



Marion County
OREGON

2024 – 2025 CDBG / HOME ANNUAL ACTION PLAN

Marion County Community Services

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Marion County is required to submit this Annual Action Plan in the template provided by HUD, which contains specified questions, tables, and other information and cannot be edited.

The HUD provided template contains formatting irregularities such as: columns that are too narrow, paragraphs split over more than one-page, blank space, compressed text, and other discrepancies.

County staff has compensated for these irregularities where possible, but many remain that cannot be changed.

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Executive Summary

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

1. Introduction

Marion County is an Entitlement Grantee receiving funding under the Housing and Urban Development (HUD) Federal Housing Investment Partnerships Program (HOME) and the Community Development Block Group Program (CDBG). - As a recipient of CDBG funds, the County has prepared the 2024 Annual Action Plan to advance the priorities addressed in the five-year plan known as the Consolidated Plan. The goal of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities for low-and moderate-income persons. The HOME program is designed exclusively to create affordable housing.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The following were objectives and outcomes established by the Marion County Board of Commissioners based upon input received during the Consolidated Plan process.

- Provide for Community Housing Development Organization (CHDO) set-aside (As part of the HOME Program, this requirement will continue to be an annual percentage of funds set aside-15% minimum to fulfill eligible activities that only a qualified CHDO can provide)
- Provide Support for Owner-occupied Rehabilitation Projects
- Invest in Vital Community Facilities and Infrastructure
- Increase Access to Community Services
- Increase Access to Affordable Housing
- Encourage Economic Opportunities
- Support Program Success

This document, The Annual Action Plan, (AAP) outlines the activities to be carried out in Program Year (PY) 2024.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Several community projects have been assisted with CDBG in the past three years such as shelter for unhoused residents and families, transitional housing for residents and family members recovering from substance abuse, shelter for residents fleeing violence or trafficking, and youth services to encourage graduation, workplace readiness and healthy decision making. This year, Marion County received many more applications for funding than our budget allows, which provides further evidence of the need.

In Marion County's first and second year as an entitlement community, the framework for down payment assistance and owner-occupied home rehabilitation programs was developed. During the third year, further research and input from the community led Marion County to implement policy changes to help bridge the gap between rising housing costs and the ability of low-to-moderate income households to afford home ownership or to properly maintain their current homes. Both programs have now proven to be helpful to many households in Marion County and the need for such programs is apparent. The policy changes drastically increased the amount of assistance available to each household in order to meet the needs under current market conditions.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation and consultation opportunities were provided through the following means:

- Online survey
- Public hearings
- Participation in monthly service integration team meetings in multiple locations
- Public notices and invitations for comment
- Individual meetings with community partners
- Group community partner meetings that focused on affordable housing

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments were primarily focused on:

- Improving access to affordable rental housing
- Improving access to affordable home ownership
- Improving infrastructure to support affordable housing development
- Supporting services benefiting those who are homeless or at risk of homelessness

6. Comments or views not accepted and the reasons for not accepting them

All views and comments were accepted as part of the citizen participation process.

7. Summary

Although the needs are varied, several respondents commented that the overall cost of housing is contributing to the rising cases of homelessness. Once this pattern has been established, it can take a long time to remedy. Other problems such as substance abuse and mental health issues commonly occur once a person becomes homeless. Also mentioned several times was the need to include educational/training opportunities for low-to-moderate income older residents. Investment in projects to generate new housing, particularly rental housing, was mentioned multiple times.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 Services
HOME Administrator	MARION COUNTY	Community Services

Narrative (optional)

Marion County is the lead agency for the delivery of the Community Development Block Grant (CDBG)/HOME Investment Partnerships Programs to be delivered in coordination with the goals established in the 5-year Consolidated Plan implemented through Annual Action Plans.

Consolidated Plan Public Contact Information

Marion County Community Services (503) 588-7975

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Marion County actively seeks opportunities to engage with service providers, cities, and the public to gain further insight regarding community needs.

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))

Each year, Marion County increases interactions with housing providers throughout the area to obtain input regarding community needs. The focus continues to be on ways to increase coordination and collaboration to maximize resources. In addition to housing providers, the county has a robust public and behavioral health network to connect residents with available services in the county. As the network of service providers grows, the opportunities for coordination increase, thus bringing a greater value to the community.

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

The county works directly with the Mid-Willamette Valley Homeless Alliance through the CoC Collaborative Committee. A Commissioner serves on the Board of Directors and Executive Committee for the Mid-Willamette Valley Homeless Alliance. The county requested participation from various agencies during the public comment process and continues to seek input to determine if there are needs that may be addressed with CDBG/HOME funds.

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

While the county does not receive ESG funds, it does work with the Mid-Willamette Valley Community Action Agency which is the HUD recipient of ESG funds for the Marion-Polk region. Marion County is a regular participant in the Continuum of Care meetings and sees these meetings as a good opportunity to stay connected and network with community partners in addressing homelessness.

2. 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Marion County Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Marion County Housing Authority has met on multiple occasions with Marion County Community Services staff to discuss potential collaboration and coordination of resources. Marion County Community Services will be the responsible entity for the environmental review for a housing authority project in Woodburn.
2	Agency/Group/Organization	Center for Hope and Safety
	Agency/Group/Organization Type	Services – Housing Services – Victims of Domestic Violence Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Center for Hope and Safety attended the February 20, 2024, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding. As an organization they provide services to victims of domestic violence, human trafficking, stalking and other limited clientele. Marion County Community Services staff also met with Center for Hope and Safety staff to tour the Hope Plaza project with HUD CPD Deputy Assistant Secretary for Grant Programs, Claudia Monterrosa. The Hope Plaza Project was partially funded with CDBG funds.</p> <p>Participated in Annual Action Plan Survey.</p>
3	<p>Agency/Group/Organization</p>	<p>DevNW (Corvallis Neighborhood Housing Services)</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Community Development Financial Institution</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Participated in Annual Action Plan Survey.</p> <p>Ongoing meetings regarding oversight of the Homebuyer Assistance program funded with HOME allocations.</p> <p>We also met with representatives from DevNW regarding their proposal to be the developer in partnership with the City of Silverton for the development of affordable housing, and the possibility of CDBG funds being used for that project in the future.</p>
4	Agency/Group/Organization	Mid-Willamette Valley Council of Governments
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met multiple times with MWVCOG staff as our program partner regarding the oversight of the Homeowner Residential Rehabilitation program.
5	Agency/Group/Organization	Marion County Health and Human Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey. A meeting also was held to exchange information on respective programs so that referrals can be made when appropriate.
6	Agency/Group/Organization	Marion County Economic Development
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
7	Agency/Group/Organization	City of Woodburn
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey. A meeting was held with Woodburn staff to discuss the development of a new Woodburn Community Center and the potential for CDBG funds being used to support the project.
8	Agency/Group/Organization	City of Stayton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
9	Agency/Group/Organization	Soaring Heights Recovery Homes
	Agency/Group/Organization Type	Services-homeless Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple, ongoing meetings for implementation of a project funded through the CDBG program. The organization also provided a tour of one of the facilities. This provided further insight regarding how the program functions and demonstrated the need for additional similar facilities.
10	Agency/Group/Organization	Valor Mentoring
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple, ongoing meetings for project implementation for a project funded through the HOME-ARP program.

11	Agency/Group/Organization	City of Mt. Angel
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The City of Mt. Angel applied for infrastructure improvement to serve a predominately LMI population in Mt. Angel. Staff from Mt. Angel attended the February 20, 2024, Board of Commissioners Work Session to review project applications. The project has been recommended for funding.</p> <p>Multiple, ongoing meetings for project implementation. The outcome will be full street rebuild, sidewalks, curbs, storm drains, and other related street improvements.</p>
12	Agency/Group/Organization	Hope Pregnancy Center
	Agency/Group/Organization Type	Services-Homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan.
13	Agency/Group/Organization	Central Willamette Credit Union
	Agency/Group/Organization Type	Lender Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings and communication regarding homebuyer assistance, and funding for potential development projects.
14	Agency/Group/Organization	Sheltering Silverton
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings to discuss program opportunities. A joint meeting was held with the City of Silverton to discuss options for development of transitional shelter and affordable housing in the Silverton area.
15	Agency/Group/Organization	UGM
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple meetings to discuss the feasibility and implementation of a project to expand a women's shelter for homeless, at-risk women. UGM has applied for HOME ARP funding.
16	Agency/Group/Organization	Mt. West-Community Resource Trust
	Agency/Group/Organization Type	Planning organization Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Monthly meetings to collaborate between multiple community partners to leverage resources targeted to development and renovation of affordable housing for LMI populations.
17	Agency/Group/Organization	City of Gates
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing meetings to discuss potential project to improve infrastructure and affordable housing to benefit LMI populations.
18	Agency/Group/Organization	Iron Tribe Network
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
19	Agency/Group/Organization	Boys and Girls Club of Salem, Marion & Polk Counties
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls Club attended the February 20, 2024, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding, but through other program dollars available through Marion County. This funding is to provide operational support for community services benefiting LMI youth and families.
20	Agency/Group/Organization	United Way of the Mid-Willamette Valley
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings were held with United Way of the Mid-Willamette Valley to finalize details and answer questions regarding reporting requirements with CDBG funding. This grant is to provide operational support for an expanded women’s shelter. Additional discussion regarding future project collaboration.
21	Agency/Group/Organization	Santiam Hospital
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey. Santiam Hospital attended the February 20, 2024, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding. This funding is to fund the construction of a regional resiliency center benefiting LMI individuals and families.
22	Agency/Group/Organization	City of Jefferson
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
23	Agency/Group/Organization	Willamette Vital Health
	Agency/Group/Organization Type	Services – Health

	What section of the Plan was addressed by Consultation?	Homeless – Services Non-Homeless Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan.
24	Agency/Group/Organization	Shangri La
	Agency/Group/Organization Type	Services – Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
25	Agency/Group/Organization	City of Mill City
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
26	Agency/Group/Organization	HIV Alliance
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.

27	Agency/Group/Organization	Santiam Outreach Community / Arches
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
28	Agency/Group/Organization	VetCare
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
29	Agency/Group/Organization	City of Keizer
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.

30	Agency/Group/Organization	Housing Authority of Yamhill County
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
31	Agency/Group/Organization	Salem for Refugees
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
32	Agency/Group/Organization	Chemeketa Community College
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Participated in Annual Action Plan Survey.</p> <p>Chemeketa Community College attended the February 20, 2024, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding, but through other program dollars available through Marion County. This funding is to provide affordable housing for LMI students at risk of not completing degree or certification programs due to housing costs.</p>
33	Agency/Group/Organization	Marion County Sheriff's Office / LEAD Program
	Agency/Group/Organization Type	Services government – Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Infrastructure supporting housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
34	Agency/Group/Organization	Silverton Area Community Aid
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Participated in Annual Action Plan Survey.</p> <p>Silverton Area Community Aid attended the February 20, 2024, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding. The award will help fund the renovation of a facility to expand a regional service and resource center benefiting LMI individuals and families.</p>
35	Agency/Group/Organization	CASA of Marion County
	Agency/Group/Organization Type	Services – Youth
	What section of the Plan was addressed by Consultation?	<p>Services – Homeless Youth</p> <p>Services – Non-homeless Special Needs</p>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Participated in Annual Action Plan Survey.</p> <p>CASA of Marion County attended the February 20, 2024, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding. This funding is to provide support services for DHS-engaged youth and families</p>
36	Agency/Group/Organization	Saint Francis Family Housing
	Agency/Group/Organization Type	Services – Housing

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
37	Agency/Group/Organization	Marion County Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
38	Agency/Group/Organization	Salem Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Homeless Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.

39	Agency/Group/Organization	Oregon Department of Land Conservation and Development (DLCDC)
	Agency/Group/Organization Type	Services government – state
	What section of the Plan was addressed by Consultation?	Public Housing Infrastructure to support affordable housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
40	Agency/Group/Organization	Salem Family YMCA
	Agency/Group/Organization Type	Services – Youth
	What section of the Plan was addressed by Consultation?	Services – Homeless youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey. Salem Family YMCA attended the February 20, 2024, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding, but through other program dollars available through Marion County. This funding is to provide operational support for community services benefiting LMI youth and families.
41	Agency/Group/Organization	Mid-Willamette Community Action Agency
	Agency/Group/Organization Type	Services – Homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
42	Agency/Group/Organization	Mountain West Center for Community Excellence
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
43	Agency/Group/Organization	City of Salem
	Agency/Group/Organization Type	Services Government – Local
	What section of the Plan was addressed by Consultation?	Public Housing Homeless Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.

