CEDS process regarding economic development needs and strategies in Marion, Polk, and Yamhill Counties.

## 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.

The Mid-Willamette Valley Council of Governments 2023–2028 CEDS includes the following goals:

- Streamline capital flow to businesses that promote innovation, economic resilience, and sustainability.
- Increase awareness of regional workforce job and training opportunities and facilitate quality community.
- Create and enhance community infrastructure to promote resiliency and reduce disparity while driving economic growth.
- Strengthen regional collaboration through coordinated action, efficient funding distribution, and standardized growth measurement to achieve regional prosperity.

In addition to the CEDS, Marion County developed an Economic Development Program 5-Year Strategic Plan in 2024, which outlined a set of goals and strategies to guide the County's Economic Development Program. The report included the following goals:

- Flexible capacity enhancement.
- Community collaboration and support.
- Sustainable business ecosystem.
- Vibrant communities.

## Discussion

Marion County identifies the key themes of this section as follows:

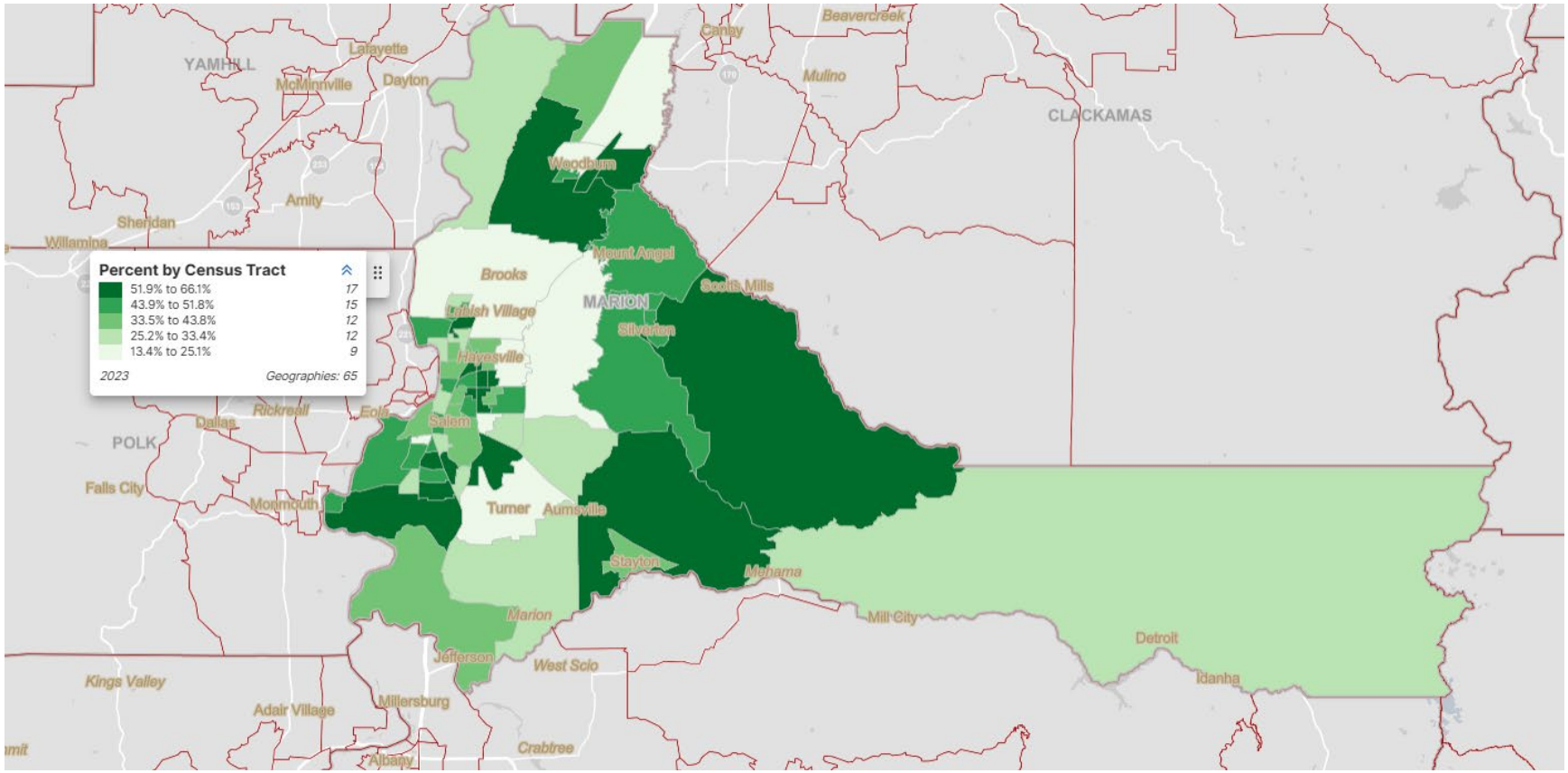
- In 2023, the three most common sectors by workers were education and health care services, manufacturing, and construction.
- Mid-Willamette Valley Council of Governments 2023 CEDS identifies transportation, warehousing, utilities, and construction as growing sectors in Marion County.
- Stakeholders identified public utility and infrastructure improvements and affordable housing near transportation or jobs as the most needed economic development activities in Marion County.
- Stakeholders described that a lack of transportation and affordable childcare can serve as barriers to LMI people obtaining and maintaining employment.

# MA-50 Needs and Market Analysis Discussion

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

Certain census tracts in Marion County experience housing problems at a higher rate than the rest of the County. The following maps illustrate instances of selected housing problems in Marion County in 2023. Note that these do not constitute all housing problems. In each map, darker colors represent census tracts with the highest prevalence of the housing problem according to ACS estimates.

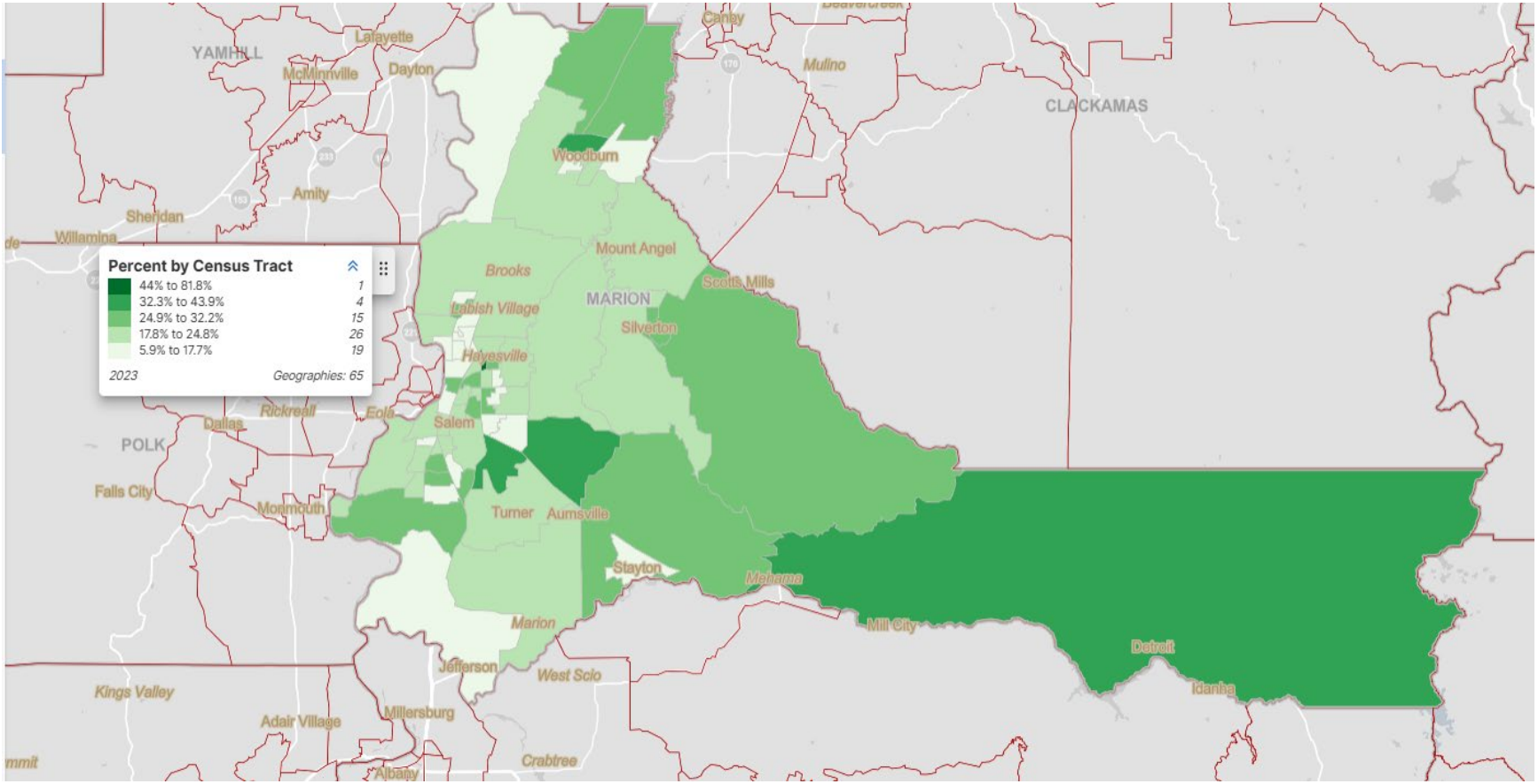
## Figure 14: Renters Paying More Than 35 Percent of Income on Housing Expenses




