

MID-WILLAMETTE HOMELESS INITIATIVE  
SUBCOMMITTEE RECOMMENDATIONS  
December 1, 2016

**COMBINED AFFORDABLE HOUSING AND FINANCIAL SUBCOMMITTEES**

1. Recommend endorsement of the City of Salem's Residential Implementation Strategy and the City of Keizer's Proposed Residential Goals, Objectives, and Policies derived from the Housing Needs Analysis (HNA) including the following:
  - Moving forward with accessory dwelling unit (ADU) planning
  - Exploring the possibility of system development charges (SDC) waivers and/or reductions for bonafide affordable housing projects
  - Revisions to jurisdictional policies to allow planning staff to consider reduced parking for affordable housing projects when the projects are near transit, including review based on market studies, location of the structure, and neighborhood input.
2. Recommend implementation of SDC waivers and/or reductions across all jurisdictions for bonafide affordable housing projects.
3. Recommend that the efforts above be expanded to also encompass the jurisdictions of Marion County and Polk County.
4. Recommend jurisdictional consideration of conversion for existing, vacant buildings into affordable housing including revisions to zoning and/or conditional uses to allow affordable housing in light industrial areas.
5. Recommend exploring the possibilities of implementing inclusionary zoning in the jurisdictions with proportional waiver of System Development Charges (SDCs) or reductions in SDCs for bonafide affordable housing projects.
6. Revise jurisdictional policies (county and city) to provide authority to administrators to make decisions regarding applications for competitive grants that would further the goals of the jurisdictions and the Task Force. And once a grant is awarded, a review and approval by the governing body (City Council or County Commissioners) for acceptance of the grant.

**SUPPORT SERVICES/EDUCATION SUBCOMMITTEE**

1. Initiate a conversation with the Salem Keizer School District to address barriers to that homeless children face. (Issues include amendments to the ten-day absenteeism policy to accommodate homeless students; more school-based work skills development programs; tutoring/mentorship for students in the gap between mainstream and alternative school; and professional development opportunities for educators and staff dealing with homeless and high risk populations).
2. Support and expand neighborhood-based community centers for homeless families and youth, such as Community Action Agency's HOME Youth and Resource Center and West Salem's Dream Center.

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**TRANSITIONAL HOUSING/SHELTERS SUBCOMMITTEE**

1. Organizations within the community are working on new or expanded shelter, transitional housing, and affordable housing projects. It is recommended that the task force endorse the following projects and, if requested, provide letters of support to reinforce our collaborative efforts toward reducing homelessness in communities across the region:
  - Community Action Agency's HOME Youth & Resource Center;
  - United Gospel Mission's plan to replace the current shelter with a new 300 bed shelter for men without children;
  - Westcare's plans to provide ten new transitional housing beds for veterans this year, with an additional 10-20 over the course of the next year;
  - Marion County's plans to develop a twenty-four bed reentry transitional housing unit; and
  - Mountain West Investments' plans to develop additional affordable housing units in the Salem Metropolitan Statistical Area.
2. Support and encourage opportunities for expansion of current programs, i.e. Salvation Army, St. Francis Shelter, Center for Hope and Safety and others, to provide service coordinated emergency and transitional housing for families.
3. Through letters of support, community partnerships, and jurisdictional planning:
  - a. Support population-specific projects for victims of domestic violence (emergency and transitional housing);
  - b. Encourage a portion of all new housing to offer a priority to homeless families or victims of domestic violence; and
  - c. Support the Housing Authorities to increase prioritization of housing vouchers for homeless families or survivors of domestic violence.
4. Create a Memorandum of Understanding among regional entities to constitute a Development Team to provide coordinated, inclusive, and transparent management of the region's approach to emergency housing and related services, as well as affordable housing. The Development Team will:
  - a. Examine ways to best position the region for future funding, including but not limited to
    - i. Examining HMIS participation rates to determine the degree of community coordination in future cooperative applications; and
    - ii. Assessing local participation in the Rural Oregon Continuum of Care to understand how best to address the problems of homelessness and needs of people experiencing homelessness.
  - b. Prioritize, plan, and pursue available grants (federal, state, private) for future projects;
  - c. Analyze the advisability of allowing, supporting, or facilitating some form of temporary, support-coordinated camping; and
  - d. Inventory vacant, derelict or other suitable sites for potential re-purposing as support-coordinated emergency housing. Such sites may include houses, motels, apartments, or closed schools.