44	Agency/Group/Organization	Crossroads Communities
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey. Crossroads attended the February 20, 2024, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding.
49	Agency/Group/Organization	Oregon Pacific Area Health Education Center (OPAHEC)
	Agency/Group/Organization Type	Public Health
	What section of the Plan was addressed by Consultation?	Health Care Employment Training

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.
50	Agency/Group/Organization	Seeds of Faith Ministries
	Agency/Group/Organization Type	Transitional Housing
	What section of the Plan was addressed by Consultation?	Services - Homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Introduced the services provided, toured the facility, and discussed projects for potential funding.
51	Agency/Group/Organization	Willamette Health Council
	Agency/Group/Organization Type	Not for Profit Health Care Programs
	What section of the Plan was addressed by Consultation?	Services – Healthcare
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Introduced each of our respective programs and discussed potential collaboration and mutual referral opportunities.
52	Agency/Group/Organization	Marion Polk Food Share
	Agency/Group/Organization Type	Not for Profit – Food Bank
	What section of the Plan was addressed by Consultation?	Services – Food Bank
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Toured existing facility, discussed possible project to help fund a new facility, or to improve the existing commercial kitchen to better support the Meals on Wheels program.
53	Agency/Group/Organization	Woodburn School District
	Agency/Group/Organization Type	Public School

	What section of the Plan was addressed by Consultation?	Services – Education Services – Recreation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A meeting was held to discuss a possible project to fund covered recreation areas at some of the elementary schools in the district. Woodburn School District submitted an application for funding in the 2024-2025 program year. This project was not recommended for funding.
54	Agency/Group/Organization	Capital Futbol Club
	Agency/Group/Organization Type	Private – Youth Sports Club
	What section of the Plan was addressed by Consultation?	Services – Recreation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed possible project to improve facility and expand capacity.
55	Agency/Group/Organization	Apex Real Estate Partners
	Agency/Group/Organization Type	Private Developer
	What section of the Plan was addressed by Consultation?	Housing Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Introductory meeting to learn about a development model for affordable owner-occupied housing. The NOAH model may work well in tandem with MCHA and MCCD programs.
56	Agency/Group/Organization	Community Resource Trust
	Agency/Group/Organization Type	Private Development Corporation
	What section of the Plan was addressed by Consultation?	Services – Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion regarding possible project in the Woodburn area to provide a central community center with essential services. Also discussed CHDO requirements and the potential application from Community Resource Trust.
57	Agency/Group/Organization	Community First Solutions
	Agency/Group/Organization Type	Private Developer
	What section of the Plan was addressed by Consultation?	Housing Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss a potential senior housing project in Silverton.
58	Agency/Group/Organization	Keizer United
	Agency/Group/Organization Type	Community Service Collaboration Group
	What section of the Plan was addressed by Consultation?	Resource coordination
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attend monthly meetings to connect with service providers, answer program questions, promote the CDBG and HOME programs. The ongoing participation will help to strengthen a broad base of community support
59	Agency/Group/Organization	Cascade Service Integration Team
	Agency/Group/Organization Type	Community Service Collaboration Group
	What section of the Plan was addressed by Consultation?	Resource Coordination

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attend approx. 9 meetings per year to connect with service providers, answer program questions, promote the CDBG and HOME programs. The ongoing participation will help to strengthen a broad base of community support
60	Agency/Group/Organization	North Santiam Service Integration Team
	Agency/Group/Organization Type	Community Service Collaboration Group
	What section of the Plan was addressed by Consultation?	Resource coordination
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attend approx. 9 meetings per year to connect with service providers, answer program questions, promote the CDBG and Home programs. Ongoing participation will help strengthen a broad base of community support
61	Agency/Group/Organization	Santiam Canyon Service Integration Team
	Agency/Group/Organization Type	Community Service Collaboration Group
	What section of the Plan was addressed by Consultation?	Resource coordination
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attend approx. 9 meetings per year to connect with service providers, answer program questions, promote the CDBG and Home programs. Ongoing participation will help strengthen a broad base of community support
62	Agency/Group/Organization	Silverton Task Force
	Agency/Group/Organization Type	Community Service Collaboration Group

	What section of the Plan was addressed by Consultation?	Resource coordination
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attend monthly meetings to connect with service providers, answer program questions, promote the CDBG and Home programs. Ongoing participation will help strengthen a broad base of community support
63	Agency/Group/Organization	Cascadia Partners
	Agency/Group/Organization Type	Housing Developer
	What section of the Plan was addressed by Consultation?	Affordable Housing Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss the use of mass timber building materials in modular construction to support the development of affordable housing.
64	Agency/Group/Organization	HDC-NW
	Agency/Group/Organization Type	Environmental Review Consultant
	What section of the Plan was addressed by Consultation?	Affordable Housing Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to review requirements for environmental assessment to be conducted on a Marion County Housing Authority project. The project is replacing existing low-income rental properties with new low-income rentals and low-income owner-occupied units. Marion County will complete the review of the environmental assessment as the Responsible Entity.
65	Agency/Group/Organization	City of St. Paul
	Agency/Group/Organization Type	Local Government – City

	What section of the Plan was addressed by Consultation?	Affordable Housing Infrastructure Development to Support Affordable Housing Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey.

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

Marion County has not excluded any type of agency for consultation.

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

Table 3 – 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?
Continuum of Care	Mid-Willamette Homeless Alliance	The goals of the Mid-Willamette Valley Homeless Alliance and Marion County are aligned in several areas including the availability of affordable housing and access to community services.

***Narrative (optional)* AP-12 Participation – 91.105, 91.200(c)**

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Marion County continues to find innovative ways to obtain relevant input from the organizations it serves. Regular interactions with citizens occur via email, phone, and in person to discuss the potential benefits and requirements of these programs for their needs.

Collaboration among agencies builds trust and knowledge of each entities' strengths and creates a broader scope of resources. Marion County continues to seek out opportunities to communicate directly with the citizens that are potential recipients or organizations representing them.

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Citizen Participation Outreach

Table 4 – 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	Public Meeting	Non-targeted/broad community	This meeting was attended by representatives from 11 of the 13 agencies that applied for funding.	Multiple agency types were represented, and each had different needs to be addressed including public service and infrastructure, supportive services, transitional housing and down payment assistance	All comments were accepted	
2	Internet Outreach	Non-targeted/broad community	A total of 55 survey responses were received. The respondents were from service providers, private agencies, public entities, medical providers and community leaders.	The majority of respondents listed affordable rentals as a priority need followed by affordable home ownership and access to community support services.	All comments were accepted.	

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)
3	Public Hearing	Non-targeted/broad community	Representatives from Union Gospel Mission Salem attended this public hearing.	Union Gospel Mission Salem was able to speak briefly regarding the necessity for their program and the impact it has. They were able to relay comments regarding how quickly their facilities are filled when they have an opening as well as relay some points of program success with a recent homeless mother and child that they were able to house.	All comments were accepted.	

Expected Resources

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

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,396,829	0	286,771	1,396,829	3,073,600	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental construction Multifamily	509,833	0	0	509,833	1,009,833	

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		rental rehab New construction for ownership TBRA						

Marion County is expected to receive \$1,396,829 of CDBG Funding and \$509,833 of HOME Funding for PY2024. Marion County currently does not have any program income.

Anticipated Resources

Table 5 - Expected Resources – Priority Table

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

Sources of match can be cash, donated land or real property, infrastructures improvements, bonds issued by state or local government, donated materials, equipment, or professional services, sweat equity, and the value of foregone taxes.

Marion County’s allocation of Opioid Settlement revenue to purchase a home for transitional housing along with funds

contributed by DevNW for affordable housing will provide local match for the 2024-2025 plan year.

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

N/A

Discussion

N/A

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Availability and Affordability of Housing	2021	2025	Affordable Housing	Marion County Service Area	Low-to-Moderate Income Housing	CDBG: \$233,499 HOME: \$382,375	Homeowner Housing Rehabilitated Direct Financial Assistance Homebuyers
2	Increase Access to Community Services	2021	2025	Homeless Non-Homeless Special Needs	Marion County Service Area	Special Needs Populations	CDBG: \$75,100	Public service activities other than Low/Moderate Income Housing
3	Invest in Vital Comm. Facilities & Infrastructure	2021	2025	Non-Housing Community Development	Marion County Service Area	Public Facilities & Infrastructure	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing
4	Provide for CHDO Set-Aside	2021	2025	Affordable Housing	Marion County Service Area	Low-to-Moderate Income Housing	HOME: \$76,475	Homeowner Housing Added

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Support Program Success	2021	2025	Non-Housing Community Development	Marion County Service Area	Low-to-Moderate Income Housing Public Facilities & Infrastructure Homelessness	CDBG: \$279,365 HOME: \$50,983	None

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Goal Descriptions

Table 7- Goals Descriptions

1	Goal Name	Increase Availability and Affordability of Housing
	Goal Description	
2	Goal Name	Increase Access to Community Services
	Goal Description	
3	Goal Name	Invest in Vital Comm. Facilities & Infrastructure
	Goal Description	
4	Goal Name	Provide for CHDO Set-Aside
	Goal Description	
5	Goal Name	Support Program Success
	Goal Description	

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Projects

AP-35 Projects – 91.220(d)

Introduction

There are nine projects/activities identified in this Annual Action Plan for funding under the 2024-2025 cycle.

Projects

Table 8 - Project Information

#	Project Name
1	Homeless Population Facility
2	LMI Community Support Service Facilities – East Marion County
3	Infrastructure Improvement
4	LMI Community Support Service Facilities – Central Marion County
5	Support for LMI Youth in Foster Care and their Families
6	Homeowner Residential Rehabilitation
7	CHDO Set-Aside
8	Homebuyer Assistance
9	Program Administration

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

Funds were allocated based upon how they correlated to the priority needs and goals in the Consolidated Plan. The match provided and the overall effectiveness are also factors considered. Marion County housing prices and higher interest rates have contributed to the challenge for the homebuyer assistance program.

AP-38 Project Summary

Table 9 – Project Summary Information

1	Project Name	Homeless Population Facility
	Target Area	Marion County Service Area
	Goals Supported	Invest in Vital Comm. Facilities & Infrastructure
	Needs Addressed	Public Facilities & Infrastructure
	Funding	CDBG: \$250,000
	Description	Funds will be utilized for Church at the Park to purchase commercial kitchen equipment to equip Church at the Park to more efficiently be able to provide meals to homeless individuals and families. This program will also provide on the job training to individuals currently sheltered to develop marketable job skills.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated up to 60 homeless individuals could be assisted with the purchase of the commercial kitchen equipment and meal delivery vehicle for the organization.
	Location Description	The property will be located within Marion County service area near southeast Salem, Oregon.
	Planned Activities	Production and delivery of meals for homeless individuals and families
2	Project Name	LMI Community Support Facilities – East Marion County
	Target Area	Marion County Service Area
	Goals Supported	Increase Access to Community Services
	Needs Addressed	Services for Low- Moderate-Income Individuals and Families
	Funding	CDBG: \$250,000

	Description	The funds granted to Santiam Hospital will help to design and construct a community resiliency center to assist low- moderate income individuals and families in response to natural disasters, social crises, and emergencies.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	There is anticipated to be up to 800 individuals and families that could benefit from the new center.
	Location Description	The Santiam Hospital is in Stayton and serves the majority of east Marion County, including areas significantly impacted by the wildfires that devastated the area in 2020.
	Planned Activities	This activity will be to reimburse a portion of the design and construction expenses of the Santiam Resiliency Center.
3	Project Name	Infrastructure Improvement
	Target Area	Marion County Service Area
	Goals Supported	Improve infrastructure to serve low- moderate-income households in Mt. Angel, Oregon.
	Needs Addressed	Infrastructure Supporting Low-to-Moderate Income Housing
	Funding	CDBG: \$500,000
	Description	The funds granted to the City of Mt. Angel will reimburse a portion of the design and construction expenses for improvements to sidewalks, streets, curbs and gutters.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit at least 50 households with at least 167 individuals. 60% of these individuals qualify as LMI population.
	Location Description	Marion County Service Area