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

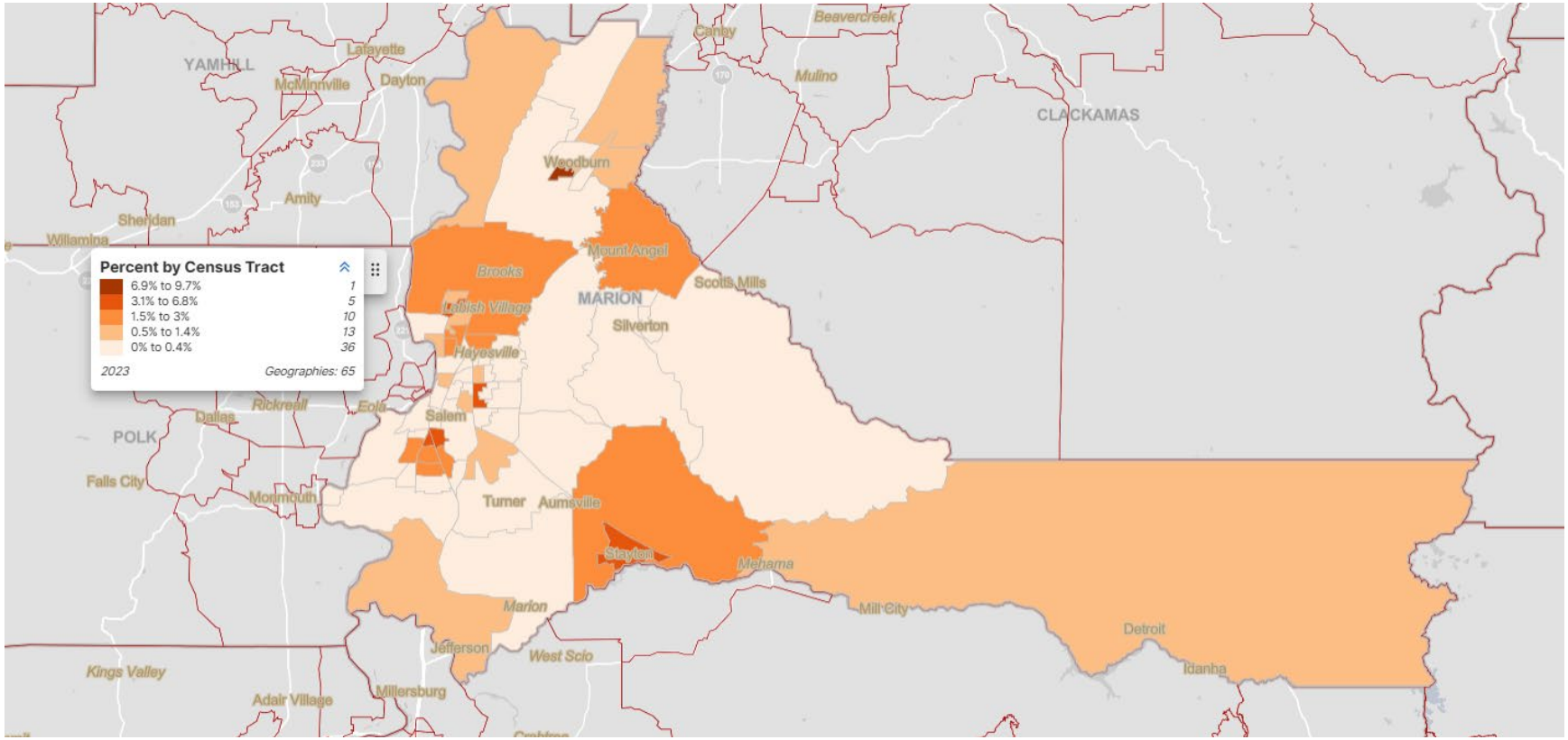
Figure 15: Owners with a Mortgage Paying More Than 35 Percent of Income on Housing Expenses




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

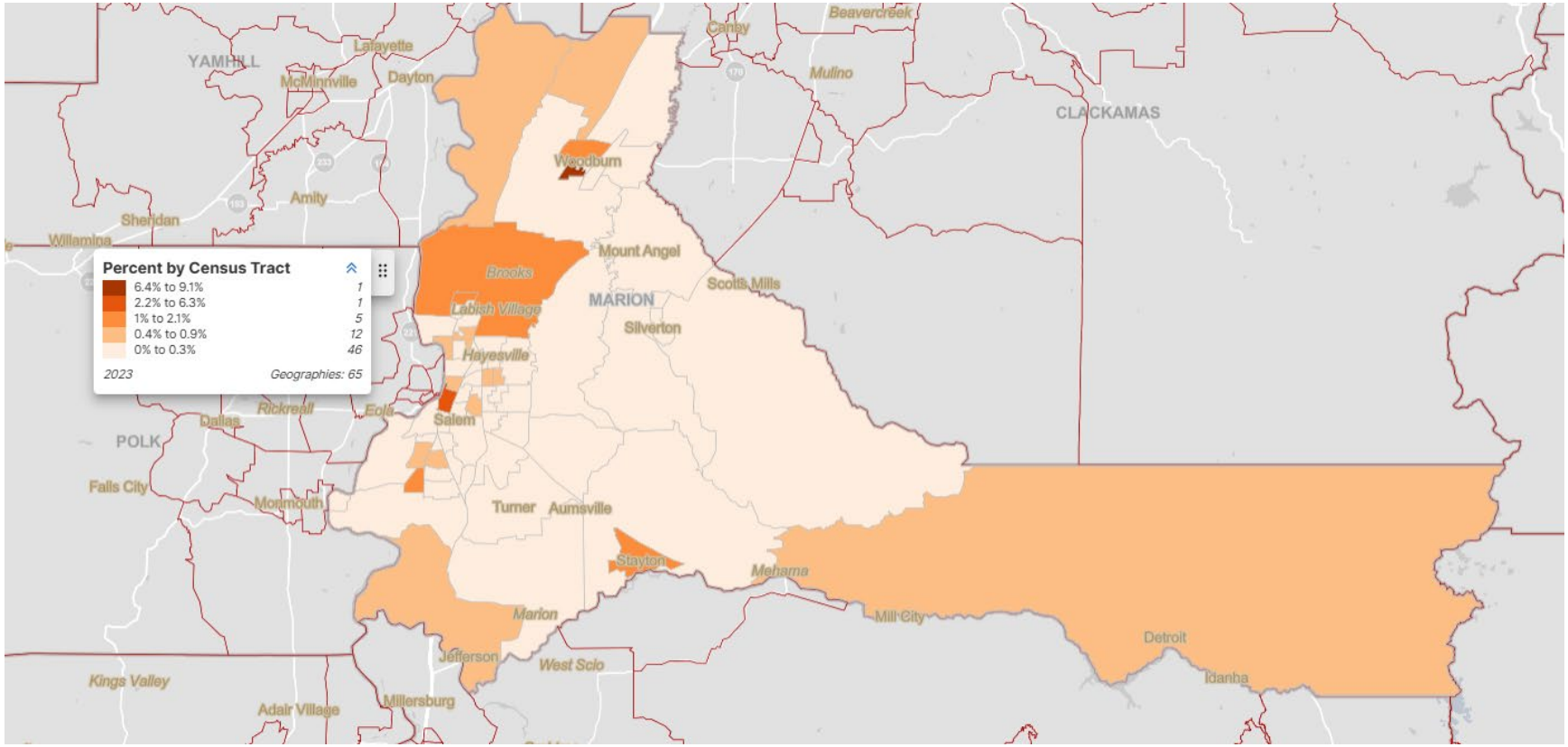
## Figure 16: Housing Units Lacking Complete Kitchen Facilities




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

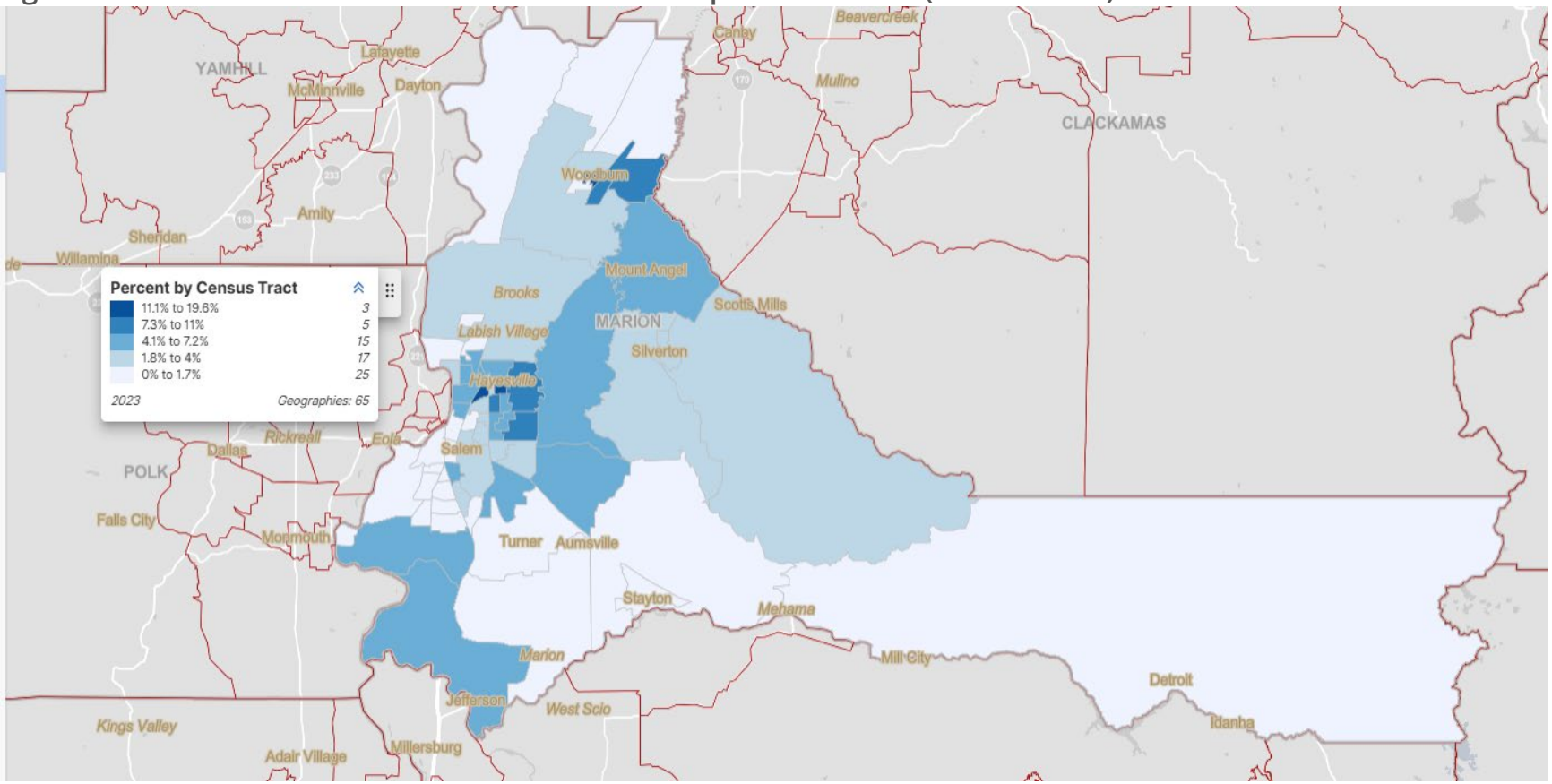
## Figure 17: Housing Units Lacking Complete Plumbing Facilities




