



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: August 2, 2023

Department: Community Services Agenda Planning Date: July 20, 2023 Time required: 5 min

X Audio/Visual aids Very short Power Point

Contact: Steve Dickey Phone: 503-373-4334

Department Head Signature: 

TITLE A Public Hearing for the adoption of the 2023 - 2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs.

Issue, Description & Background A Public Hearing to adopt the 2023 - 2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. Marion County is required to submit an Annual Action Plan to the United States Department of Housing and Urban Development by August 16, 2023 indicating how it intends to use the allocation of funding for the upcoming 2023 - 2024 program year.

Financial Impacts: None

Impacts to Department & External Agencies Projects approved for funding at the February 2, 2023 meeting of the Board of Commissioners will be funded through the adoption of this Annual Action Plan.

Options for Consideration:
1) By Resolution adopted the 2023 - 2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs
2) Do not adopt the 2023 - 2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs

Recommendation: Recommend adoption of the 2023 - 2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs.

List of attachments: 2023 - 2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs,
Copy of official Notice of Public Hearing published June 7, 2023.

Presenter: Steve Dickey

Copies of completed paperwork sent to the following: (Include names and e-mail addresses.)

Copies to: Steve Dickey - sdickey@co.marion.or.us

In the matter of adopting the)
Program Year 2023-2024 Annual)
Action Plan under the Community)
Development Block Grant and HOME)
Investments Partnership Program)

WHEREAS as part of the process for adopting an Annual Action Plan Marion County must hold a public hearing to take any additional comments on the draft Annual Action Plan. Comments are offered for consideration in reallocating proposed funding prior to final approval of the Annual Action Plan. This public hearing occurred on August 2, 2023.

IT IS HEREBY ORDERED that the Board of Commissioners approve the Program Year 2023-2024 Annual Action Plan to be submitted to the United States Department of Housing and Urban Development prior to the August 16, 2023, deadline.

DATED at Salem, Oregon, this 2nd day of August 2023.

MARION COUNTY BOARD OF COMMISSIONERS

Chair

Commissioner

Commissioner



6605 SE Lake Road, Portland, OR 97222
PO Box 22109 Portland, OR 97269-2169
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.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 193.010 and 193.020, that

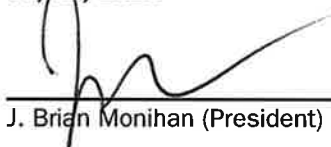
Ad#: 291604

Owner: Marion County Board of Commissioners

Description: NOTICE OF PUBLIC HEARING

A copy of which is hereto 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

Acct #: 147178

Attn: TERRI DARVELL

MARION COUNTY COMMUNITY SERVICES
555 COURT ST, NE STE 3120
SALEM, OR 97301

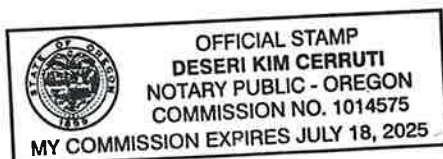


EXHIBIT A

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	Habitat para la Humanidad (Mid-Willamette Valley)	Bistrika Ln. (Este Salem)	HOME	2 Casas Construidas
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
Investir 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

Published June 7, 2023.

WI291604

TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-23-953163-BB Reference is made to that certain deed made by, GUADALUPE JERONIMO LOPEZ AND NICOLASA MORA JERONIMO, HUSBAND AND WIFE as Grantor to FIRST AMERICAN TITLE, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 11/6/2008, recorded 11/13/2006, in official records of MARION COUNTY, Oregon in Book 2733 Page 99 and/or as fee/instrument/microfilm/reception number 181905 and subsequently assigned or transferred by operation of law to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007 FF1 covering the following described real property situated in said county and State: APN: 573681 073W13CA05000 LOT 30, FAIRWAY PARK ADDITION, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON. Commonly known as: 2733 FLORENCE AVE NE, SALEM, OR 97301-7437. The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$8,123.52 TOTAL REQUIRED TO PAYOFF: \$143,736.21 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The installments of principal and interest which became due on 10/1/2022, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due (if applicable) for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 8/24/2023 at the hour of 10:00 AM, Standard Time, as established by section 187.110, Oregon Revised Statutes, On the outside steps of the main entrance of the Marion County Courthouse, located at 100 High St NE, Salem, OR 97301 County of MARION, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right: Lien or Interest NICOLASA JERONIMO 2733 Florence Ave NE Salem, OR 97303 Original Borrower GUADALUPE LOPEZ 2733 Florence Ave NE Salem, OR 97303 Original Borrower For Sale Information Call: 916-939-0772, or Login to: www.nationwideposting.com In constraining this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. T.S. No.: OR-23-953163-BB Dated: 4/11/2023 Quality Loan Service Corporation f/k/a Quality Loan Service Corporation of Washington, as Trustee Signature By: Jeff Stenman, President Trustee's Mailing Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 1901 14th Ave SE, Suite 450, Spokane, WA 99201-3800