4	Planned Activities	Infrastructure Improvements
	Project Name	LMI Community Support Service Facilities – Central Marion County
	Target Area	Marion County Service Area
	Goals Supported	Increase Access to Community Services
	Needs Addressed	Services for Low- Moderate-Income Individuals and Families
	Funding	\$250,000
	Description	The funds granted to Silverton Area Community Aid (SACA) will help complete the remodel of a property acquired by SACA for the purpose of providing aid to low- moderate-income individuals and families. This includes a food pantry, financial aid, on-site laundry, community partner service delivery space, utility assistance, etc.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	There is anticipated to be 2,600 individuals and families that could benefit from the expansion of services delivered by SACA.
	Location Description	The SACA Center is in Silverton and serves the central and into the north parts of Marion County.
Planned Activities	This activity will be to reimburse a portion of the remodel, purchase of equipment and supplies, and staffing for expansion of services.	
5	Project Name	Support for LMI Youth in Foster Care and their Families
	Target Area	Marion County Service Area
	Goals Supported	Services for Low- Moderate-Income (LMI) Youth
	Needs Addressed	Increase advocate services provided to LMI children in Foster Care and their families
	Funding	\$75,100

Description	The funds granted to CASA of Marion County will help expand access to support and services in a severely distressed census tract area of Marion County, focusing efforts to serve all of Marion County's children and youth in foster care in collaboration with Spanish speaking CASA volunteers. CASA proposes to hire a bilingual and bicultural front office staff member to meet the needs of the county.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	There are anticipated to be 100 children and youth that will benefit from this expansion of services.
Location Description	CASA serves all of Marion County. Their headquarters are in Keizer, Oregon and the expansion of services is targeted to Woodburn.
Planned Activities	Court appointed advocate service expansion.
6 Project Name	Residential Rehabilitation
Target Area	Marion County Service Area
Goals Supported	Increase Availability and Affordability of Housing
Needs Addressed	Affordable Housing
Funding	\$233,499
Description	The fund will provide homeowner rehab loans to LMI households.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	Funds to provide assistance for up to 5 – 9 LMI homeowners.
Location Description	Marion County Service Area

	Planned Activities	Homeowner Residential Rehab
7	Project Name	CHDO Set-Aside
	Target Area	Marion County Service Area
	Goals Supported	Provide for CHDO Set-Aside
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	HOME: \$76,475
	Description	Per the HOME Regulations, a minimum of 15% of annual HOME allocation is required to be set aside for CHDO activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project is yet to be determined but the County is allocating the required 15% for the CHDO Set-Aside.
	Location Description	Marion County Service Area
	Planned Activities	These funds will be utilized to develop affordable housing.
8	Project Name	Homebuyer Assistance
	Target Area	Marion County Service Area
	Goals Supported	Increase Availability and Affordability of Housing
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	HOME: \$382,375
	Description	Homebuyer Assistance for LMI households (under 80% AMI). The funding will be available on a first-come, first served basis. The county partners with DevNW to provide homebuyer counseling, help with the application process including obtaining necessary income documentation, and other services to assist applicants to be successful homeowners.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated this activity will benefit three LMI households.
	Location Description	Marion County Service Area
	Planned Activities	Approximately three households will be provided homebuyer assistance to purchase homes.
9	Project Name	Program Administration
	Target Area	Marion County Service Area
	Goals Supported	Support Program Success
	Needs Addressed	Low-to-Moderate Income Housing
	Funding	CDBG: \$279,366 HOME: \$50,983
	Description	Administration for CDBG/HOME Program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	These funds are for the administration of the CDBG/HOME Program.
	Location Description	Marion County Service Area
	Planned Activities	Funds are for the administration of the CDBG/HOME Program.

AP-50 Geographic Distribution – 91.220(f)

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

Marion County entitlement jurisdiction includes all cities (19), except Salem which is its own Entitlement Area, and all of the unincorporated areas of the county. Within the county jurisdiction there are 36 Block Groups that are identified as LMI Block Groups. Approximately 75% of these block groups are located within the city of Woodburn and a portion of east Salem, which is an unincorporated area just outside the city limits.

Table 10 – Geographic Distribution

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

Rationale for the priorities for allocating investments geographically

N/A

Discussion

During the creation of the Consolidated Plan there was no priority given to any specific area other than the fire affected area. The 2024-2025 Annual Action Plan has no specifically targeted areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For program year 2024-2025 Marion County anticipates supporting 3 additional households with homebuyer assistance.

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

Table 12 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

Discussion

Marion County intends to fund approximately three additional LMI households with homebuyer assistance. There are carryover funds that will be spent in this plan year to help additional homebuyers. There are also carryover and current year funds that will be spent to help current low-to-moderate income homeowners with necessary repairs.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

While public housing is the primary responsibility of the Marion County Housing Authority (MCHA), Marion County Community Services will continue to work cooperatively with MCHA to seek opportunities to partner with them on potential public housing projects.

Preliminary design is underway for redevelopment of a low-income housing project in Woodburn. This project will provide additional rental units as well as owner occupied units.

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

Marion County Housing Authority administers a family self-sufficiency program. The Housing Authority also executed an MOU with DevNW to refer Family Self-Sufficiency participants to DevNW for participation in their suite of services. Their services include financial education, home ownership 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

The Marion County Public Housing Authority is not designated as troubled.

Discussion

Marion County CDBG/HOME Program will continue to collaborate with Marion County Housing Authority on potential projects for funding in the future.

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

Introduction

Marion County anticipates providing funding for transitional housing by leveraging local resources. 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 jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Marion County is an active partner with The Mid-Willamette Valley Homeless Alliance (MWWHA), which is the coalition of local homeless services agencies. MWWHA works with area service providers in conducting 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

As part of the Consolidated Plan, Marion County identified homelessness as a priority. To address this, the Board of Commissioners has directed funding to five local non-profits provide services to local homeless persons.

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

Marion County has directed funding to organizations that directly work with individuals and families to develop life skills for independent living, overcome substance abuse and establish a strong support network to ensure their success in the community.

Additionally, Marion County continues to work with Mid-Willamette Valley Homeless

Alliance (MWVHA), a local agency addressing this goal.

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 homeless/at risk of homelessness populations. The funding allocated to Crossroads Communities, Silverton Area Community Aid, Church at the Park, Santiam Hospital, and Center for Hope and Safety will expand services to homeless at-risk individuals.

Discussion

Marion County will continue to work closely with the Mid-Willamette Valley Homeless Alliance, 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 been in discussion with and anticipates funding nonprofits that are expanding to serve elderly individuals with special needs such as mobility, 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 and accessibility improvements.

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

Introduction:

Marion County recognizes that there are a variety of 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

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 – 91.220(k)

Introduction:

Marion County continues to analyze processes and procedures to become more effective and efficient for its citizens.

Actions planned to address obstacles to meeting underserved needs

Marion County continues to increase capacity, building on the foundation of the Consolidated Plan. The emphasis on affordable housing development and homelessness is shown in the priorities including acquisition of transitional housing, and providing funds to support community services provided by non-profits in LMI areas.

Actions planned to foster and maintain affordable housing

Marion County continues to engage developers and non-profits to create and maintain affordable housing. Under the PY2024-2025 plan, Marion County has allocated additional funding to homebuyer assistance.

Actions planned to reduce lead-based paint hazards

Marion County will follow HUD requirements on lead-based paint hazard abatement when applicable. As part of Marion County's residential rehabilitation program, lead-based paint 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.

1.) **Encourage Economic Development:** Marion County is allocating funding to a program that will provide on the job training to previously homeless individuals that are currently sheltered. The purpose is to help these persons develop marketable skills in the foodservice industry.

Direct Homeowner Assistance: Homebuyer assistance for low-income families to

enable homeownership to build housing stability.

Actions planned to develop institutional structure

Marion County will be reevaluating policies and procedures on an ongoing basis as it continues to operate its program.

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

Marion County will continue to work on building a network of public and private housing, and social service agencies. In the previous year, this was accomplished through a variety of opportunities. These included participation in Service Integration Teams in multiple locations, meetings with local community partners focused on collaboration efforts to address affordable housing, and numerous individual agency meetings. Marion County will continue with this approach in the 2024-2025 plan year.

Discussion:

Marion County continues to build its network of community partners as a productive way to address the affordable housing issue in our area.

Program Specific Requirements

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

Introduction:

Marion County will not have any program income to contribute to the PY2024 Program Year. Marion County will continue to allocate at least 70% of funds to benefit LMI populations. At this current time there are no funds expected to go to activities that do not meet that requirement.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The HOME Funds allocated are not being utilized for any forms of investments beyond those identified in Section 92.205

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The guidelines for resale or recapture are specified in the Resale and Recapture Policy of the Marion County Board of Commissioners, dated August 2, 2023. A copy of this policy is included in the appendices of this plan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds, See 24 CFR 92.254(a)(4), are as follows:

The guidelines for resale or recapture are specified in the Resale and Recapture Policy of the Marion County Board of Commissioners, dated August 2, 2023. A copy of this policy is included in the appendices of this plan.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not anticipate refinancing existing debt.

5. 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

6. 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

7. 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

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Appendices

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Citizen Participation Comments

Annual Survey

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2023-2024 CDBG / HOME Annual Survey Questions

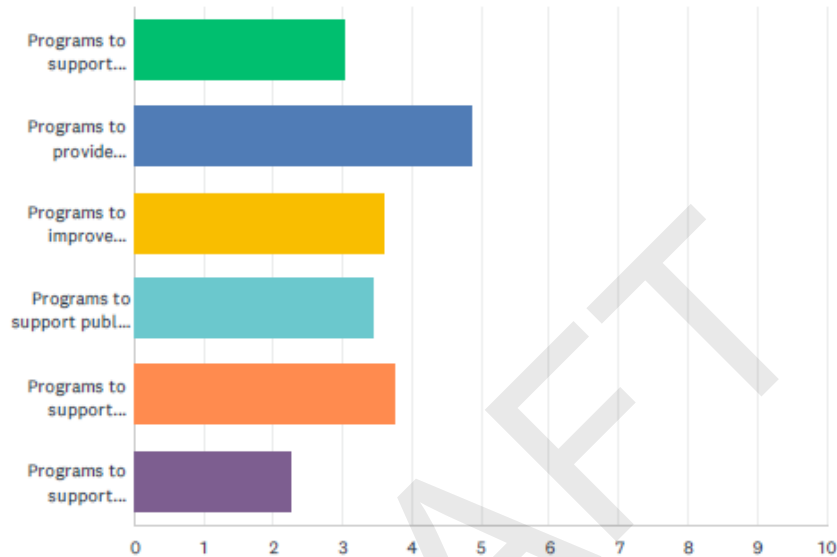
1. Eligible Activity Priority (Rank the list by priority)
 - a. Programs to support affordable home ownership.
 - b. Programs to provide affordable rental housing.
 - c. Programs to improve infrastructure to support affordable housing development.
 - d. Programs to support public services addressing homelessness and affordable housing.
 - e. Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.
 - f. Programs to support improvements that increase employment opportunities for low- and moderate-income individuals.
2. Which of the following are lacking in your community? (Select all that apply)
 - a. Programs to support affordable home ownership.
 - b. Programs to provide affordable rental housing.
 - c. Programs to improve infrastructure to support affordable housing development.
 - d. Programs to support public services addressing homelessness and affordable housing.
 - e. Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.
 - f. Programs to support improvements that increase employment opportunities for low- and moderate-income individuals.
3. Which of these programs does your agency provide? (Select all that apply)
 - a. Programs to support affordable home ownership.
 - b. Programs to provide affordable rental housing.
 - c. Programs to improve infrastructure to support affordable housing development.
 - d. Programs to support public services addressing homelessness and affordable housing.
 - e. Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.
 - f. Programs to support improvements that increase employment opportunities for low- and moderate-income individuals.
4. Rank the following factors in order of priority (Rank the list in priority order)
 - a. Affordable home ownership
 - b. Availability of affordable rentals
 - c. Accessing community support services i.e., youth programs, senior services, services to individuals with disabilities, services to individuals with mental illness, etc.
 - d. Vocational training and support programs to improve opportunities for low- to moderate-income individuals to access employment.