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

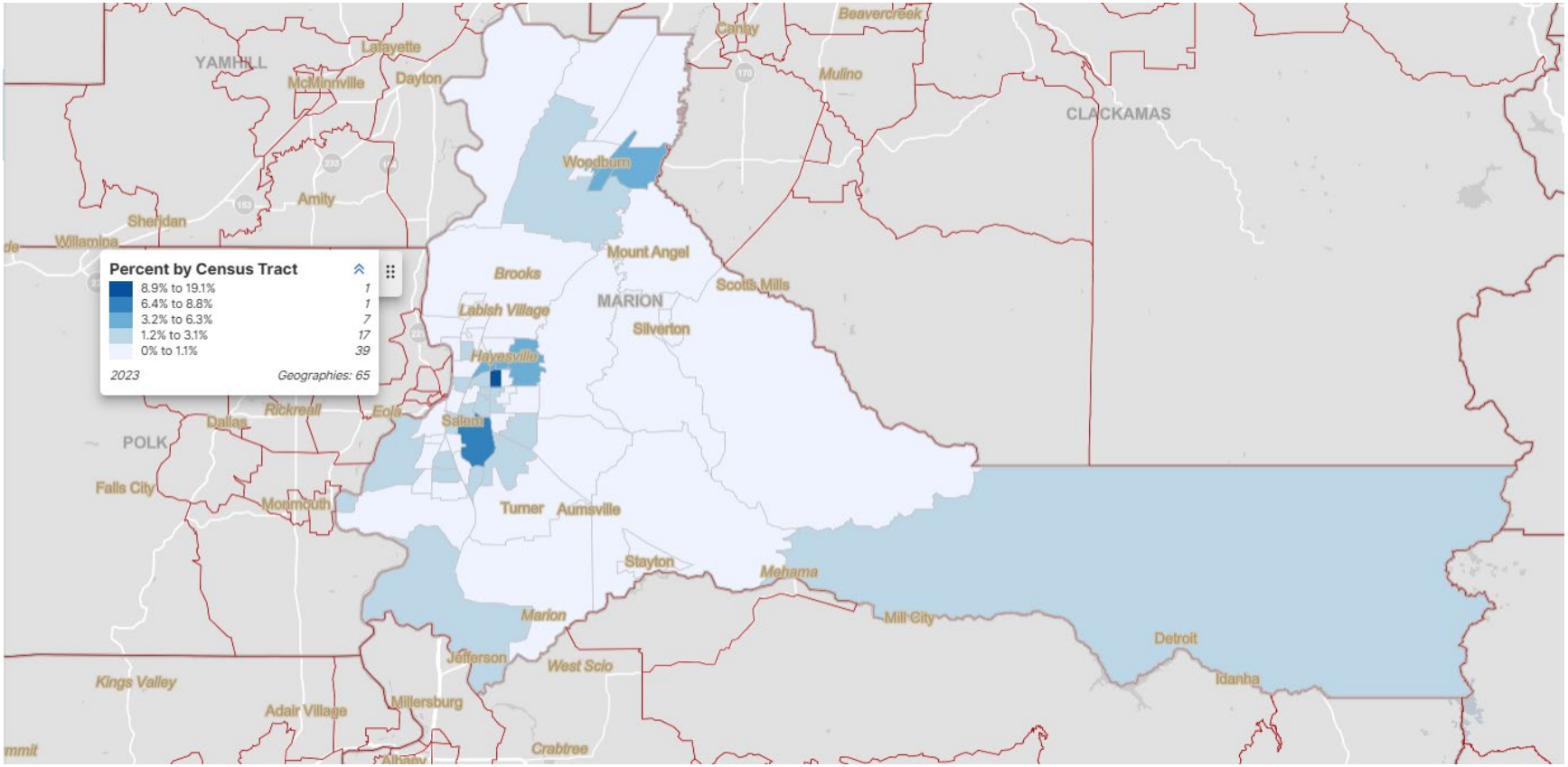
Figure 18: Households with Between 1.01 and 1.5 Occupants Per Room (Overcrowded)




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

Figure 19: Households with Over 1.5 Occupants Per Room (Severely Overcrowded)




*Data Source: 2019–2023 ACS*

*Data Geography: Marion County (including Salem)*

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

As identified in the Needs Assessment, there were two census tracts in Marion County identified as R/ECAPs. A R/ECAP defines concentration as a census tract in which more than 50 percent of the population identifies as non-White, and the poverty rate is over three times the poverty rate of the surrounding area. One census tract is located entirely within the City of Salem, and one is located partially within Salem and partially within Hayesville.

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

Housing markets in these areas tend to have a higher proportion of renter households. In addition, median home values and median contract rents tended to be lower in these areas than in other areas in Marion County.

## Are there any community assets in these areas/neighborhoods?

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

## Are there other strategic opportunities in any of these areas?

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

# 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.

According to 2023 ACS estimates, 7 percent of Marion County outside of Salem households lack internet access. Households without internet access often face difficulties reaching resources provided by government agencies, schools, and employers.

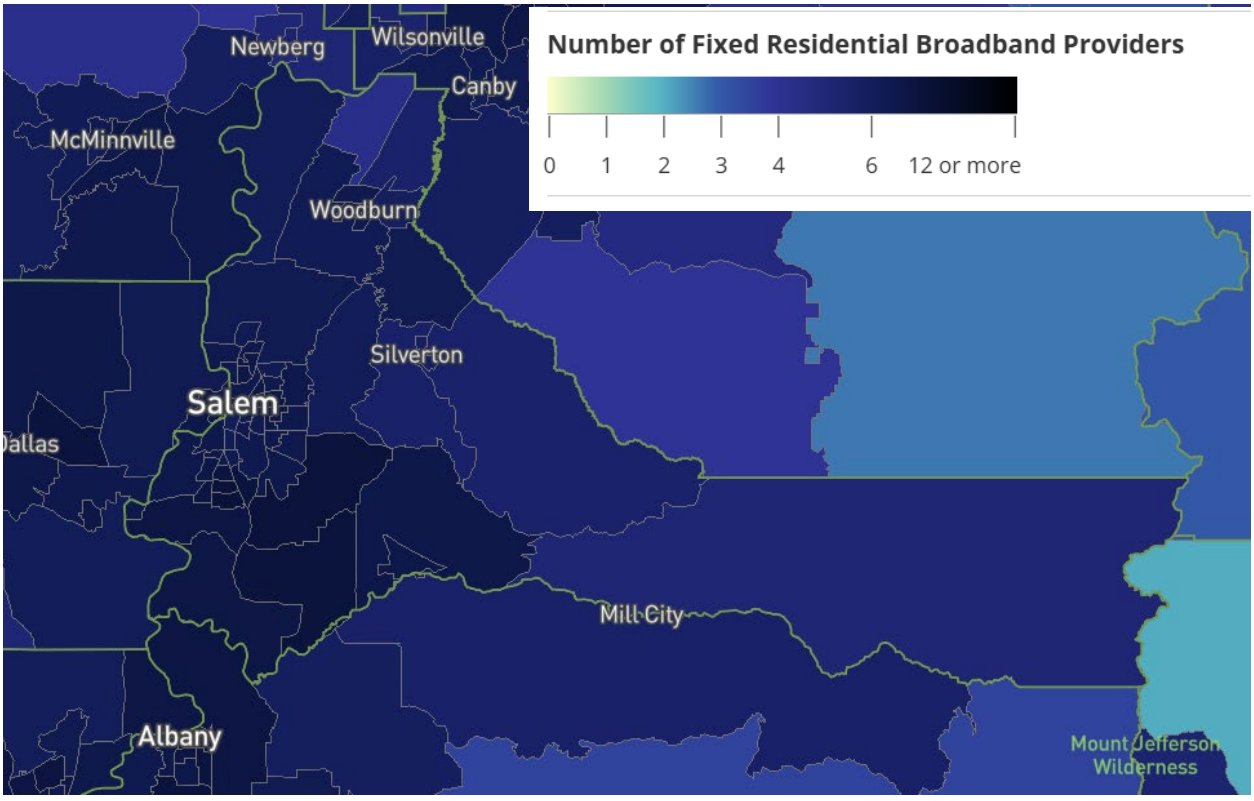
From 2017 to 2024, Marion County conducted a broadband initiative to help bridge the digital divide and expand fiber-based broadband service to rural areas of Marion County. Throughout its duration, the initiative created 571 rural broadband connections through the Wheatland-Metheny, Detroit-Idanha, Arbor-Grove, and Howell Prairie Road projects.

