

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This was the second year of operation for Marion County's homeowner rehabilitation program and homebuyer assistance programs. These have proven to be valuable and successful within the county. In addition, some of the construction/renovation projects are underway.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Encourage Economic Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				
Increase Access to Community Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	1230	82.00%	100	271	271.00%
Increase Access to Community Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		50	0	0.00%

Increase Access to Community Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted		261				
Increase Availability and Affordability of Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	10		0	10	
Increase Availability and Affordability of Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0				
Increase Availability and Affordability of Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	14	40.00%	9	26	288.89%
Increase Availability and Affordability of Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	12	80.00%	3	8	266.67%
Increase Availability and Affordability of Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homelessness Prevention	Persons Assisted	0	10		0	10	
Invest in Vital Comm. Facilities & Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	800	50	6.25%	3620	0	0.00%

Invest in Vital Comm. Facilities & Infrastructure	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Invest in Vital Comm. Facilities & Infrastructure	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	15	13	86.67%			
Provide for CHDO Set-Aside	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		1	0	0.00%
Provide for CHDO Set-Aside	Affordable Housing	HOME: \$	Other	Other	5	0	0.00%			
Support Disaster Recovery Efforts	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Support Disaster Recovery Efforts	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0				
Support Disaster Recovery Efforts	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				

Support Disaster Recovery Efforts	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Support Program Success	Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Marion County has now used CDBG funds for homeowner rehab and HOME funds for homebuyer assistance to address increasing the availability and affordability of housing. The rehab program is intended to provide a stable living environment and prevent homelessness. Homebuyer assistance is allowing families an opportunity to purchase their own home, which helps stabilize their future housing needs and expenses. In addition, CDBG funds have been allocated to several organizations to improve some infrastructure and facilities that serve LMI populations-such as a food pantry and resource center, homeless shelter facility, and a low-income area that will now have walkable sidewalks, lighting, re- paved parking and storm drainage

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	189	8
Black or African American	14	1
Asian	5	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	8	1
Total	217	10
Hispanic	125	4
Not Hispanic	92	6

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,837,964	2,199,682
HOME	public - federal	509,833	1,106,162

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
LMI Areas			LMI Areas
Marion County Service Area	100		Service Area

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Marion County provided \$350,000.00 of funding to an organization that establishes and maintains transitional housing.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	497,148
2. Match contributed during current Federal fiscal year	350,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	847,148
4. Match liability for current Federal fiscal year	263,358
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	583,790

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
County Contribution (Opioid Funding)	0	350,000	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	12	34
Number of Special-Needs households to be provided affordable housing units	0	0
Total	12	34

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	9	26
Number of households supported through Acquisition of Existing Units	3	8
Total	12	34

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Marion County was fortunate to have great community partners that helped implement these programs and reach the recipients that qualified and were in need of these supportive programs.

Discuss how these outcomes will impact future annual action plans.

This demonstrates the great need in our community for these programs. We hope these programs will continue.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	18	0
Low-income	7	1
Moderate-income	1	7
Total	26	8

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Marion County actively participates in the Continuum of Care and is looking for ways to help reduce homelessness as it was a priority identified in the Consolidated Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

Marion County provided funds to an organization to purchase an additional transitional home for women with or without children. CDBG dollars have funded 2 transitional homes and the county has provided funding for 2 in the past 4 years.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The transitional housing projects previously mentioned are specifically targeted to serving these populations.

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 actively participates with agencies that are working to help homeless persons transition to permanent housing and independent living. The transitional housing projects previously mentioned are targeted to serving these populations.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Marion County staff works closely with the public housing authority on potential projects. It will continue to grow its collaboration in years to come as the CDBG/HOME Program can be a financial partner to future public housing projects if so desired.

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

Marion County is working with community partners to find ways for public housing residents to become homeowners. This group of community partners includes housing authorities, county and city governments, private investors, financial institutions, and developers. Marion County Housing Authority actively promotes and encourages self sufficiency programs that help residents on the path to be successful renters and pursue home ownership if they choose.

Actions taken to provide assistance to troubled PHAs

Marion County Housing Authority is not a troubled agency.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Marion County is actively pursuing ways to help cities meet the growth challenges in Oregon. Marion county is analyzing ways to help alleviate affordable housing barriers throughout the county and is willing to work with any jurisdictions where issues may arise. Marion County will remain a partner in helping to educate and alleviate barriers to affordable housing including but not limited to analyzing ways to purchase land to help ease the cost to build housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Marion County participates with community partners to help address obstacles for underserved communities, including providing technical assistance whenever possible. This year, CDBG funds were allocated to 3 projects that are expanding services and their reach within their respective communities. These activities are aimed at reaching out to underserved areas and providing assistance and includes a food pantry/resource center, an advocacy group for children and a homeless shelter/resource center

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Marion County is committed to reducing any lead-based paint hazards when situations arise. At this time there were no projects that warranted lead-based paint concerns. The homeowner residential rehabilitation program is operational and housing is tested as required by HUD

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Marion County recognizes the importance of upward mobility for poverty-level families. It is important to the County to help families gain financial stability by homeownership. This is part of the intent for the down payment assistance program. Marion County has adjusted the program design to improve the opportunity for families to reach homeownership.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As this program is still in the early years of establishment, the institutional structure continues to evolve to best fit the needs of the community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Marion County is engaging with community partners to enhance coordination between public, private, and social service agencies. Participants include housing authorities, local governments, private donors, financial institutions, developers, shelters, food banks, and other social service agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In the five-year Consolidated Plan, there were four key fair housing goals identified in the analysis of impediments. Those four goals were to promote affordable homeownership and rental opportunities, promote community development activities in areas with higher rates of poverty, promote community and service provider knowledge of ADA laws, and increase outreach and education for housing providers in the county and the public. As the county develops the CDBG/HOME program it continues to build partnerships with community organizations that share the common goal of supporting and improving fair housing practices in Marion County.

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CR-40 - Monitoring 91.220 and 91.230

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

Marion County continues to ensure that subrecipients and projects meet all applicable program requirements as determined by the funding source and the type of project funded. Additionally, oversight will continue to monitor adherence to project scope, schedule, and budget. A combination of data collected in quarterly reports, annual reports, data utilized in shared database project management systems, annual audits (if applicable), and site visits will provide a comprehensive overview of monitoring the subrecipient's performance. Red flags in scheduled reports or complaints filed against the subrecipient will automatically trigger a site visit to thoroughly investigate the issue.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Marion County continues to seek ways to provide the public with opportunities to provide input. This can include partnering with other agencies conducting public events to have a presence, scheduling regular public input meetings, and participating in events with a broad range of public attendance. The public comment period for the CAPER was held from August 20, 2025 to September 4, 2025, with the Public Hearing held on September 10, 2025.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

None

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

N/A

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

N/A

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Marion County received \$50,000 in program income from the sale of property that had received homeowner rehab funds and it was put back into the homeowner rehab program.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Marion County has established a down payment assistance program, and a homeowner residential rehabilitation program. These two programs are intended to increase opportunities for affordable home ownership, and the ability to stay in homes already occupied by LMI populations.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Marion County did not fund any projects that required Section 3 reporting.

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