5. From your agency's perspective what are the leading causes of homelessness?
(select if it is: Not a Cause, Minor Cause, Somewhat a Cause, Major Cause, Primary Cause)
 - a. Extended loss of income or financial crisis i.e., large unexpected medical expenses, unplanned major repairs, loss of employment, etc.
 - b. Domestic violence / human trafficking
 - c. Youth who are no longer able to live with their parents / guardians
 - d. Mental illness
 - e. Substance abuse and addiction
6. Please provide any other input that your agency feels would be helpful to provide to this program.
7. Agency name
8. Your name
9. Your email address
10. Phone number

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Q1 Eligible Activity Priority, Where Should the Money Be Spent? [Rank the list in priority order]

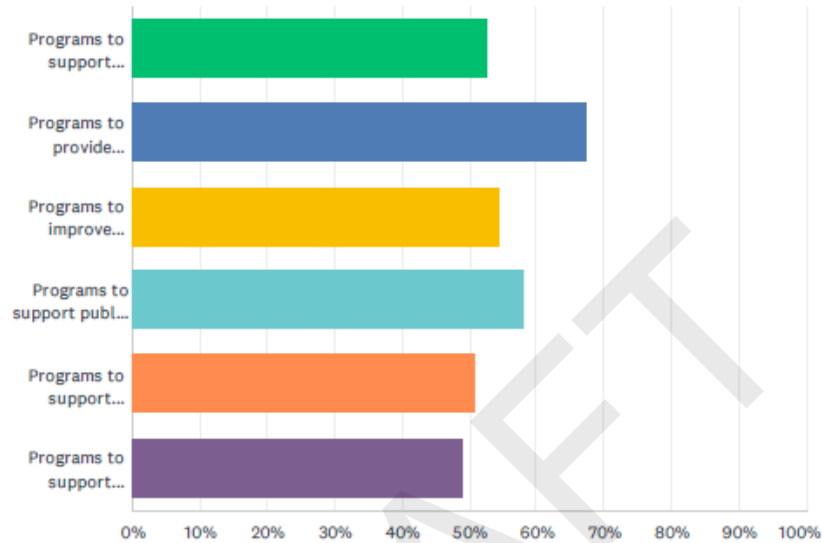
Answered: 55 Skipped: 0



	1	2	3	4	5	6	TOTAL	SCORE
Programs to support affordable home ownership	12.73% 7	14.55% 8	12.73% 7	12.73% 7	18.18% 10	29.09% 16	55	3.04
Programs to provide affordable rental housing	45.45% 25	20.00% 11	18.18% 10	12.73% 7	1.82% 1	1.82% 1	55	4.89
Programs to improve infrastructure to support affordable housing development	12.73% 7	20.00% 11	25.45% 14	9.09% 5	21.82% 12	10.91% 6	55	3.60
Programs to support public services addressing homelessness and affordable housing	9.09% 5	18.18% 10	23.64% 13	20.00% 11	16.36% 9	12.73% 7	55	3.45
Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	18.18% 10	20.00% 11	12.73% 7	23.64% 13	18.18% 10	7.27% 4	55	3.75
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	1.82% 1	7.27% 4	7.27% 4	21.82% 12	23.64% 13	38.18% 21	55	2.27

Q2 Which of the Following Are Lacking in Your Community? [Select all that apply]

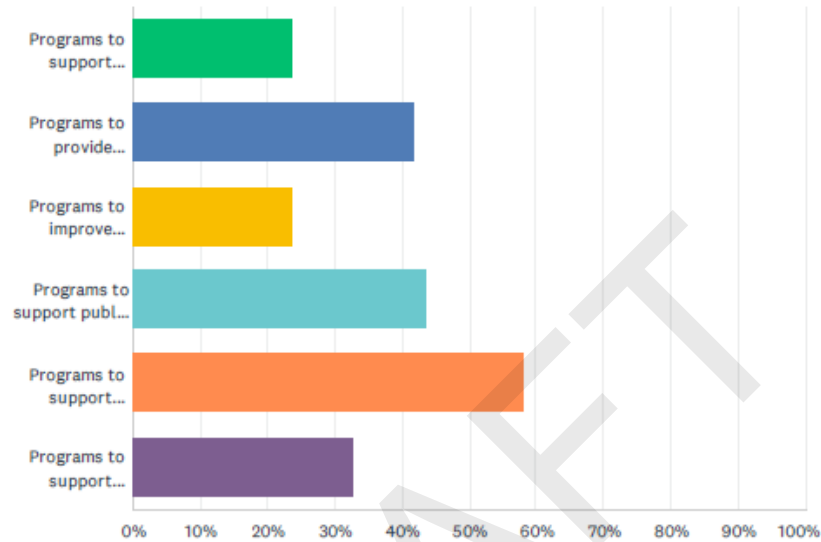
Answered: 55 Skipped: 0



ANSWER CHOICES	RESPONSES
Programs to support affordable home ownership	52.73% 29
Programs to provide affordable rental housing	67.27% 37
Programs to improve infrastructure to support affordable housing development	54.55% 30
Programs to support public services addressing homelessness and affordable housing	58.18% 32
Programs to support services for individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	50.91% 28
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	49.09% 27
Total Respondents: 55	

Q3 Which of these Programs Does Your Agency Provide? [Select all that apply]

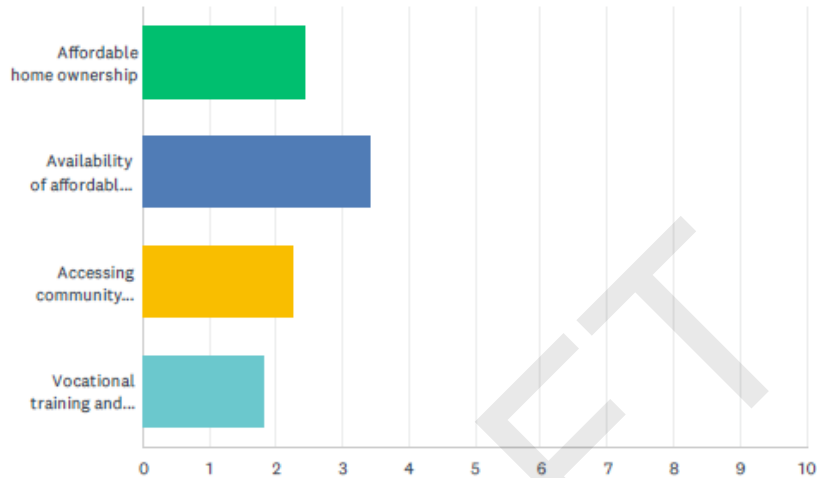
Answered: 55 Skipped: 0



ANSWER CHOICES	RESPONSES
Programs to support affordable home ownership	23.64% 13
Programs to provide affordable rental housing	41.82% 23
Programs to improve infrastructure to support affordable housing development	23.64% 13
Programs to support public services addressing homelessness and affordable housing	43.64% 24
Programs to support services for individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	58.18% 32
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	32.73% 18
Total Respondents: 55	

Q4 Rank the Following Factors Creating Challenges in Your Community in Order of Priority [Rank the list in priority order]

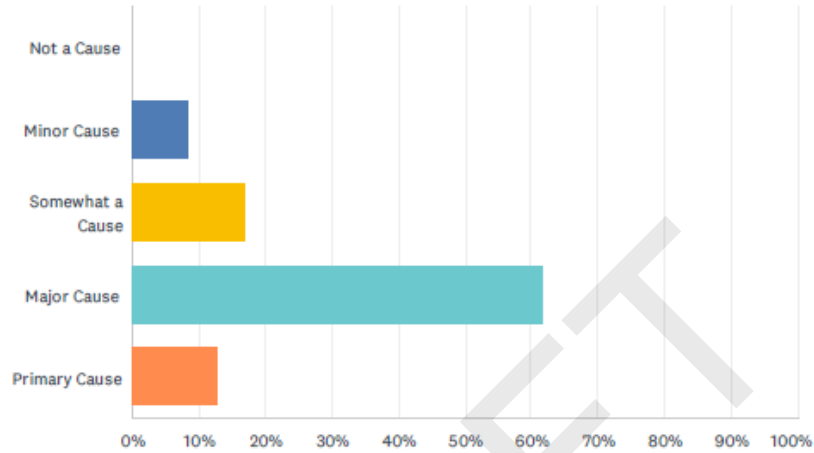
Answered: 55 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Affordable home ownership	27.27% 15	27.27% 15	9.09% 5	36.36% 20	55	2.45
Availability of affordable rentals	60.00% 33	27.27% 15	9.09% 5	3.64% 2	55	3.44
Accessing community support services i.e., youth programs, senior services, services to individuals with disabilities, services to individuals with mental illness, etc.	10.91% 6	27.27% 15	40.00% 22	21.82% 12	55	2.27
Vocational training and support programs to improve opportunities for low- to moderate-income individuals to access employment	1.82% 1	18.18% 10	41.82% 23	38.18% 21	55	1.84

Q5 Extended loss of income or financial crisis i.e., large unexpected medical expenses, unplanned major repairs, loss of employment, etc.

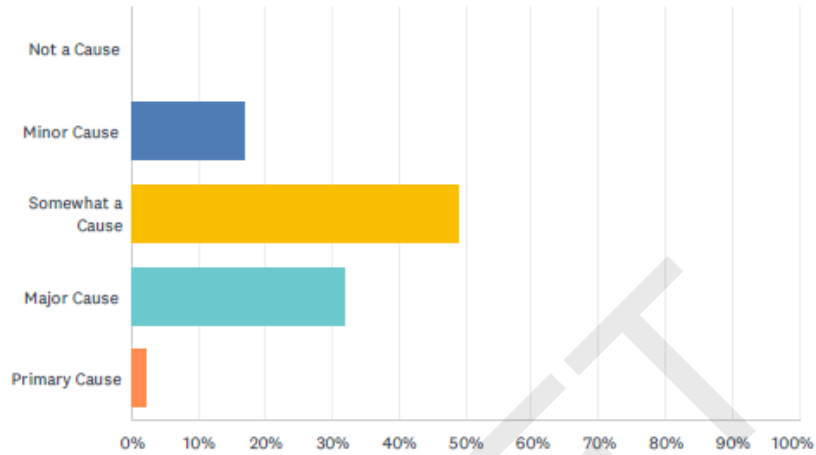
Answered: 47 Skipped: 8



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	8.51%	4
Somewhat a Cause	17.02%	8
Major Cause	61.70%	29
Primary Cause	12.77%	6
TOTAL		47

Q6 Domestic Violence / Human Trafficking

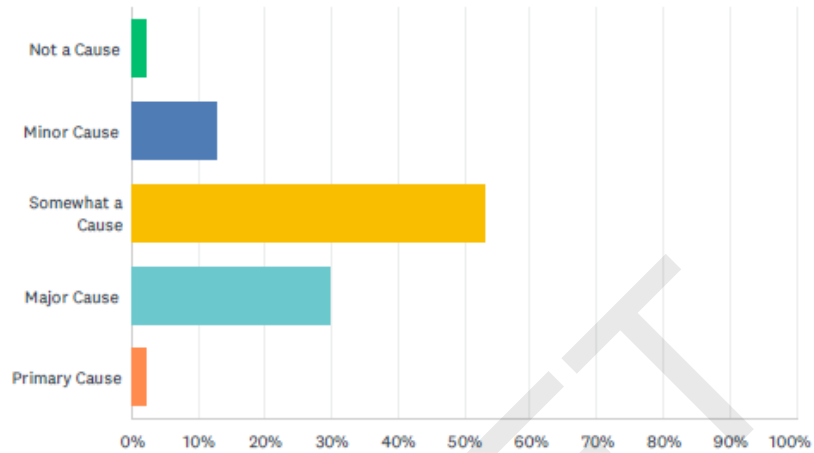
Answered: 47 Skipped: 8



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	17.02%	8
Somewhat a Cause	48.94%	23
Major Cause	31.91%	15
Primary Cause	2.13%	1
TOTAL		47