During consultation sessions, stakeholders indicated that Marion County is generally well served by broadband providers. However, certain areas, especially around the Santiam Canyon, have limited access to the internet. Stakeholders noted that LMI households without home internet access tend to rely on cell phone service for connectivity.

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

According to data from the Federal Communications Commission on fixed broadband deployment, Marion County is well served by providers (Figure 20). No area in Marion County has fewer than three internet providers. Available technologies include Asymmetric Digital Subscriber Line, cable, fixed wireless, and satellite.

Figure 20: Fixed Broadband Deployment in Marion County




*Data Source: Federal Communications Commission (2025)*

*Data Geography: Marion County (including Salem)*

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

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

The 2023 Marion County Multi-Jurisdictional All-Hazards Mitigation Plan assessed the County's risk of natural hazards. Marion County was determined to be at a high risk for the following natural hazard events:

- Earthquake
- Fire
- Drought
- Flood
- Dam or Levee Failure
- Landslide

In the past five years, Marion County has experienced two unprecedented natural hazard events. In September 2020, the Beachie Creek and Lionshead wildfires caused massive destruction along the Santiam Canyon, causing residents to evacuate and over 600 single-family homes to be lost (according to the State of Oregon's CDBG-DR Action Plan). According to Marion County's 2025–2030 Climate and Health Adoption Plan, the fires caused a spike in smoke and fire inhalation emergency visits and many other health-related concerns. In February 2021, an ice storm caused loss of power, destruction of property, and spikes in cold-related emergency visits.

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

As the risk of climate-related hazards increases, so does the vulnerability of LMI households. LMI households may not have the means to evacuate hazardous situations or have the ability to recover quickly. For instance, LMI income households may be less likely to carry homeowners or renters' insurance.

During consultation sessions, stakeholders noted that the 2020 fires and 2021 ice storms increased the level of services needed by community members, some of which are still feeling its effects. Overall, the two events changed how service providers think about emergency preparedness among their organizations and clients.

# STRATEGIC PLAN

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlines Marion County's priority needs, goals, objectives, and specific strategies to work toward over the next five federal fiscal years using CDBG and HOME funds.

The Strategic Plan is comprised of twelve sections:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

The following three priority needs were identified by the County:

- Housing for LMI people.
- Services to support special needs populations and address homelessness.
- Public facilities and infrastructure.

# SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

The SP-10 Geographic Priorities section of the Consolidated Plan provides insight into how the County selects priority needs and allocates investments.

## Geographic Area

There are no specific geographic priority areas established in this Consolidated Plan. The County will utilize funds in all eligible areas.

## General Allocation Priorities

DESCRIBE THE BASIS FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY WITHIN THE STATE

Marion County allocates funds to address strategies under the three overarching goal areas:

- Increase availability and affordability of housing options.
- Increase access to community services.
- Invest in vital community facilities and infrastructure.

The County distributes investments and determines allocates through the use of LMI population data and other data, as applicable.

# SP-25 Priority Needs - 91.415, 91.215(a)(2)

## Priority Needs

The SP-25 Priority Needs section of the Consolidated Plan provides greater detail on the goals outlined in the Strategic Plan.

Table 56: Priority Need 1: Housing for LMI People

| Prompt | Response |
|---|---|
| **Priority Level** | High |
| **Description** | Housing for LMI households is a high priority in the area due to the number of households experiencing a form of housing cost burden. |
| **Population Served** | Extremely Low<br>Low<br>Moderate |
| **Target Areas Affected** | Not targeted |
| **Associated Goals** | G1: Increase Availability and Affordability of Housing Options<br>G4: Support Program Success |
| **Describe the Basis for Relative Priority** | The most recent CHAS estimates from 2021 indicate that over half of all LMI households in Marion County, excluding Salem, experienced a form of housing cost burden. From 2020 to 2025, typical home values increased by 39 percent, and typical rents increased by 35 percent in Marion County. During consultation sessions, stakeholders reported that many Marion County households are struggling to keep up with the rising costs of housing, food, childcare, and transportation. |

Table 57: Priority Need 2: Services to Support Special Needs Populations and Address Homelessness

| Prompt | Response |
|---|---|
| **Priority Level** | High |
| **Description** | There are numerous special needs populations in the Marion County Service Area that have additional housing and service needs and continue to be a high priority within Marion County. 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 training. |
| **Population Served** | Extremely Low Income<br>Low Income<br>Moderate Income<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and Their Families<br>Victims of Domestic Violence |
| **Target Areas Affected** | Not targeted |
| **Associated Goals** | G2: Increase Access to Community Services<br>G4: Support Program Success |

| Prompt | Response |
|---|---|
| **Describe the Basis for Relative Priority** | According to the 2025 Point-in-Time (PIT) count, 2,135 people belonging to 1,783 households experienced homelessness in Marion and Polk Counties; additionally, 21 percent of people experiencing homelessness identified as having chronic substance use and 20 percent identified as victims of domestic violence.<br>Among non-homeless populations, stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children. |

Table 58: Priority Need 3: Public Facilities and Infrastructure

| Prompt | Response |
|---|---|
| **Priority Level** | High |
| **Description** | Public facilities and infrastructure improvements continue to be a highly rated need in Marion County. |
| **Population Served** | Extremely Low Income<br>Low Income<br>Moderate Income |
| **Target Areas Affected** | Not targeted |
| **Associated Goals** | G3: Invest in Vital Community Facilities and Infrastructure<br>G4: Support Program Success |
| **Describe the Basis for Relative Priority** | Stakeholders and community members noted during consultation sessions and surveys that there is a high demand for public facilities and infrastructure. Both groups highlighted a need for improvements to community centers and recreational facilities. |

# SP-30 Influence of Market Conditions - 91.415, 91.215(b)

## Influence of Market Conditions

The SP-30 Influence of Market Conditions section of the Consolidated Plan describes the characteristics of the housing market as they relate to Marion County's priority needs.

Rising rents and a lack of affordable housing, as detailed in the Needs Assessment and Market Analysis, influence the housing market. Table 59 outlines various market characteristics that influence affordable housing programs in Marion County.

Table 59: 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)** | From 2020 to 2025, typical rents increased by 35 percent in Marion County. During consultation sessions, stakeholders reported that many Marion County households are struggling to keep up with the rising costs of housing, food, childcare, and transportation. As a result, over fifty percent of LMI renter households experienced a form of housing cost burden. These factors will likely increase the need for TBRA. Currently, there is no plan to use HOME funds for TBRA due to limited available funds. |
| **TBRA for Non-Homeless Special Needs** | Many of the same market constraints, including increased cost of living, that impact TBRA programs also impact rental assistance for special needs populations, including seniors, victims of domestic violence, and people with disabilities. Stakeholders and community members emphasize the need for increased housing and supportive services, especially for seniors, people with disabilities, and families with children. Currently, there is no plan to use HOME funds for TBRA for non-homeless special needs populations due to limited available funds. |
| **New Unit Production** | In the Market Analysis, Marion County identified several barriers to affordable housing development. These include high infrastructure and building costs, complexities with each jurisdiction, and state requirements. These factors can limit the production of new units, particularly affordable units. The County will set aside HOME Community Housing Development Organization funds to develop affordable housing. |

| Affordable Housing Type | Market Characteristics That Will Influence the Use of Funds Available for Housing Type |
|---|---|
| **Rehabilitation** | Much of the County's housing stock consists of older units, which are more likely to need rehabilitation. In 2023, 55 percent of owner households and 50 percent of renter households were built prior to 1980. Rehabilitation activities can be influenced by the cost of materials and labor. Marion County currently operates and plans to continue operating a homeowner rehabilitation program to support the rehabilitation needs of LMI homeowners. |
| **Acquisition, including preservation** | Median home values have increased in recent years, rising 99 percent between 2013 and 2023 (not accounting for inflation), straining the availability of funds to acquire new properties for rehabilitation or resale. |

# SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

## Introduction

The SP-35 Anticipated Resources section of the Consolidated Plan identifies the federal, state, local, and private resources expected to be available to the County to address the priority needs outlined in the Strategic Plan. Marion County has not received its 2026 allocations for CDBG and HOME. In the Strategic Plan and Action Plan, Marion County utilizes its 2025 allocations as an estimate. Marion County will update the Strategic Plan and Action Plan once it receives its 2026 allocations for CDBG and HOME. Marion County estimates the following CDBG and HOME allocation amounts.

- CDBG in the approximate amount of $7,382,690 ($1,476,538 annually).
- HOME in the approximate amount of $2,564,464.55 ($512,892.91 annually).

The Anticipated Resources table below describes these two funding sources.