Q7 Youth who are no longer able to live with their parents / guardians

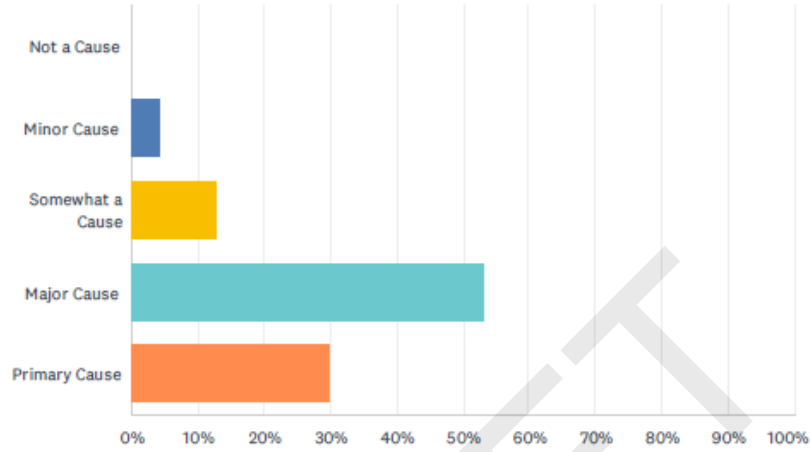
Answered: 47 Skipped: 8



ANSWER CHOICES	RESPONSES	
Not a Cause	2.13%	1
Minor Cause	12.77%	6
Somewhat a Cause	53.19%	25
Major Cause	29.79%	14
Primary Cause	2.13%	1
TOTAL		47

Q8 Mental Illness

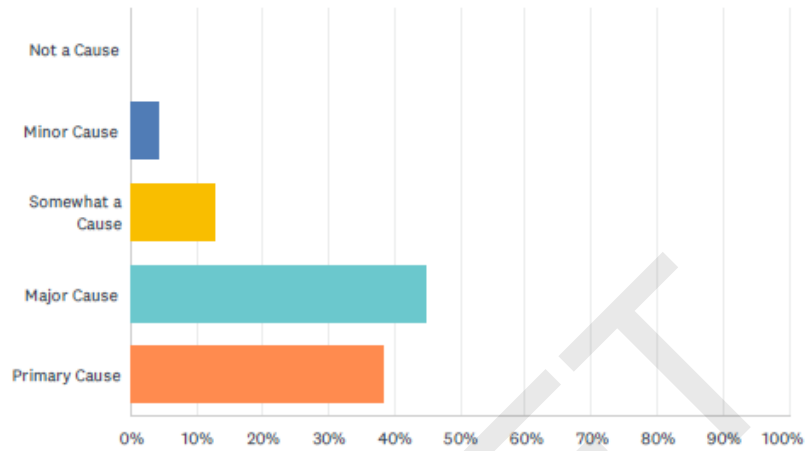
Answered: 47 Skipped: 8



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	4.26%	2
Somewhat a Cause	12.77%	6
Major Cause	53.19%	25
Primary Cause	29.79%	14
TOTAL		47

Q9 Substance abuse and addiction

Answered: 47 Skipped: 8



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	4.26%	2
Somewhat a Cause	12.77%	6
Major Cause	44.68%	21
Primary Cause	38.30%	18
TOTAL		47

Please provide any other input that your agency feels would be helpful to provide to this program.

Our program witnesses first-hand the impact of domestic violence on the ability for families to access housing and employment opportunities, which led to these rankings.
To remedy houselessness once it has been caused takes a long time and sometimes leads to mental health, substance use, and other problems. Providing sustainable access to shelter and basic needs in the event of a crisis causing homelessness should be a first step in the process
Additional financial resources for those with damaged histories, evictions, bad credit etc. funds specifically allocated to pay off previous landlord(s) or past due utility debts. The lack of finances are a main reason that individuals are not able to get approvals or a "Second Chance" causing them to lose out on utilizing a housing voucher that they worked so hard to qualify for.
Understanding what all the resources are and where they are available at.
Rent is simply too expensive. And rentals require 1st and last month rent, deposits, utility deposits and other fees. People can't come up with move in money.
More employment opportunities are needed in the canyon. Also technology classes for seniors especially. Hoarding information would also be useful in the canyon.
homeless services need to be dynamic enough to to respond to different needs and issues.
All areas need attention but I think we should add more focus on the aging population with substance use disorder
Lack of housing at all levels drives homelessness and is the primary cause of homelessness.
Although I applaud the County's commitment to homeownership opportunities with the limited CDBG funds available, my professional opinion is that these resources would be better used for the development and preservation of affordable rental housing opportunities.
We are currently advocating for funding to support existing projects with supportive services. Eviction prevention funding is also a dire need.
Many of these questions ask the respondent to assume they know the answers, when they may not. An "I don't know" or "none of the above" response category on this and the previous page would be helpful. As for causes - lack of community support services generally - lack of adequate public transportation, public restrooms, affordable housing opportunities, infrastructure to broadly support communities in affordable housing (sidewalks, access to
I wouldn't put Domestic Violence / Human Trafficking as the same type of cause.
Mental health and substance abuse/addiction may not always be the root cause of homelessness, but they become worse over time during lengthy episodes of homelessness. We need programs that can intervene before people become homeless (or very early in the homelessness episode) to minimize the impact and trauma of long-term homelessness.
Early investment and/or leverage investment from local jurisdictions into affordable housing development projects in critical for developers to secure state/federal funds - this could be land acquisition, pre-development funds, or just an early capital investment into the whole project. Would love to see HOME (and/or CDBG) continue to help with fire rebuilding, and with the project in Silverton that is currently out for RFP.
Marion County needs to be more active in funding the highest volume/greatest impact providers in the homeless services communities. The priorities seem to be low-volume, high barrier, non-housing first, non-harm reduction, transitional programs that create program requires for service. These may be politically expedient but they are relatively low impact when

Please provide any other input that your agency feels would be helpful to provide to this program.

The plan for the incoming CDBG-DR dollars from the 2020 wildfires should be included in our annual action plan for this year because the State is hoping to dole them out during this planning cycle. We do not want to be caught unprepared for if/when they do arrive.

I especially appreciate anything you can do to maintain and enhance a continuum of safe, affordable housing for families including home ownership.

A large portion of homeless in rural Oregon are older generations whose fixed income is being outpaced by inflation and cost of living.

This community is lacking in supportive services for the senior population of 55 and older

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List of Participants

- City of St. Paul
- Center for Hope and Safety
- Marion County Health and Human Services
- Habitat for Humanity of the Mid-Willamette Valley
- Recovery Outreach Community Services
- Marion County Housing Authority
- Chemeketa Community College
- Oregon Pacific Area Health Education Center
- Santiam Hospital
- City of Jefferson
- Willamette Vital Health
- Shangri-La
- HIV Alliance
- Santiam Outreach Community Center / Arches
- VetCare
- City of Keizer
- Housing Authority of Yamhill County
- Marion County Community Services
- Salem for Refugees
- Boys and Girls Club of Salem, Marion & Polk Counties
- Marion County Sheriff Office Law Enforcement Assisted Diversion
- Silverton Area Community Aid
- City of Woodburn
- Court Appointed Special Advocates (CASA) of Marion County
- Iron Tribe Network
- St. Francis Housing
- Salem Housing Authority
- Oregon Department of Land Conservation and Development
- Salem Family YMCA
- City of Stayton
- Hope Pregnancy Center
- DevNW
- Mid-Willamette Community Action Agency
- Marion County Economic Development
- Mountain West Center for Community Excellence
- City of Salem

- Crossroads Communities
- City of Keizer

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Grantee Unique Appendices



**Homeowner Residential Rehabilitation
Program Policy**

Marion County Community Services

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Marion County-CDBG Homeowner Residential Rehabilitation Program

August 2, 2023

Introduction

Marion County is a participating jurisdiction in HUD's Community Development Block Grant (CDBG) Program. Marion County (County) has elected to establish a written Homeowner Residential Rehabilitation Program Policy to establish recapture requirements associated with the Homeowner Residential Rehabilitation Loan Program. This policy included in the appendices of the Annual Action Plan clearly describes the recapture provisions, the specific circumstances under which these provisions will be used, and how the County will enforce the provisions for Homeowner Residential Rehabilitation projects. HUD reviews and approves the provisions as part of the Annual Action Plan process.

The purpose of this section is to provide the policy for the Marion County's Homeowner Residential Rehabilitation Loan Program. County may use CDBG funds for different types of programs to assist with single-family residences:

- Homeowner Rehabilitation
- Construction of new housing
- Homeownership Assistance

For the purpose of this policy, only Homeowner Residential Rehabilitation will be addressed. If County chooses to engage in other allowed activities under the CDBG program, separate policies will be developed to accommodate these activities.

General CDBG Property Restrictions

For a homebuyer or homeowner to be eligible for CDBG assistance, they must have a low to moderate income, at or below 80% of area median income, as provided by HUD. The household must be rehabilitating a home that they intend to maintain as their primary residence.

Recapture Policy

Marion County uses a "recapture" model for the Homeowner Residential Rehabilitation program to assist homebuyers in the rehabilitation of the homeowner's primary residence.

Homeowner Residential Rehabilitation Program: Marion County has a Homeowner Residential Rehabilitation Program. A maximum amount of \$50,000 of total assistance is available to qualifying LMI homeowners. The \$50,000 is comprised of a 0% interest, deferred payment loan whereby 100% of the amount provided must be repaid if home is sold within the first 5 years. From years 6-10 the loan will decline at 14% of the original loan amount per year, leaving 30% of the original loan amount balance remaining. The remaining 30% of the original loan amount will

remain on the property payable at the time the property is sold, or transfer of ownership occurs. Underwriting will be conducted on each property to determine the amount of subsidy to contribute to each household. A written agreement, signed by all parties, in the form of a promissory note and trust deed will serve as the security for these loans. The lien will be recorded in the land records of Marion County.

Explanation of Recapture:

Remaining amount to be paid back to Marion County, based on the date of sale or transfer of the property.

Loan Payback Example

\$38,000 – Original loan amount (maximum loan amount allowed in up to \$50,000)

\$38,000 due if sold in Year 1

\$38,000 due if sold in Year 2

\$38,000 due if sold in Year 3

\$38,000 due if sold in Year 4

\$38,000 due if sold in Year 5

\$32,680 due if sold in Year 6

\$27,360 due if sold in Year 7

\$22,040 due if sold in Year 8

\$16,720 due if sold in Year 9

\$11,400 starting in Year 10 will remain as a lien until the property is sold or transfers ownership. In years 6 – 10 the loan balance declines by \$5,320 or 14% per year of the original \$38,000 loan amount until 30% of the original loan remains. There is no penalty for early repayment of the loan balance.

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HOME Recapture/Resale & Down Payment Assistance Policy

Marion County Community Services



Marion County-Recapture/Resale Policy

August 2, 2023

Introduction

Marion County is a participating jurisdiction in HUD's HOME Investment Partnership Program. Federal regulations require the county to establish written recapture/resale policies that comply with HOME statutory and regulatory requirements for the purpose of carrying out HOME-assisted homeownership activities. This policy included in the appendices of the Annual Action Plan describes the recapture/resale provisions, the specific circumstances under which these provisions will be used, and how the county will enforce the provisions for HOME-funded homeownership projects. HUD reviews and approves the provisions as part of the Annual Action Plan process.

The purpose of this section is to provide the policies for Marion County's HOME Investment Partnership Program. Marion County may use HOME funds for different types of programs to assist with single-family residences:

- Down Payment Assistance provided to new homebuyers
- New Construction of Affordable Housing

Down payment assistance will be subject to the recapture provisions, and new construction or renovation will be subject to resale provisions.

General HOME Property Restrictions

For a homebuyer or homeowner to be eligible for HOME assistance, they must have a low to moderate income, at or below 80% of area median income, as provided by HUD. The household must be purchasing, constructing, or rehabilitating a home that they intend to maintain as their primary residence. Depending on the amount of HOME assistance provided to the residence, the property must remain affordable for the number of years indicated in the County's written agreement with the homebuyer. If the property is sold during this time, or if it is no longer the primary residence of the household, the recapture/resale provisions will be enforced.

Recapture Policy

Marion County uses a “recapture” model for the down payment assistance program to assist homebuyers in the purchase of a new home. Under HOME recapture provisions, financial assistance is provided directly to the buyer and must be repaid if the property is sold, or transferred. The home must remain occupied by the qualifying low- to moderate-income (LMI) buyer during the affordability period. Once the funds are repaid to Marion County the property is no longer subject to any HOME restrictions. At that point the County may then use the funds for other HOME-eligible activities. Recapture will be enforced over a 99-year period for the Homeownership Program.

Homeownership Program: Marion County has established a down payment assistance program with a maximum amount of \$125,000 in total down payment assistance available to qualifying LMI prospective home buyers. The assistance is provided through one loan comprised of two parts consisting of the following. The first part of the assistance is up to \$25,000 in the form of a 0% interest, deferred payment forgivable loan whereby 100% of the amount provided must be repaid if the home is sold within the first 5 years. In years 6-10 the loan will decline at an equal amount per year until there is zero balance remaining. The second part of the assistance is up to \$100,000 that will remain on the property as a 99-year lien payable at the time the property is sold, or transfer of ownership occurs. Underwriting will be conducted on each property to determine the amount of subsidy to contribute to each household. A written agreement, signed by all parties, in the form of a promissory note and trust deed will serve as the security for these loans. The lien will be recorded in the land records of Marion County.

To satisfy the recapture requirement, the home buyer must pay back the direct HOME Subsidy at the time of sale, transfer, or if they no longer occupy the property as the primary residence. Recapture is calculated by taking the sales price minus documented homeowner investment, first mortgage pay-off, and closing costs. *This amount is the “Net Proceeds.”* **The County’s recapture is limited to the net proceeds**, if any.

Marion County will prorate all loans based upon the exact amount of assistance provided as permitted by the underwriting policy of the County.

Explanation of Recapture:

Sales price minus documented homeowner investment minus loan debt (non-HOME debt) minus closing costs equals net proceeds. Net proceeds minus direct HOME subsidy recapture equals homeowner equity.

For purposes of this program, documented homeowner investment is an improvement over \$3,000 to the structure or permanently affixed major system of the home with valid, third party receipts and valid permits, if applicable. (See info under resale provisions for more details regarding eligible expenses)

Loan Payback Example (simple example is not inclusive of all potential factors that affect final first mortgage amount, but is intended to demonstrate recapture at the point of sale)

Original Purchase Price	\$350,000
HOME Down Payment Assistance	\$85,000
Total Remaining Amount of First Mortgage	\$265,000
Sale Price of Home	\$395,000

\$395,000 (sales price) - \$265,000 (1st Mortgage) - \$15,000 (closing costs and documented homeowner improvements as referenced above) = \$115,000 (Net proceeds available for recapture)

Based on \$85,000 of down payment assistance, the amount of recapture due is as follows:

\$85,000 due if sold in Year 1

\$85,000 due if sold in Year 2

\$85,000 due if sold in Year 3

\$85,000 due if sold in Year 4

\$85,000 due if sold in Year 5

\$80,000 due if sold in Year 6

\$75,000 due if sold in Year 7

\$70,000 due if sold in Year 8

\$65,000 due if sold in Year 9

\$60,000 starting in Year 10 will remain as a 99-year lien or until the property is sold or transferred.

Resale Policy

The resale method is used when Marion County provides funding directly to a developer as a subsidy to reduce development costs, thereby, making the price of the home affordable to the buyer. Commonly referred as a “Development Subsidy,” these funds are not repaid by the developer to the County but remain with the property for the term of affordability. These subsidies are subject to resale provisions. It is the policy of the Marion County Board of Commissioners to offer development subsidies up to the maximum amount permitted by HUD.

The HOME statute states that “resale provision must limit subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any improvements, and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers.”

Affordable Maximum Monthly Housing Cost Defined

Marion County’s policy is to assist households whose income is between 60-80% of AMI through its HOME-funded homeownership activities. Marion County considers affordability as a household spending no more than the maximum allowed under Federal Housing Administration (FHA) income on the fixed costs of owning a home (payments of principal, interest, taxes, and insurance).

Restrictive covenants between the original homebuyer and the County must be signed prior to purchase. This must state the amount of HOME subsidy, the Period of Affordability, and the Fair Return Provision. The new homebuyer must be low or moderate income, meeting the HOME Program definition, and occupy the property as the principal residence during the remaining term of affordability.

Deed restrictions and Promissory Note must be executed and recorded by the County. It must include the number of years for the Period of Affordability; the amount of HOME subsidy used by the homebuyer; the terms of occupancy required as principal residence; and the restriction of the property’s sale to income-eligible homebuyers during the remaining term of affordability.

New HOME funds may be invested in the form of down payment assistance for a subsequent low-income homebuyer at resale. This will extend the Period of Affordability according to the HOME guidelines and the property will remain subject to resale provisions.

Pre-payment of HOME funds does not terminate the Period of Affordability. The owner will be required to reside in the unit until the Period of Affordability has concluded. The exception to this is the sale or transfer of the residence or foreclosure.

Fair Return on Investment

Marion County will administer its resale provisions by ensuring that the original homebuyer receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes. Fair return on investment means the total homeowner investment which includes the total cash contribution at the time of purchase plus the approved capital improvements.

Documented homeowner investment is an improvement over \$3,000 to the structure or permanently affixed major system of the home with valid, third party receipts and valid permits.

Eligible capital improvements could include but are not limited to the following:

- a) Any additions to the home such as a bathroom, bedroom, or garage

- b) Replacement of HVAC systems, doors, windows, etc...
- c) Accessibility improvements (bathroom modifications for disabled or elderly, installation of wheelchair ramps and grab bars, etc.) any and all of which must have been paid for directly by the homeowner and were not installed with federal, state, or locally funded grant programs; and
- d) Outdoor improvements (driveways, walkway, retaining wall, or fence)

Note: All capital improvements will be visually inspected to verify existence and require valid receipts and permits if applicable. Regular home maintenance items such as furnace filters, duct cleaning, appliance repair, lawn care are not considered capital improvements.

Continued Affordability and Resale Requirements

Non-compliance with the residency requirement will necessitate the immediate repayment of HOME funds invested into the property unless the house is reoccupied by the original homebuyer or subsequently sold.

Resale is triggered when the house is sold or occupied by a household other than the original homebuyer during the term of affordability and a direct subsidy was provided to a developer.

When resale is triggered during the Period of Affordability, the developer/sponsor or subrecipient shall notify the county who will:

1. Agree to the new sale price with consultation from the subrecipient and written determination from a realtor or appraiser.
2. Confirm the fair return calculation to the seller and/or the county.
3. Review the income eligibility of the subsequent buyer; and
4. Determine the amount of time left to assume on the period of affordability.

The period of affordability is defined in the table below:

Homeowner Assistance Amount	Minimum Period of Affordability Years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

At the point of resale, if the LMI buyer receives HOME funds for down payment assistance, then the period of affordability restarts and the resale provisions apply to the property. If a qualified LMI buyer purchases the home without further assistance with HOME funds, then only the remainder of the original period of affordability will remain in effect.

Marion County will use a market rate (fee simple) appraisal conducted by an independent, state licensed appraiser to establish the value of the property prior to the initial purchase of the home, Marion County follows the standard practice for all real estate purchase transactions. By obtaining a new market rate fee simple appraisal, upon notice of intent to sell by the homebuyer, the County ensures that standard methods for determining property values are always used. In this way, market values are easily measured, professionally determined, and publicly accessible. No subjective judgments are made by the County or the homeowner as to what constitutes value and how value is determined.

The owner will be required to reside in the unit until the Period of Affordability has concluded. Pre-payment of HOME funds will not terminate the Period of Affordability. The exception to this is the sale or transfer of the residence or foreclosure.

The County may invest additional HOME funds to preserve affordability of the unit in the event of foreclosure.

The County will seek to collect the HOME investment due if the house is sold or goes into foreclosure and no subsequent qualified low-income homebuyer can be identified. The collection will be limited to the net proceeds available.

DRAFT

DRAFT

Public Meeting Materials

DRAFT

DRAFT



MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

(503) 588-5212
(503) 588-5237 - FAX

BOARD OF
COMMISSIONERS
Danielle Bethell
Colm Willis
Kevin Cameron

CHIEF
ADMINISTRATIVE
OFFICER
Jan Fritz

MARION COUNTY
555 Court St. NE,
Suite 5232
PO Box 14500
Salem, OR 97309-5036

www.co.marion.or.us

Discussion on Community Development Block Grant and HOME Investment Partnerships Programs

Thursday, September 29, 2022 @ 9am-11am
Commissioners Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

1. Welcome and Introductions Commissioner Bethell
2. Project/Program Update Tim Glisson
 - Down Payment Assistance (Attachment A)
 - Owner Rehabilitation
 - Boys & Girls Club
 - Soaring Heights
 - Habitat (North Willamette)
 - Habitat (Mid-Willamette)
 - Mill City (LIFT Project)
 - Center for HOPE & Safety
 - Upcoming Items
3. Infrastructure Design Tim Glisson
 - Options (Attachment B)
 - Cities
 - Non-profits
 - State Programs (Cities) Parameters
 - CDBG
 - Special Public Works Fund
 - Water/Wastewater Financing Program
 - Safe Drinking Water Revolving Loan Fund

4. Application Process

Tim Glisson

- Tentative Timeline (Attachment C)
- Urban County Structure Comparisons (Attachment D)
 - Urban Counties (Oregon)
 - Urban Counties (Across Country)

- Proposed Scoring (Attachment E)
- Risk Analysis (Attachment F)
- Consolidated Plan Priorities (Attachment G)
- Timeliness Standard (Attachment H)
- Presentation to Board? (Attachment I)
 - Or Site Visit or Site Visit Under Board Section?

5. 2024-2025 Funding Cycle

Tim Glisson

- Solicitation for Application Approach (Attachment J)
 - Formal Process **(Year 2)**
 - Limited Application Process **(Proposed Year 4)**
 - Solicitation of Applications
 - "Open Door" Process **(Year 1)**

- Proposed Application Process (Attachment K)

6. Adjourn

Project/Program Update (Attachment A)

1.) Down Payment Assistance

- Contract with DevNW is being finalized
- Application Portal is ready to be Open
- Escrow Agent is still being secured (Waiting on a quote to know how to proceed)

2.) Rehabilitation

- Procurement for Professional Services closes on 9/26. This had to be extended due to request and limited number of organizations who qualify
- Escrow Agent is still being secured (Waiting on a quote to know how to proceed)
- Environmental Review has been started
- Draft Programmatic Agreement is at the State Historic Preservation Office under review
- Software still needs to go live once Professional Services contract is procured

3.) Boys and Girls Club

- Met with HUD on how to qualify projects and finalized eligibility on how to meet a national objective
- Developed invoicing for project and timeline for funds spent
- Subrecipient Agreement is in development with Procurement and hopefully will be finalized within a couple of weeks.

4.) Soaring Heights

- Appraisal has been submitted in an amount of \$614,000 as of July
- Subrecipient Agreement is in development with Procurement and hopefully will be finalized within a couple of weeks.

5.) Habitat (North Willamette)

- Staff has completed the Environmental Review however the State Historic Preservation office is requiring an archeological survey of the area before issuing concurrence. Habitat is in the process of getting this completed. Then a meeting will be set up with HUD staff to confirm there are no issues before the county Certifies the Environmental Review.

6.) Habitat (Mid-Willamette)

- Environmental Review has been started and can be continued based upon discussion from September 13, 2023

7.) Mill City (LIFT)

- The Environmental Review has essentially been completed. If there are any future HUD funding going to be used to close whatever GAP remains then an Archeological survey will need to be completed before certification.

8.) Center for HOPE and Safety

- Anticipated to begin construction in Spring. Ongoing Architect and Engineering Costs will be paid as invoices are submitted.