## Anticipated Resources

Table 60: Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| CDBG | Public—Federal | Acquisition<br>Admin and planning<br>Economic development<br>Housing<br>Public improvements<br>Public services | $1,476,538 | $0 | $0 | $1,476,538 | $5,906,152 | CDBG funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| HOME | Public—Federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | $512,892.91 | $0 | $0 | $512,892.91 | $2,051,571.64 | HOME funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.<br>HOME funds require a match. |

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

Sources of match can include cash, donated land or real property, infrastructure improvements, bonds issued by state or local government, donated materials, equipment, or professional services and the value of foregone taxes. In evaluating applications, Marion County considered the match requirement.. There may be additional match dollars from homebuyers as they purchase homes (although it is not required by Marion County).

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

Non-applicable.

# SP-40 Institutional Delivery Structure - 91.415, 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.

The SP-40 Institutional Delivery Structure section of the Consolidated Plan summarizes information gathered through stakeholder and community engagement and existing reports on the institutional delivery structure in the County. The institutional delivery structure includes entities that will carry out the objectives outlined in the Strategic Plan for HOME and CDBG.

Table 61: Institutional Delivery Structure

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| Marion County | Government | Economic development<br>Homelessness<br>Non-homeless special needs<br>Ownership<br>Planning<br>Housing choice vouchers<br>Owner-occupied rehabilitation<br>Public facilities<br>Public services | Jurisdiction |
| Aumsville | Government | Non-homeless special needs<br>Planning | Jurisdiction |
| Aurora | Government | Non-homeless special needs<br>Planning | Jurisdiction |
| Detroit | Government | Non-homeless special needs<br>Planning | Jurisdiction |
| Donald | Government | Non-homeless special needs<br>Planning | Jurisdiction |
| Gates | Government | Non-homeless special needs<br>Planning | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| 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 |

## Assess Strengths and Gaps in the Institutional Delivery System

The County works closely with private and public service providers, the regional Continuum of Care (CoC), and local cities.

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

County HOME and CDBG staff work with various nonprofit and governmental agencies during the planning, project proposal, and implementation stages of the programs. Tables 62 through 65 describe the availability of services targeted to those experiencing homelessness or with HIV.

### Table 62: Homeless Prevention Services Summary (Homelessness Prevention Services)

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | - | - |
| Mortgage Assistance | X | - | - |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | - | - |

### Table 63: Homeless Prevention Services Summary (Street Outreach Services)

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Law Enforcement | X | - | - |
| Mobile Clinics | X | - | - |
| Other Street Outreach Services | X | X | - |

### Table 64: Homeless Prevention Services Summary (Supportive Services)

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Alcohol & Drug Abuse | X | - | - |

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Child Care | X | - | - |
| Education | X | - | X |
| Employment and Employment Training | X | - | - |
| Healthcare | X | - | - |
| HIV/AIDS | X | - | - |
| Life Skills | X | X | - |
| Mental Health Counseling | X | - | - |
| Transportation | X | X | - |

Table 65: Homeless Prevention Services Summary (Other)

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Other | - | - | - |

## 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).

According to the 2023 Mid-Willamette Valley Homeless Alliance (MWVHA) Regional Needs Assessment, the CoC is responsible for conducting an annual gaps analysis of the homeless needs and services available in the Continuum. The purpose of the gaps analysis is to evaluate the current regional housing and homeless services system, including prevention, street outreach, shelter, and housing programs, and to identify existing system gaps to inform local planning and decision-making for the MWVHA and its partners. It serves as a reference point to focus resources and improve service delivery for those experiencing housing instability and homelessness in Marion County and Polk County.

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 MWVHA. 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 MWVHA does not directly provide services but plans and coordinates services to persons who are homeless or at risk of homelessness in Marion County with partners. 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.

Overall, those in rural communities (areas outside of Salem) have less access to resources. In addition, access to programs and services is challenging for those who live outside of Salem due to limited access to transportation. This has improved since bus lines have been extended; however, it is not feasible for many to utilize mass transit due to work schedules and needs such as daycare. Connecting people in those communities to resources is imperative.

One of MWVHA's goals focuses on addressing the unique needs and characteristics of specific populations. This is crucial to providing person-centered, appropriate care that will triage the unique needs of individuals experiencing homelessness. Service gaps are extensive, and local services have focused primarily on the following populations experiencing chronic homelessness:

- Youth and young adults.
- Families.
- Veterans.
- Persons fleeing domestic violence.
- Medically fragile persons experiencing chronic or temporary conditions (a more recently included population).

Focusing on the groups listed above has led to the expansion of services for each group, and the need for these groups remains high. There is a gap in services available for culturally specific groups, rural youth and families, and seniors experiencing homelessness.

There are a limited supply of affordable housing, emergency shelters, transitional housing, and permanent supportive housing and community resources to facilitate the production and operation of each of these categories.

## 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.

The following is a summary of strategies identified to overcome gaps as identified in the 2023 MWVHA Regional Needs Assessment:

- Explore how to further develop housing navigation functions to improve client housing stability more quickly.
- Consider a regional or population-based approach, such as representatives from veteran, women's, men's, youth, or family programs, in a consumer engagement plan.
- Consider including stipend payments to adults filling the "lived experience" seats on the board, as is done with youth.
- The CoC formed a Youth Action Board (Backbone) in 2021 and should consider gathering feedback from its members about their level of engagement, support, and recommendations. Backbone will be facilitating youth focus groups to gather a broader array of youth input on the Coordinated Community Plan to End Youth Homelessness.
- Improve access to a data analyst who can do the necessary statistical analysis to find trends and gaps in the system.
- Increase opportunities for people with lived experience of homelessness in planning and program design.
- Conduct strategic planning and identify which system performance improvements are a priority for the Alliance and establish targets.
- Look for opportunities to implement continuous quality improvement and other process improvement strategies.
- Community partner expertise and perspective has been offered as an addition to core data to highlight needs that are experienced in the community. Consider the input and suggestions from the community partner subject matter experts when engaging in strategic planning.

# SP-45 Goals - 91.415, 91.215(a)(4)

The SP-45 Goals section of the Consolidated Plan summarizes the priorities and specific goals the County will set for the next five funding years.

## Goals Summary Information

### Table 66: Goal 1: Increase Availability and Affordability of Housing Options

| Prompt | Response |
|---|---|
| **Description** | Improve the condition and availability of affordable housing over a five-year period through homeowner housing rehabilitation and homebuyer assistance. |
| **Category** | Affordable Housing |
| **Start Year** | 2026 |
| **End Year** | 2030 |
| **Outcome** | Availability/Accessibility<br>Affordability |
| **Objective** | Provide Decent Affordable Housing |
| **Geographic Areas Included** | None |
| **Priority Needs Addressed** | PN-1: Housing for LMI People |
| **Funding Allocated** | CDBG: $1,225,712<br>HOME: $2,308,018.10 |
| **Goal Outcome Indicator** | Homeowner housing rehabilitated: 32 housing units<br>Direct financial assistance to homebuyers: 15 households assisted<br>Homeowner housing added: 1 household assisted<br>Housing for homeless populations: 0 households assisted<br>Rental units constructed: 0 households assisted |

### Table 67: Goal 2: Increase Access to Community Services

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

| Prompt | Response |
|---|---|
| **Category** | Non-Homeless Special Needs |
| **Start Year** | 2026 |
| **End Year** | 2030 |
| **Outcome** | Sustainability |
| **Objective** | Create Suitable Living Environments |
| **Geographic Areas Included** | None |
| **Priority Needs Addressed** | PN-1: Housing for LMI People<br>PN-2: Services to Support Special Needs Populations and Address Homelessness |
| **Funding Allocated** | CDBG: $1,030,085<br>HOME: $0 |
| **Goal Outcome Indicator** | Public service activities supporting LMI populations, other than LMI housing: 2,000 persons assisted<br>Public service activities supporting LMI housing: 0 persons assisted<br>Homelessness prevention: 0 households assisted |

Table 68: Goal 3: Invest in Vital Community Facilities and Infrastructure

| Prompt | Response |
|---|---|
| **Description** | Ensure the livability of communities through the rehabilitation and development of public facilities and infrastructure. |
| **Category** | Non-Housing Community Development |
| **Start Year** | 2026 |
| **End Year** | 2030 |
| **Outcome** | Sustainability |
| **Objective** | Create Suitable Living Environments |
| **Geographic Areas Included** | None |
| **Priority Needs Addressed** | PN-3: Public Facilities and Infrastructure |

| | |
|---|---|
| **Funding Allocated** | CDBG: $3,650,355 |
| **Goal Outcome Indicator** | Public facility or infrastructure activities other than LMI housing benefit: 195,135 Persons assisted<br>Public facility or infrastructure activities for LMI housing benefit: 0 persons assisted<br>Overnight/Emergency Shelter/Transitional Housing Beds added: 0 persons assisted |

### Table 69: Goal 3: Support Program Success

| Prompt | Description |
|---|---|
| **Description** | Support program implementation in the Marion County Service Area through program administration. These actions include:<br>1. Support CDBG programs with CDBG program administration funds.<br>2. Support HOME programs with HOME program administration funds. |
| **Category** | Other: Program Administration |
| **Start Year** | 2026 |
| **End Year** | 2030 |
| **Outcome** | Sustainability |
| **Objective** | Create Suitable Living Environments |
| **Geographic Areas Included** | None |
| **Priority Needs Addressed** | PN-1: Housing for LMI People<br>PN-2: Services to Support Special Needs Populations and Address Homelessness<br>PN-3: Public Facilities and Infrastructure |
| **Funding Allocated** | CDBG: $1,476,538<br>HOME: $256,446.45 |
| **Goal Outcome Indicator** | Other: 2 |

### 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 contribute to affordable housing for 48 households, including 14 very low-income, -18 low-income, and -15 moderate-income households.

## SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

This section of the Consolidated Plan provides information on the County's strategy to address the needs of public housing developments and their tenants.

### Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A.