Upcoming Items

- 1.) HOME-ARP Final Approval on October 5th and then Submittal to HUD and wait for Final Approval from HUD
- 2.) CAPER (Consolidated Performance Evaluation Report (FY 2021-2022) Public Hearing (End of November)-30-day public notice required
- 3.) Economic Development (October/November) Work Session once application for FY2023-2024 is released

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MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

2023 HOME/HOME-ARP/CDBG Application Presentations

Thursday, January 19, 2023 & 9:00 am
Commissioners Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

(503) 588-5212
(503) 588-5237 - FAX

BOARD OF
COMMISSIONERS
Danielle Bethell
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1. Welcome and Introductions Commissioner Willis
2. Presentations

HOME Program

9:00-9:15 Habitat for Humanity

HOME-ARP Supportive Services/ CDBG Public Services

9:15-9:30 United Way

9:30-9:45 A Ray of Hope Today!
Dba Neighbors Serving
Unsheltered Neighbors

9:45-10:00 Center for Hope and
Safety

CDBG Public Services

10:00-10:15 Boys and Girls Club

CDBG Application (Non-Public Service)

10:15-10:30 City of Stayton

10:30-10:45 Soaring Heights Recovery
Homes

10:45-11:00

Family Building Blocks

3. Additional Discussion

All

4. Next Steps

Tim Glisson

- January 26, 2023
(Allocation of Funding)

5. Adjourn

DRAFT



MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

Program Update and Allocation of Program Year 2023 HOME/CDBG & HOME-ARP Funds

Thursday February 2, 2023 @ 9:30am-11:30am
Commissioners Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

(503) 588-5212
(503) 588-5237 - FAX

BOARD OF
COMMISSIONERS
Danielle Bethell
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555 Court St. NE,
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Salem, OR 97309-5036

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- | | |
|---|---------------------|
| 1. Welcome and Introductions | Commissioner Willis |
| 2. Overview (Exhibits A & B) | Tim Glisson |
| 3. Goal 1: Increase Availability and Affordability of Housing Options | Tim Glisson |
| a. Update | |
| b. Allocation of Funding | |
| • Habitat for Humanity | |
| c. Discussion/Direction | |
| 4. Goal 2: Provide for CHDO Set-Aside | Tim Glisson |
| a. Update | |
| b. Allocation of Funding | |
| • DevNW Request | |
| c. Discussion/Direction | |
| 5. Goal 3: Support Disaster Recovery | Tim Glisson |
| a. Update | |
| b. Discussion/Direction | |
| 6. Goal 4: Invest in Vital Community Facilities and Infrastructure | Tim Glisson |
| a. Update | |
| b. Allocation of Funding | |
| • City of Stayton | |
| • Soaring Heights Recovery Homes | |
| • Family Building Blocks | |
| c. Discussion/Direction | |

7. Goal 5: Increase Access to Community Services Supportive Services (HOME-ARP) Tim Glisson
- a. Update
 - b. Allocation of Funding
 - United Way
 - A Ray of HOPE Today! Dba Neighbors Serving Under Sheltered Neighbors
 - Center for Hope and Safety
 - Boys and Girls Club (CDBG Only)
 - c. Discussion/Direction
8. Goal 6: Encourage Economic Opportunity Tim Glisson
- a. Update
9. Goal 7: Support Program Success Tim Glisson
- a. Update
10. Additional Discussion/Direction All
- a. Expected Timeline
(See Notes at Bottom of Exhibit C)
11. Adjourn



MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

CDBG/HOME Program Discussion

Thursday, March 30, 2023, 1:15PM – 2:15PM
Commissioner's Board Room
555 Court Street NE, 5th Floor, Suite 5232
Salem, OR 97301

(503) 588-5212
(503) 588-5237 - FAX

BOARD OF
COMMISSIONERS
Colm Willis
Kevin Cameron
Danielle Bethell

CHIEF
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Jan Fritz

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555 Court St. NE.
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PO Box 14500
Salem, OR 97309-5038

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1. Welcome and Introductions Commissioner Willis
2. CDBG/HOME Cornerstone Apartments Chris Eppley/Jessica Stanton
3. Substantial Amendment #3 Chris Eppley/Terri Darvell
4. Down Payment Assistance/Rchab Chris Eppley/Terri Darvell
5. 2023-24 Annual Action Plans Chris Eppley/Terri Darvell
6. Adjourn Commissioner Willis



Marion County
Board of Commissioners Office
CDBG Rehab/HOME Down Payment Assistance

Thursday, March 30, 2023, 1:15-2:15

Presenter	Chris Eppley-Marion County Community Services Director
Location	555 Court St. NE, Salem 5th Floor, Commissioner's Board Room
Goal	Further discussion regarding modifications to CDBG Rehab and HOME Down Payment Assistance

Attendees:

Commissioner Kevin Cameron

Matt Lawyer, Senior Policy Analyst

Commissioner Colm Willis

Chris Eppley, Community Development
Division Director

Jan Fritz, Chief Administrative Officer

Sheila Roberts, Community Services

Jane Vetto, Legal Counsel

Discussion Notes:

Commissioner Willis opened the work session (meeting) Thursday, May 25, at 1:15 p.m. regarding Marion County's CDBG Homeowner Rehab and HOME Down Payment Assistance Program and discussion of homeowner program for residents of Cornerstone and similar developments.

First issue-Potential home owner projects to develop for residents of Cornerstone and similar:

Chris Eppley:

Further discussion of a plan to develop owner occupied housing for residents of Cornerstone Apartments and similar low-income residents to step up current renters to homeownership. The amount of investment needed for total project costs means funds need to be paired with a partner agency.

Chris mentioned three options regarding the use of HOME funds in addition to direct down payment assistance. 1) Partnering with another agency to create condos or townhomes 2)

Contract with a CHDO to rehab foreclosed or other units in need of repair 3) Continue to work on partnership with Cornerstone and or North Valley Habitat for Humanity

Commissioners Willis and Cameron:

Both commissioners agreed that working with a CHDO to find and develop properties would provide the quickest route to move the plan forward.

Next issue-Substantial Amendment to Consolidated Plan

Chris Eppley:

The second item is a substantial amendment to Consolidated Plan program year 2021 to re-allocate funding according to the Board's interest to provide funding to United Way Safe Sleep program. The forms for Board signature will be provided later.

Next issue-Increase CDBG and HOME funds allowable per applicant

Chris Eppley:

The third item is regarding the County's initial CDBG and HOME program design to provide up to 15k in owner occupied rehab and up to 25k for down payment assistance to qualified LMI residents. After research, it became clear that changes are needed to make the programs successful.

Program staff recommended up to 125k for down payment assistance to be able to bridge gap in area home prices and max allowable income that HUD will allow. Chris reviewed a printed outline to point out the disparity between the cost of homes in our area and the maximum amount of income that a qualifying family may have according to HUD rules.

Commissioner Willis:

Had questions about details regarding repayment and was hesitant to provide such a large amount. Wants to move on to home rehab topic and discuss the down payment issue again later.

Commissioner Cameron:

Mentioned that up to 50k may be more realistic for rehab due to the high costs of things such as roofing and furnaces.

Commissioner Willis:

Agreed that costs are high and wants to preserve housing stock, so feels important to help take care of older homes in need of repair.

Chris Eppley:

Emphasized that our program cannot be successful if we cannot qualify people and get the money out to those that need help in a timely manner.

Next issue-Re-allocation of remaining CDBG and HOME funds

Chris Eppley:

The last item for discussion is that there are remaining funds in HUD programs that need to be re-allocated. The commissioners agreed to move the remaining CDBG funds to the rehab program and the HOME funds to the down payment assistance program.

Meeting adjourned by Commissioner Willis at 2:05 p.m.

:

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MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

CDBG/HOME Program Discussion

Thursday, May 25, 2023, 1:15PM – 2:15PM
Commissioner's Board Room
555 Court Street NE, 5th Floor, Suite 5232
Salem, OR 97301

(503) 588-5212
(503) 588-5237 - FAX

BOARD OF
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- | | |
|---|---------------------------|
| 1. Welcome and Introductions | Commissioner Willis |
| 2. HOME ARP Application (Valor Mentoring) | Chris Eppley/Steve Dickey |
| 3. Down Payment Assistance program | Chris Eppley/Steve Dickey |
| 4. Residential Rehab Program | Chris Eppley/Steve Dickey |
| 5. Adjourn | Commissioner Willis |



Marion County
 Board of Commissioners Office
 CDBG-DR
 Input Planning Meeting

Thursday, May 25, 2023, 1:30 p.m.

Presenter	Tim Davis, Brothers of Valor, Inc. / Valor Mentoring – Requesting HOME-ARP funds for a youth service program. Chris Epley, Community Development Division Director – Down payment assistance program, and homeowner residential rehab program.
Location	555 Court St. NE, Salem 5th Floor, Commissioner’s Board Room
Goal	Present three items for discussion and consideration by the Board of Commissioners: <ul style="list-style-type: none"> • Consideration of Valor Mentoring request for HOME-ARP funding. • Proposal to raise the limit for the down payment assistance program from \$25,000 to \$125,000. • Proposal to raise the limit for the homeowner residential rehab program from \$30,000 to \$50,000.

Attendees:

- | | |
|--|------------------------------------|
| Commissioner Danielle Bethell | Jessica Stanton, BOC |
| Commissioner Kevin Cameron via Zoom | Chad Ball, BOC |
| Commissioner Colm Willis | Shawnnell Fuentes, BOC |
| Jan Fritz – Chief Administrative Officer | Cody Walterman, MC Legal |
| Alvin Klausen, BOC | Steve Dickey, Community Services |
| Chris Epley, Community Development Division Director | Terri Darvell, Community Services |
| Matt Lawyer, BOC | Sheila Roberts, Community Services |

Discussion Notes:

Commissioner Willis opened the work session (meeting) Thursday, May 25, 2023, at 1:30 p.m. regarding a request from Valor Mentoring to receive \$225,000 in HOME-ARP funding,

a proposal to raise the limit on down payment assistance program from \$25,000 to \$125,000, and raise the limit on the homeowner residential rehab program from \$30,000 to \$50,000.

Introductions of the guests in person and online.

First Issue – HOME ARP funding request for Valor Mentoring program

Chris Eppley:

Introduced Tim Davis and the project overview.

Presenter Tim Davis:

Introduction and explanation of the purpose of the Valor Mentoring program serving youth in Keizer and surrounding areas. The program provides one on one mentoring focused on benefiting youth who are at risk of homelessness, dropping out of school, or getting involved in harmful activities. The request for \$225,000 in HOME-ARP funds will support the addition of 2 ½ full-time positions, and materials/supplies for a new youth service center. This new location is very close to McNary High School. The facility and needed renovations are being paid for through other resources. The new facility will add a significant increase in capacity for Valor Mentoring's current programs, and allow for expanded capacity to deliver services to the community.

Commissioner Willis:

Asked Mr. Davis how he came up with the amount of the request and what it specifically would be used for?

Tim Davis:

67% for additional staffing (2 ½ full-time positions), and the remaining would provide supplies for the services they provide.

Commissioner Bethell:

Asked Mr. Davis if the program equally benefitted female youth as well as male youth.

Tim Davis, Valor Mentoring:

Mr. Davis's first focus was to point out that their other programs that include music, art, recording, music production, video production, communications, journalism, and podcasting are already open to both male and female youth. He then explained that while currently the one-on-one mentoring is only men mentoring male youth, that this program expansion will increase the capacity to have one-on-one mentoring between women and female youth. Mr. Davis stated that this will start in January.

Commissioner Cameron:

Asked to know how long this money will last? He wants to have a clear understanding of Mr. Davis's long-term funding plan.

Tim Davis, Valor Mentoring:

Mr. Davis replied that they are continually building their network of financial support and are committed to not only keep this program moving forward, but also expand to additional locations.

Commissioner Bethell:

Requested that Mr. Davis provide quarterly reports on how the program is benefiting youth in the area, and especially how it is benefiting both male and female youth.

Commissioner Willis:

Made a statement that this is not going to be ongoing funding and reiterated to Mr. Davis that he will need to have other plans to keep the program going long after the HOME ARP funds have been expended.

Commissioner Cameron:

While indicating his support, but wants to see a long-term funding plan by the end of the second quarter.

Commissioners Bethell, Willis, and Cameron:

All agreed to support the project.

Thanked Mr. Davis for his presentation and indicated that they were favorable with approving the funding request.

Next Issue – Increase Down Payment Assistance Limit

Chris Eppley – Community Services Director:

Presented a proposal to raise the limit on the down payment assistance program. The program currently has a limit of \$25,000. With the current market conditions and the maximum household income allowed to qualify for HUD assistance, the \$25,000 amount is not sufficient to bridge the gap due to the high cost of housing. The increase would be comprised of two parts. The first is a \$25,000 payment deferred, zero percent loan that would decline in years six through ten of occupancy to a zero balance. The second part is up to \$100,000 payment deferred zero percent loan that would remain as a lien on the property until the property is sold or transferred to another party. Mr. Eppley stated that with the \$25,000 limit there have not been any parties that could qualify to purchase a home that is in a condition to be occupied at the time of sale.