### Activities to Increase Resident Involvements

MCHA does not operate traditional public housing units. MCHA currently offers 835 vouchers. Most vouchers (95 percent) are tenant-based. The remaining vouchers are project-based. MCHA also offers 26 VASH vouchers.

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

No.

### Plan to remove the 'troubled' designation

Non-applicable.

# SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

The SP-55 Strategic Plan Barriers to Affordable Housing section of the Consolidated Plan reviews the barriers to affordable housing described in the Needs Assessment and Market Analysis and strategies to remove those barriers.

## Barriers to Affordable Housing

During consultation sessions, affordable housing developers and service providers noted several barriers that exist to developing affordable housing, including:

- The high cost of adding infrastructure, such as sidewalks, sewer, and water, to a property, particularly in rural parts of Marion County.
- Complexities within each jurisdiction. Communities within Marion County sometimes have different interpretations of building codes, which can complicate development.
- The cost of building. Stakeholders note the need for programs and initiatives that can subsidize the cost of development or infrastructure needed for affordable housing development.
- State requirements, such as urban growth boundaries and middle housing requirements, can limit innovation in developing affordable housing.

In addition, the online stakeholder survey asked respondents what they perceived to be the biggest barriers to developing affordable housing. Listed below are the top three responses.

- The high cost of development.
- Lack of funding.
- Laws, regulations, and requirements associated with development.

## Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Marion County will continue to seek opportunities to utilize the benefit of the 2019 Oregon House Bill 2001, designed to remove barriers in zoning requirements. While Marion County does not have direct jurisdictional authority in most of the Marion County Service Area, the county encourages local and state decision-makers to consider changes to zoning, tax, and permitting policies that currently obstruct access to affordable housing.

# SP-60 Homelessness Strategy - 91.415, 91.215(d)

The SP-60 Homelessness Strategy section of the Consolidated Plan describes the County's strategy for reducing homelessness.

## Describe how the jurisdiction's strategic plan goals contribute to:

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

During consultation, service providers noted that rural areas tend to have less access to funding, and clients often have a harder time reaching services due to transportation. Additionally, stakeholders noted that in the past five years, service providers have seen greater numbers of seniors entering homelessness due to the rising cost of living.

According to the 2023 MWVHA Regional Needs Assessment, service delivery recommendations included the following:

- Conduct outreach, advocacy, and incentives for landlords to rent to low-income individuals and families, as they are needed to support renters with assistance (public housing vouchers and rapid rehousing funding) to secure housing.
- Improve discharge planning and coordination to ensure that housing-insecure persons leaving hospitals and care facilities connect with service providers and are not discharged to the street.
- Explore ways to better connect unsheltered homeless individuals with needed mental and behavioral health services.

## Addressing the emergency and transitional housing needs of homeless persons

A January 2023 survey of the Alliance's Collaborative Committee members indicated that affordable housing is one of the top three (third) concerns that creates an immediate and major barrier to the Alliance's efforts to support people experiencing unsheltered homelessness in regaining housing, safety, and stability. Mental health care and services and emergency shelter shortage were the number one and number two concerns, respectively.

When permanent and transitional housing is not available, the homeless response system must look for even more temporary solutions for emergency shelter.

In response to the need for more transitional services, emergency shelter programs have emerged with an increased level of case management and supportive services, operating more like transitional housing but for a shorter duration. These programs include micro-

shelter villages operated by Church at the Park, Project Turnkey facilities operated by Center for Hope & Safety and Mid-Willamette Valley Community Action Agency (MWVCAA), and the new Navigation Center, also operated by MWVCAA.

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.

According to the 2025-2030 MWVHA Strategic Plan, one of the top goals to help homeless persons is to develop and improve the coordinated system of care and services, and to expand service providers' ability to offer everyone a safe place to sleep and a path to stable housing through the following actions:

Increase the continuum of shelter and housing options available to meet an individual's needs:

- Assess the number of currently available shelter options, using 2024 Housing Inventory Count (HIC) as a reference point.
- Compare availability to need and determine gaps (Sources to review: Annual regional needs assessment/gaps analysis, HIC, PIT Count, Longitudinal Systems Analysis data, Homeless Management Information System data).
- Create plans to address the gaps.
- Plan components may include the following: proactively seek funding to expand shelter options as determined by need, expand Long-Term Rental Assistance, align Coordinated Community Plan to End Youth Homelessness with overall plan, engage with public housing authorities on affordable housing development.
- Using this plan, inform funding decisions, partnerships, advocacy and more.
- Revise annually.
- Incorporate innovative ways to house youth and young adults exiting from the streets and shelters (e.g., Youth Homelessness Demonstration Program Transitional Housing Rapid Rehousing Project, Youth Voucher Housing for youth exiting foster care system).

Shelter and housing options include: safe parking, emergency shelter (e.g., congregate, hotels, hotel vouchers, shelters dedicated to youth/young adults), confidential/domestic violence shelter, low-barrier shelters, seasonal shelters, transitional housing (for adults, families, and youth/young adults), rapid rehousing, permanent supportive housing, other permanent housing, community based long-term care, and affordable housing.

## 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

The MWVCAA's ARCHES Project is a primary provider of homeless prevention services in the Marion-Polk region. Other resources include Northwest Human Services, Polk County Family and Community Outreach, faith-based organizations, and others. Homelessness prevention activities are designed to prevent an individual or family from having to move into temporary shelter or live in a public or private place not meant for human habitation. Local, ongoing homeless prevention assistance includes:

- Utility assistance.
- Rental assistance.
- Assistance accessing benefits.
- Displaced worker programs.
- Self-sufficiency programs.
- Childcare resources.

# SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

The SP-65 Lead-Based Paint Hazards section of the Consolidated Plan describes the actions taken to reduce lead-based paint (LBP) hazards.

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

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

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

All housing units constructed prior to 1978 are at risk of containing LBP. ACS and CHAS data estimate the number of households constructed prior to 1980. While not all households built prior to 1980 need LBP remediation, the age of the housing unit and presence of young children indicate there is a possible risk of LBP exposure. Low-income households with young children who reside in units with LBP hazards may be less able to afford remediation services.

Marion County estimates that 32,265 units were built prior to 1980. Using 2021 data, it is estimated that 5,156 of those units were occupied by households that included children under the age of six.

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

The County provides educational materials on both the risks associated with LBP 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- or CDBG-funded projects.

# SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

The SP-70 Anti-Poverty Strategy section of the Consolidated Plan describes the actions taken to reduce poverty.

## Jurisdiction Goals, Programs and Policies for reducing the number of Poverty- Level Families

Marion County is focusing on the following two main areas to reduce the number of poverty-level families.

- Encourage economic development: Marion County is creating this program with the intent to encourage job growth.
- Provide direct homeowner assistance: Down payment assistance for low-income families to enable homeownership in order to build housing stability.

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

The County's community planning and development programs, including the homeowner rehabilitation program, downpayment assistance, and the development of affordable housing for LMI households, in addition to the public service programs, are linked to poverty-reducing goals for the most vulnerable populations, including special needs populations and LMI 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."

# SP-80 Monitoring - 91.230

The SP-80 Monitoring section of the Consolidated Plan describes the standards and procedures the County will use to monitor its housing and community development projects.

## 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.

Staff of Marion County will monitor each project to ensure compliance with federal and local requirements.

Marion County will monitor CDBG and HOME programs This includes an annual (at a minimum) review of the performance of each entity that receives CDBG or 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, etc. Marion County will monitor for cross-cutting regulations such as Section 3, minority- and women-owned business enterprises outreach, and Davis-Bacon annually at receipt of reports or during on-site visits for applicable projects.

# ANNUAL ACTION PLAN

## AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

### Introduction

The Annual Action Plan comprises ten sections:

- Expected Resources
- Annual Goals and Objectives
- Projects
- Geographic Distribution
- Affordable Housing
- Public Housing
- Homeless and Other Special Needs Activities
- Barriers to Affordable Housing
- Other Actions
- Program Specific Requirements

Together, these sections guide the investment of federal housing and community development funds for the program year operating from July 1, 2026, to June 30, 2027.

As a recipient of federal funding from HUD, the County receives an annual entitlement, or formula grant, from the CDBG and HOME. Marion County received the following grant amounts for the 2026 program year period.

- CDBG: $1,476,538.
- HOME: $512,892.91.

## Anticipated Resources

Table 70: Expected Resources—Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| CDBG | Public—Federal | Acquisition<br>Admin and planning<br>Economic development<br>Housing<br>Public improvements<br>Public services | $1,476,538 | $0 | $0 | $1,476,538 | $5,906,152 | CDBG funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| HOME | Public—Federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | $512,892.91 | $0 | $0 | $512,892.91 | $2,051,571.64 | HOME funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.<br>HOME funds require a match. |

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

Sources of match can be cash, donated land or real property, infrastructure improvements, bonds issued by state or local governments, donated materials, equipment, or professional services and the value of foregone taxes.

Excess match from prior years will satisfy the match requirement.

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

Non-applicable.

## AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

The AP-20 Annual Goals and Objectives section of the Consolidated Plan summarizes the specific goals and actions the County will undertake during the program year. The County has identified the following goals to guide its CDBG and HOME funding over the next year.

Marion County received the following grant amounts for the 2026 program year period:

- CDBG: $1,476,538.
- HOME: $512,892.91.

## Goals Summary Information

Table 71: Goals Summary

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 1 | Increase the availability and affordability of housing options | 2026 | 2027 | Affordable Housing | Marion County Service Area | Low- to moderate-income housing | HOME: $461,603.62<br>CDBG: $245,142 | Homeowner housing rehabilitated: 5<br><br>Direct financial assistance to homebuyers: 3<br><br>Homeowner housing added: 1 |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 2 | Increase access to community services | 2026 | 2027 | Non-Homeless Special Needs | Marion County Service Area | Special needs populations and homelessness | CDBG: $206,017 | Public service activities other than LMI housing benefit: 366 persons assisted |
| 3 | Invest in vital community facilities and infrastructure | 2026 | 2027 | Non-Housing Community Development | Marion County Service Area | Public facilities and infrastructure | CDBG: $730,071 | Public facility and infrastructure activities other than LMI housing benefit: 39,077 persons assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 4 | Support program success | 2026 | 2027 | Administration | Marion County Service Area | Low- to moderate-income housing<br>Special needs populations and homelessness<br>Public facilities and infrastructure | HOME: $51,289.29<br>CDBG: $295,307 | Other: 2 Other |

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Table 72: Goal Descriptions

| Goal Name | Goal Description |
|---|---|
| Increase the 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 TBRA. |
| 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. |

| | |
|---|---|
| Support program success | Support program implementation in the Marion County Service Area through program administration. These actions include:<br>1. Support CDBG programs with CDBG program administration funds.<br>2. Support HOME programs with HOME program administration funds. |

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# AP-35 Projects - 91.420, 91.220(d)

## Introduction

The AP-35 Projects section of the Consolidated Plan describes how Marion County will use funds 2026–2027 to support the goals and priorities identified in previous sections of this Consolidated Plan.

Table 73: Project Information

| # | Project Name |
|---|---|
| 1 | Facility acquisition |
| 2 | Backup well for hospital |
| 3 | Community Center Renovation-Flooring |
| 4 | Community Center Fixtures |
| 5 | Homeowner Rehab |
| 6 | Early Childhood Literacy |
| 7 | Resource Connection |
| 8 | Emergency Student Housing |
| 9 | CDBG Admin |
| 10 | Homebuyer Assistance |
| 11 | HOME Admin |
| 12 | CHDO Set Aside |

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

Funds were allocated to projects based on how closely they correlated to the priority needs and goals in the Consolidated Plan.

## Project Summary

The project summary provides greater detail on the specific projects Marion County will undertake in FY2026.

Marion County received the following grant amounts for the 2026 program year period.

- CDBG: $1,476,538.
- HOME: $512,892.91.

## Project Summary Information

### Table 74: Project Summary Information

| Project Number | Field | Description |
|---|---|---|
| 1 | **Project Name** | **Facility Acquisition** |
| | Goals Supported | Invest Vital in Community Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: $150,000 |
| | Description | Acquisition of facility for permanent location of relief nursery and classrooms to support vulnerable families with young children. This support is to prevent and break the cycle of abuse and neglect, by providing resources and referrals to establish healthy families and keep them together |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public facility or infrastructure activities other than LMI housing benefit: 50 persons assisted |
| | Location Description | Woodburn |
| | Planned Activities | Acquisition |
| 2 | **Project Name** | **Backup Well for Hospital** |

| Project Number | Field | Description |
|---|---|---|
| | Goals Supported | Invest in Vital Community Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: $250,000 |
| | Description | Emergency water well to allow hospital to continue safe operations due to interruption in the municipal water supply. Recent forecasts of severe water drawdown later this year leading to lack and/or contamination of this region's water has prompted the need for this project. |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public facility or infrastructure activities other than LMI housing benefit: 11,538 persons assisted during an extended interruption in municipal water supply. |
| | Location Description | The well will be located on property of Santiam Hospital which serves Stayton Sublimity and Santiam Canyon communities |
| | Planned Activities | Infrastructure/Installation of well and pump to supply sanitary water supply in the event of further water disruption in canyon |
| 3 | **Project Name** | **Community Center Renovation** |
| | Goals Supported | Invest in Vital Community Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: $80,071 |
| | Description | Asbestos flooring abatement, floor replacement, ramp improvement. Services at the facility include meals for senior citizens, summer/safety camp for kids, and warming center for unhoused |

| Project Number | Field | Description |
|---|---|---|
| | Target Date | 06/302027 |
| | Goal Outcome Indicator | Public facility or infrastructure activities other than LMI housing benefit: 3,489 persons assisted |
| | Location Description | Stayton |
| | Planned Activities | Renovation/asbestos abatement, floor replacement |
| 4 | **Project Name** | **Community Center Completion** |
| | Goals Supported | Invest in Vital Community Facilities and Infrastructure |
| | Needs Addressed | Public Facilities and Infrastructure |
| | Funding | CDBG: $250,000 |
| | Description | Final fixtures and equipment for renovated community center in LMA  The facility will serve as kitchen for Meals on Wheels, community event space and expanded service for community aquatic center |
| | Target Date | 06/302027 |
| | Goal Outcome Indicator | Public facility or infrastructure activities other than LMI housing benefit: 24,000 persons served |
| | Location Description | Woodburn |
| | Planned Activities | Fixture and equipment necessary to complete the center and make It useable for intended community purpose |
| 5 | **Project Name** | **Homeowner Rehab** |
| | Goals Supported | Increase Availability and Affordability of Housing Options |

| Project Number | Field | Description |
|---|---|---|
| | Needs Addressed | Housing for LMI People |
| | Funding | CDBG: $237,943 |
| | Description | Homeowner rehab program that provides zero percent, payment deferred loans to LMI households throughout Marion County. The loans are to provide necessary repairs or health and safety modifications to keep home livable and prevent the household from becoming homeless. |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Homeowner housing rehabilitated: 5 households |
| | Location Description | Marion County |
| | Planned Activities | Zero interest, payment deferred loans to homeowners for necessary repairs |
| 6 | **Project Name** | **Literacy Program** |
| | Goals Supported | Increase Access to Community Services |
| | Needs Addressed | Services to Support Special Needs Populations and Address Homelessness |
| | Funding | CDBG: $50,000 |
| | Description | Literacy program for grades 1-3 in youth center that serves primarily LMI children. This is to provide focused attention and practices to promote reading as a fundamental skill for future academic and career success |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public service activities other than LMI housing benefit: 150 persons assisted |

| Project Number | Field | Description |
|---|---|---|
| | Location Description | Northeast Salem |
| | Planned Activities | Focused, intensive program to improve literacy with children in grades 1-3 |
| 7 | **Project Name** | **Resource Connection** |
| | Goals Supported | Increase Access to Community Services |
| | Needs Addressed | Services to Support Special Needs Populations and Address Homelessness |
| | Funding | CDBG: $128,217 |
| | Description | Expansion of services to homeless and those at risk of homelessness in rural Marion County. This is an outreach program that connects vulnerable rural residents to resources for housing, physical and mental health, and other basic needs. The entity also provides transportation to facilitate necessary appointments and access to services. |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public service activities other than LMI housing benefit: 176 persons assisted |
| | Location Description | Rural Marion County |
| | Planned Activities | Outreach, referral, transportation, peer support |
| 8 | **Project Name** | **Emergency Student Housing Expenses** |
| | Goals Supported | Increase Access to Community Services |

| Project Number | Field | Description |
|---|---|---|
| | Needs Addressed | Services to Support Special Needs Populations and Address Homelessness |
| | Funding | CDBG: $35,000 |
| | Description | The program provides one-time emergency gap funding for LMI community college students that are nearing completion of certificate or training program. The funding is to prevent homelessness and allow student to finish program |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Public service activities other than LMI housing benefit: 40 persons assisted |
| | Location Description | Marion County |
| | Planned Activities | Monetary assistance for rent, security deposit or other home related expense that is jeopardizing student success |
| 9 | **Project Name** | **CDBG Administration** |
| | Goals Supported | Support Program Success |
| | Needs Addressed | All |
| | Funding | CDBG: $295,307 |
| | Description | Admin support CDBG program |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Other: 1 |

| Project Number | Field | Description |
|---|---|---|
| | Location Description | Marion County |
| | Planned Activities | Admin |
| 10 | **Project Name** | **Homebuyer Assistance** |
| | Goals Supported | Increase Availability and Affordability of Housing Options |
| | Needs Addressed | Housing for LMI People |
| | Funding | HOME: $384,669.68 |
| | Description | Homebuyer Assistance for LMI households in the form of zero percent interest, payment deferred loan to purchase a home within Marion County (outside the Salem city limits) |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Direct Financial Assistance to Homebuyers: 3 households assisted |
| | Location Description | Marion County |
| | Planned Activities | Homebuyer assistance |
| 11 | **Project Name** | **HOME Administration** |
| | Goals Supported | Support Program Success |
| | Needs Addressed | All |
| | Funding | HOME: $51,289.29 |

| Project Number | Field | Description |
|---|---|---|
| | Description | Admin support for the HOME program |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Other: 1 |
| | Location Description | Marion County |
| | Planned Activities | Admin |
| 12 | **Project Name** | **CHDO Set Aside** |
| | Goals Supported | Increase the Availability and Affordability of Housing Options |
| | Needs Addressed | Housing for LMI People |
| | Funding | HOME: $76,933.94 |
| | Description | CHDO Set Aside as required by HUD for the purpose of developing housing for LMI households |
| | Target Date | 06/30/2027 |
| | Goal Outcome Indicator | Homeowner Housing Added: 1 |
| | Location Description | Marion County |
| | Planned Activities | Set aside for housing |

# P-50 Geographic Distribution - 91.420, 91.220(f)

The AP-50 Geographic Distribution section of the Consolidated Plan identifies geographic target areas for HOME and CDBG funds.

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

N/A

## Rationale for the priorities for allocating investments geographically

N/A.

# AP-55 Affordable Housing - 91.420, 91.220(g)

## Introduction

The AP-55 Affordable Housing section of the Consolidated Plan specifies the goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. For program year 2026–2027, Marion County anticipates supporting 9 households through rehabilitation, down payment assistance and adding homeowner housing.