Commissioners Bethell and Willis:

Asked what would happen if the homeowner were to have an increase in household income that would cause them to no longer qualify for the program.

Chris Eppley – Community Service Director:

Mr. Eppley replied that the income qualification is only required at the point of purchase to receive the down payment assistance. They also would remain under the provisions addressing the Period of Affordability as required by HUD. If the home were to be sold during the Period of Affordability, the remaining balance of assistance for down payment would be paid back to the county.

Next Issue – Increase Homeowner Rehabilitation Program Limit

Chris Eppley – Community Services Director:

Presented a proposal to raise the limit on the homeowner residential rehab program. The program currently has a limit of \$30,000. With the current market conditions and the increase in the cost of labor and materials, the \$30,000 amount is not sufficient to pay for more than one major element of rehabilitation. Mr. Eppley stated that the homeowner residential rehab program will be managed through a contract with the Mid-Willamette Council of Governments.

Commissioner Bethell:

Stated that she wants to see the remainder of the original loan be 30%.

Chris Eppley – Community Services Director:

The increase is to raise the limit to \$50,000 as a payment deferred, zero percent loan that would decline in years six through ten of occupancy by 14% of the original total to a remaining 30% balance. The remaining 30% will remain as a lien on the property until the property is sold or transferred to another party.

Commissioner Cameron:

Agreed that this increase would be in line and hopefully will begin to help homeowners in the area begin to benefit from the program.

Commissioner Bethell:

Mentioned that she had met with Beth Hayes and asked that CDBG staff set up a meeting with her to discuss opportunities for using the CDBG / HOME funds.

She also wanted Mr. Eppley to meet with Jason Icenbice from the Marion County Housing Authority to see how we can collaborate and help him spend two million dollars in funding that he has in his account.

Commissioner Willis:

Adjourned the work session (meeting) at 2:50 p.m. on Thursday, May 25, 2023.

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Public Notices

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Phone: 503-654-0580 Fax: 503-820-3433
E-mail: legal@pamplinnewsmedia.com

SEE EXHIBIT A

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Marion, ss I, J. Brian Monihan, being first duly sworn, depose and say that I am the President of the Woodburn Independent, a newspaper of general circulation, published in Marion County, Oregon, as defined by ORS 293.010 and 193.020, that

Ad#: 281804
Owner: Marion County Board of Commissioners
Description: NOTICE OF PUBLIC HEARING

A copy of which is herein annexed, was published in the entire issue of said newspaper for 1 week(s) in the following issue:
06/07/2023



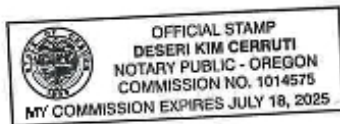
J. Brian Monihan (President)

Subscribed and sworn to before me this
06/07/2023



NOTARY PUBLIC FOR OREGON

Act #: 147178
Attn: TERRI DARVELL
MARION COUNTY COMMUNITY SERVICES
555 COURT ST, NE STE 3120
SALEM, OR 97301



PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

DRAFT ANNUAL ACTION PLAN FOR LOCAL FISCAL YEAR 2023-2024
PROJECTED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and HOME
INVESTMENT PARTNERSHIPS (HOME) FUNDS

Purpose of Annual Action Plan: The Annual Action Plan presents a detailed strategy for the use of CDBG and HOME Funds expected to be received by the County during Local Fiscal Year 2023-2024 to implement eligible activities in achieving objectives of the County's Consolidated Plan: FY 2021-2025.

Public Comments on Annual Action Plan: The Draft Annual Action Plan for FY 2023-2024 will be available on the website of the Marion County Board of Commissioners beginning June 8, 2023. Residents without access to the internet can contact Steve Dickey, CDBG/HOME Program Manager at 555 Court Street NE P.O. Box 14500 Salem, OR 97309 to request a printed copy. Oral and written comments received by 5:00 p.m. on July 10, 2023, will be considered and changes made if such changes are deemed appropriate prior to submitting the final plan to HUD. A summary of all comments, with reasons provided for any comments not incorporated, will be included in the Annual Action Plan submitted to HUD.

A Public Hearing will be held on August 2, 2023, at 9:30 a.m. in the Senator Hearing Room located at 555 Court Street NE, Salem OR 97301.

Access by Persons with Disabilities and Limited English Persons: Copies of the Draft Annual Action Plan and/or an executive summary will be made available in a form accessible to persons with disabilities and persons with limited English proficiency upon request. If you require interpreter assistance, an assistive listening device, large print material or other accommodation, call 503-388-5212 at least 48 hours in advance of the meeting. Hearing impaired persons are encouraged to use the relay service at 503-588-5168 should they wish to call the above offices.

The proposed budget is below:

Goals Per the Consolidated Plan	Amount	Organization/ Program	Location	Source	Outcome
Provide for CHDO Set-Aside	\$ 96,782	Award in Progress	Countywide (Outside Salem City Limits)	HOME	TBD
Increase Availability & Affordability of Housing Options	\$ 250,000	Habitat for Humanity (Mid-Willamette Valley)	Bistrika Ln. (East Salem)	HOME	2 Homes Built
Increase Availability & Affordability of Housing Options	\$233,911	Down Payment Assistance Program	Countywide (Outside Salem City Limits)	HOME	Pending Final Per-Applicant Allocation
Support Program Success	\$64,522	Administration	N/A	HOME	N/A

Increase Access to Community Services	\$111,932	Boys & Girls Club	East Salem (Epping Homestead)	CDBG	Operating Expenses
Increase Access to Community Services	\$100,000	Center for Hope & Safety	Woodburn	CDBG	Operating Expenses
Invest in Vital Community Facilities & Infrastructure	\$350,000	Soaring Heights	Keizer	CDBG	Acquisition of Property (Transitional Housing)
Owner Occupied Home Rehabilitation	\$568,374	TBD	Countywide (Outside Salem City Limits)	CDBG	Pending Final Per-Applicant Allocation
Support Program Success	\$282,576	Administration	N/A	CDBG	N/A

AVISO PÚBLICO

AVISO DE AUDIENCIA PÚBLICA

PROYECTO DE PLAN DE ACCIÓN ANUAL PARA EL EJERCICIO FISCAL LOCAL 2023-2024

PROYECCIÓN DE UTILIZACIÓN DE LOS FONDOS DE LA SUBVENCIÓN DE DESARROLLO COMUNITARIO (CDBG) y DE LAS SOCIEDADES DE INVERSIÓN EN EL HOGAR (HOME)

Propósito del Plan de Acción Anual: El Plan de Acción Anual presenta una estrategia detallada para el uso de los Fondos CDBG y HOME que se espera reciba el Condado durante el Año Fiscal Local 2023-2024 para implementar actividades elegibles en el logro de los objetivos del Plan Consolidado del Condado: Año Fiscal 2021-2025.

Comentarios públicos sobre el Plan de Acción Anual: El proyecto del Plan de Acción Anual para el año fiscal 2023-2024 estará disponible en el sitio web de la Junta de Comisionados del Condado de Marion a partir del 8 de Junio de 2023. Los residentes que no tienen acceso a Internet pueden ponerse en contacto con Steve Dickey, Gerente del Programa CDBG/HOME en 555 Court Street NE P.O. Box 14500 Salem, OR 97309 para solicitar una copia impresa. Los comentarios orales y escritos que se reciban hasta las 5:00 p.m. del 10 de Julio de 2023, serán considerados y se harán cambios si se consideran apropiados antes de presentar el plan final al HUD. Se incluirá un resumen de todos los comentarios, con las razones de cualquier comentario no incorporado, en el Plan de Acción Anual presentado al HUD.

Se realizará una Audiencia Pública el 2 de Agosto de 2023, a las 9:30 a.m. en la Sala de Audiencias del Senador ubicada en 555 Court Street NE, Salem OR 97301.

Acceso de personas con discapacidades y de personas con un nivel de inglés limitado: Se pondrán a disposición copias del Proyecto de Plan de Acción Anual y/o un resumen ejecutivo en una forma accesible para las personas con discapacidades y personas con conocimientos limitados de inglés, a petición de los interesados. Si necesita la ayuda de un intérprete, un dispositivo de ayuda a la audición, material con letra grande u otras adaptaciones, llame al 503-388-5212 por lo menos 48 horas antes de la reunión. Se anima a las personas con discapacidad auditiva a utilizar el servicio de retransmisión al 503-588-5168 si desean llamar a las oficinas mencionadas.

La propuesta del presupuesto es la siguiente:

Objetivos Según el Plan Consolidado	Cantidad	Organización/ Programa	Ubicación	Fuente	Resultado
Proporcionar Una Asignación Para CHDO	\$ 96,782	Premio en Curso	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	HOME	TBD
Aumentar la Disponibilidad y Asequibilidad de las Opciones de Vivienda	\$ 250,000	Hábitat para la Humanidad (Mid-Willamette Valley)	Bistrika Ln. (Este Salem)	HOME	2 Casas Construida
Aumentar la Disponibilidad y Asequibilidad de las Opciones de Vivienda	\$233,911	Programa de Asistencia para el pago inicial	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	HOME	Pendiente de Asignación Final por Aplicante
Apoyar el Éxito del Programa	\$64,522	Administración	Bistrika Ln. (Este Salem)	HOME	N/A
Aumentar el Acceso a los Servicios Comunitarios	\$111,932	Boys & Girls Club	Este Salem (Epping Homestead)	CDBG	Gastos de operación
Aumentar el Acceso a los Servicios Comunitarios	\$100,000	Centro de Hope & Safety	Woodburn	CDBG	Gastos de operación
Invertir en Instalaciones e Infraestructuras Comunitarias Vitales	\$350,000	Soaring Heights	Keizer	CDBG	Adquisición de propiedades (Viviendas de Transición)
Rehabilitación de Viviendas Ocupadas por el Propietario	\$568,374	TBD	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	CDBG	Pendiente de Asignación Final por Aplicante
Apoyar el Éxito del Programa	\$282,576	Administración	N/A	CDBG	N/A



AFFIDAVIT OF PUBLICATION

MARION CO COMM SERVICES DEPT
PO BOX 14500
SALIM, OR 97309
ATTN

Lecky
being first duly sworn, depose and say that I
am the principal clerk of the Statesman
Journal, Silverton Appeal and Stayton Mail
newspapers of general circulation as defined
by Sections 193.010 to 193.110, Oregon
revised Statutes, printed and Published at
Salem in the aforesaid county and state; that
this Public Notice is printed copy of which is
hereby annexed, was published in the entire
issue of said newspaper in the following issues

6/7/2023

[Signature]
Public Notice Clerk

Subscribed and sworn to me this 7th day of June,
2023

[Signature]
Notary Public for State of Wisconsin, Brown County

Notary Expires On 5/15/27

AD#: GC11069623
ALOCI #: 859290
PO: ANNUAL ACTION PLAN
AD COST: \$1,980.10
THIS IS NOT AN INVOICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

Median Home Price Data

DRAFT

DRAFT

08/30/2023

Method for determining median area home purchase price using Marion County Assessor 2023 Sales Data found at: <https://www.co.marion.or.us/AO/Pages/datacenter.aspx>

-Remove duplicate ID #s

Use tool to eliminate potential duplicate records. Use sale ID. Save.

-Filter by sales date(AB)

Sale Dates- Apr, May, June 2023. Save.

-Filter by condition code(AC)

Select 0 and 33 only to reduce arm's length, transfer in lieu of lien, partial interest sale, etc. Save.

-Filter by maintenance area(L)

Uncheck numbers beginning with 14, 15, 16-these are all areas inside the incorporated boundaries of Salem. Save.

-Filter by property type (property class description N)

Choose residential improved, residential w/manufactured home and residential condo. Save.

-Filter by primary statistical classification (Q)

Statistical classes beginning with 1 indicate single family residence. There are 3 digits to the code. Use first digit '1' to capture all residential sales. Exclude codes that have '0' as middle digit which means no home as part of sale. Save.

-Sort by Year Built

Create tab for new 2022 and tab for all prior years. Save

-Sort by sales price

Delete any lines with '0' zero, blank sales price. Save

Use middle line number for median. Based on this criteria, the plan year median home price is:

The median NEW home price for Marion County is $\$470,000 \times .95 = \$446,500$.

The median EXISTING home price for Marion County is $\$444,500 \times .95 = \$422,275$

424 and Certifications Place Holder

DRAFT