Table 75: One-Year Goals for Affordable Housing by Support Requirement

| Support Requirement | Number of Households |
|---|---|
| Homeless | 0 |
| Non-Homeless | 9 |
| Special Needs | 0 |
| Total | 9 |

Table 76: One-Year Goals for Affordable Housing by Support Type

| Support Type | Number of Households |
|---|---|
| Rental Assistance | -- |
| The Production of New Units | 1 |
| Rehab of Existing Units | 5 |
| Acquisition of Existing Units | 3 |
| Total | 9 |

## Discussion

Marion County will fund approximately 3 LMI households with down payment assistance, provide rehabilitation loans to approximately 5 LMI households, and add 1 homeowner housing unit.

# AP-60 Public Housing - 91.420, 91.220(h)

## Introduction

MCHA does not own or manage any public housing units, but MCHA does own and manage other units that are not considered public housing.

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

While public housing is the primary responsibility of MCHA, Marion County will continue to work cooperatively with MCHA to seek opportunities to partner with them on potential public housing projects.

## 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 a memorandum of understanding with DevNW to refer family self-sufficiency participants to DevNW for participation in their suite of services. Their services include financial education, homeownership courses, and access to individual development accounts when available.

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

Non-applicable.

## Discussion

# AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

## Introduction

Marion County anticipates providing funding for transitional housing. The County will continue to look at ways in the short term and in the future to help address homelessness and special needs activities.

## Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness.

Marion County continues to be an active partner with the MWVHA, which is the coalition of local homeless services agencies. MWVHA works with area service providers to conduct assessments of homeless individuals, including unsheltered persons, through the coordinated entry system.

Marion County continues to assess the needs of homeless individuals and how to apply funding opportunities to meet their needs.

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

During consultation, the CoC noted that rural areas tend to have less access to funding, and clients often have a harder time reaching services due to transportation. Additionally, stakeholders noted that in the past five years, service providers have seen greater numbers of seniors entering homelessness due to the rising cost of living.

According to the 2023 MWVHA Regional Needs Assessment, service delivery recommendations included the following:

- Conduct outreach, advocacy, and incentives for landlords to rent to low-income individuals and families, as they are needed to support renters with assistance (public housing vouchers and rapid rehousing funding) to secure housing.
- Improve discharge planning and coordination to ensure that housing-insecure persons leaving hospitals and care facilities connect with service providers and are not discharged to the street.
- Explore ways to better connect unsheltered homeless individuals with needed mental and behavioral health services.

## Addressing the emergency shelter and transitional housing needs of homeless persons

Transitional housing can fill the need for diversion and provide short-term housing and case management to address other barriers and develop the capacity to become low-risk renters. There were no reported transitional housing or permanent supportive housing beds outside of Salem, according to the January 2025 HIC. However, various data sources indicate that there were beds outside of Salem in this time frame.

In response to the need for more transitional services, emergency shelter programs have emerged with an increased level of case management and supportive services, operating more like transitional housing but for a shorter duration. These programs include micro-shelter villages operated by Church at the Park, Project Turnkey facilities operated by Center for Hope & Safety and MWVCAA, and the new Navigation Center, also operated by MWVCAA.

## 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

According to the 2025–2030 MWVHA Strategic Plan, one of the top goals to help homeless persons is to develop and improve the coordinated system of care and services, and to expand service providers' ability to offer everyone a safe place to sleep and a path to stable housing through the following actions:

- Increase the continuum of shelter and housing options available to meet an individual's needs.
- Assess the number of currently available shelter options, using the 2024 HIC as a reference point.
- Compare availability to need and determine gaps (review the annual regional needs assessment/gaps analysis, HIC, PIT count, Longitudinal Systems Analysis data, and Homeless Management Information System data).
- Create plans to address the gaps:
    - Plan components may include the following: Proactively seek funding to expand shelter options as determined by need, expand long-term rental assistance, align the Coordinated Community Plan to End Youth

Homelessness with the overall plan, and engage with public housing authorities on affordable housing development.
    - Using this plan, inform funding decisions, partnerships, advocacy, and more.
    - Revise annually.
- Incorporate innovative ways to house youth and young adults exiting from the streets and shelters (e.g., Youth Homelessness Demonstration Program Transitional Housing Rapid Rehousing Project, Youth Voucher Housing for youth exiting the foster care system).
- Shelter and housing options: Safe parking, emergency shelter (e.g., congregate, hotels, hotel vouchers, shelters dedicated to youth/young adults), confidential/domestic violence shelter, low-barrier shelters, seasonal shelters, transitional housing (for adults, families, and youth/young adults), rapid rehousing, permanent supportive housing, other permanent housing, community-based long-term care, and affordable housing.

### Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Marion County will continue to assess ways in which it can help the homeless population and those at risk of homelessness. The funding allocated to Family Building Blocks, City of Stayton, Santiam Hospital, City of Woodburn, Boys and Girls Club, Crossroads Communities, Chemeketa Community College , and the Marion County Homeowner Residential Rehabilitation program will expand services to low-income individuals and individuals at risk of becoming homeless.

## Discussion

Marion County will continue to work closely with the MWVHA, Marion County Health and Human Services Housing Program, and other agencies to advocate for solutions to the homeless crisis facing the area.

Marion County has funded a nonprofit that is expanding to serve elderly individuals with special needs (such as mobility and mental health needs) and the needs of homeless residents with minor children. Marion County has also committed funds to help

rehabilitate homes of low-income residents that may need accommodations such as ramps or other safety improvements.

# AP-75 Barriers to Affordable Housing - 91.420, 91.220(j)

## Introduction

Marion County recognizes that there are several barriers to affordable housing, creating a need for a multifaceted approach. Marion County realizes that it will take collaboration from community partners and agencies to be successful in overcoming these barriers. These barriers include land-use planning laws, socio-economic circumstances, lack of available housing inventory (of all levels), community opposition, significant increase in housing and construction costs, and lengthy processes for administrative elements (permits, contracts, approvals, legal review, etc.).

## 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

Marion County will continue to seek opportunities to utilize the benefit of the 2019 Oregon House Bill 2001 mentioned in last year's plan, which is designed to remove barriers in zoning requirements. While Marion County does not have direct jurisdictional authority in most of the Marion County Service Area, the county encourages local and state decision-makers to consider changes to zoning, tax, and permitting policies that currently obstruct access to affordable housing.

## Discussion

Marion County will continue to advocate for affordable housing whenever strategically possible within its jurisdiction and encourage community partners to do the same.

# AP-85 Other Actions - 91.420, 91.220(k)

## Introduction

Marion County continues to analyze processes and procedures to become more effective and efficient for its citizens. The information below provides the County's planned actions to address underserved needs, maintain affordable housing, reduce LBP hazards, reduce the number of poverty-level families, develop an institutional structure, and enhance coordination between public and private housing and social service agencies.

## Actions planned to address obstacles to meeting underserved needs

The County reviewed and evaluated funding applications during the decision-making process to ensure that limited funds are used in the most effective and prioritized manner.

Marion County continues to increase capacity, building on the foundation of the Consolidated Plan. The emphasis this year is on investment in community facilities, infrastructure and community services. In addition, support for the expansion of services to support LMI populations is also included.

## Actions planned to foster and maintain affordable housing

The 2026–2030 Consolidated Plan addresses a variety of needs for affordable housing and community development that were derived from input from consultations with stakeholders and utilizing housing data.

Marion County continues to engage developers and non-profits to create and maintain affordable housing. Under the PY2026–2027 plan, Marion County has allocated additional funding to homebuyer assistance and homeowner rehabilitation.

## Actions planned to reduce LBP hazards

Marion County will follow HUD requirements on LBP hazard abatement when applicable. As part of Marion County's residential rehabilitation program, LBP evaluations and tests are performed. Corrective action is taken as needed.

## Actions planned to reduce the number of poverty-level families

Marion County is focusing on the following two main areas to reduce the number of poverty-level families.

- Encourage economic development: Marion County is creating this program with the intent of encouraging job growth.

- Provide direct homeowner assistance: Down payment assistance for low-income families to enable homeownership in order to build housing stability.

## Actions planned to develop institutional structure

Through the citizen participation process, needs assessment, and market analysis, the County has identified gaps in the institutional structure with regards to communication and coordination with other County departments.

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

The County will continue to coordinate planning activities with private housing and social service agencies to address the housing and non-housing community development organizations in the region.

# AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

## Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the AP-35 Projects section of the Annual Action Plan. The following identifies program income that is available for use and is included in projects to be carried out.

## CDBG Program

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 and is included in projects to be carried out.

| Program Income | Amount |
|---|---|
| 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. | 0 |
| 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. | 0 |
| 3. The amount of surplus funds from urban renewal settlements. | 0 |
| 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. | 0 |
| 5. The amount of income from float-funded activities. | 0 |
| Total Program Income | $0 |

OTHER CDBG REQUIREMENTS

| Requirement | Amount |
|---|---|
| 1. The number of urgent need activities. | 1 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit LMI persons. Overall benefit: A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit LMI persons. Specify the years covered that include this Annual Action Plan. | 83 percent |

# HOME Investment Partnerships Program (HOME)
# Reference 24 CFR 91.220(l)(2)

## A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The allocated HOME Funds are not being utilized for any forms of investments beyond those identified in Section 92.205.

## 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:

A copy of this policy is included in the appendices of this plan.

## 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:

A copy of this policy is included in the appendices of this plan.

## 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:

N/A. The County does not anticipate refinancing debt.

## If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A.

**If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

N/A.

**If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

N/A.