TRUSTEE'S NOTICE OF SALE

T.S. No.: OR08000069-22-2 APN R354398 To No 8781828 TRUSTEE'S NOTICE OF SALE Reference is made to that certain Trust Deed made by, AARON REAHM AND RACHEL REAHM, HUSBAND AND WIFE as Grantor to FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for THE FEDERAL SAVINGS BANK, Beneficiary of the security instrument, Its successors and assigns, dated as of February 19, 2020 and recorded on February 26, 2020 as Instrument No. 2020 00010112 in Book 4304, on Page 230 and that said Deed of Trust was modified by Modification Agreement and recorded September 7, 2022 as Instrument Number 2022 00037658 in Book 4656, on Page 23 and the beneficial interest was assigned to CITIZENS BANK, N.A. and recorded August 21, 2020 as Instrument Number 2020 00045297 in Book 4374, on Page 415 of official records in the Office of the Recorder of Marion County, Oregon to-wit: APN: R354398 LOT 122, BOONES CROSSING PHASE 3, IN THE CITY OF WOODBURN, MARION COUNTY, OREGON. (PLAT VOLUME 47, PAGE 93) Commonly known as: 1325 SUNFLOWER ST, WOODBURN, OR 97071. Both the Beneficiary, Citizens Bank, N.A., and the Trustee, Nathan F. Smith, Esq., OSB #120112, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: Failed to pay payments which became due Monthly Payment(s): 1 Monthly Payment(s) from 09/01/2022 to 05/31/2023 at \$25,667.65 Monthly Late Charge(s): 1 Monthly Late Charge(s) \$799.76 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$438,923.02 together with interest thereon at the rate of 3.75000% per annum from August 1, 2022 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed. Wherefore, notice is hereby given that, the undersigned Trustee will on September 25, 2023 at the hour of 11:00 AM, Standard Time, as established by Section 187.110, Oregon Revised Statutes, High Street entrance of the Marion County Courthouse, 100 High St NE, Salem, OR 97301 County of Marion, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power

to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for sale. Without limiting the Trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the Trustee's sale. In constraining this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: May 11, 2023 By: Nathan F. Smith, Esq., OSB #120112 Successor Trustee Malcolm & Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #120112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Order Number 91914, Pub Dates: 5/24/2023, 5/31/2023, 6/7/2023, 6/14/2023, WOODBURN INDEPENDENT Published May 24, 31, June 7 & 14, 2023.

W1288998

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PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGDRAFT 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.

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Published June 7, 2023.

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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 PO. 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.

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La propuesta del presupuesto es la siguiente:

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Aumentar la Disponibilidad y Accesibilidad de las Opciones de Vivienda	\$250,000	Habitat para la Humanidad (Mid-Willamette Valley)	Bistrika Ln. (Este Salem)	HOME	2 Casas Construidas
Aumentar la Disponibilidad y Accesibilidad 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	East 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
Investir 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

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 imprimida. 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
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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
SALEM, OR 97309
ATTN

being first duly sworn, dispose 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

Public Notice Clerk

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

Notary Public for State of Wisconsin, Brown County

Notary Expires On

NANCY HEYRMAN
Notary Public
State of Wisconsin

AD#: GC11069623
ACCT #: 899290
P O : ANNUAL ACTION PLAN
AD COST: \$1,980.10
THIS IS NOT AN INVOICE

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.

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AVISO DE AUDIENCIA PÚBLICA

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

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Marion County
OREGON

2023 – 2024 CDBG / HOME ANNUAL ACTION PLAN

Marion County Community Services

555 Court St.

Salem, OR 97301

communityservices@co.marion.or.us

<https://www.co.marion.or.us/CS/Pages/Community-Development.aspx>

Phone: 503-588-7975

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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 2023 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

Over the term of the five-year plan, approximately \$7,245,926 is expected to be available, with up to 20% for planning activities and administration of the CDBG Program, and \$3,195,401, with up to 10% for planning activities and administration for the HOME Program. Each year the County prepares an Annual Action Plan that outlines the specific program activities to be carried out in meeting the plan’s strategies. The following were identified 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) 2023.

3. Evaluation of past performance

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

In its first and second year as an entitlement community, Marion County worked on creating the program designs for down payment assistance and owner-occupied home rehabilitation. As Marion County enters its third program year, an effort is being made to adjust amounts to target existing gaps in today's market. The rising costs of housing, increased interest rates, and the rising cost of labor and materials widened the gap between Marion County's initial allocation per applicant and the actual cost. This is impacting both the downpayment assistance and owner-occupied rehabilitation programs, leading Marion County to adjust program qualification thresholds to address this issue (see appendices for details on adjustments).

4. Summary of Citizen Participation Process and Consultation Process

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

- Online survey
- Public hearings
- Public notices and invitations for comment
- Individual meetings with community partners
- Group community partner meetings focused on affordable housing

5. Summary of public comments

Public comments were primarily focused on:

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

6. Summary of 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.

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 Development Division of the Community Services Department
HOME Administrator	MARION COUNTY	Community Development Division of the Community Services Department

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

Community Development Division (503) 588-7975

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

1. Introduction

Marion County has begun to actively implement its consultation process with service providers, cities, and the general public, gaining deeper insight into 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))

During the planning process, Marion County obtained input from housing providers throughout the area to provide input regarding community needs. Discussions focused 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 included a majority of the regular participating agencies in the public comment process.

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 attended a community partner collaboration meeting on May 25, 2023. Marion County CDBG/HOME program staff also were participants in this meeting. This group will continue to meet to work on addressing affordable housing needs in the area.
2	Agency/Group/Organization	Family Building Blocks
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children Community Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Building Blocks attended the January 19, 2023, Board of Commissioners Work Session as an applicant for CDBG funds. As an organization they provide services to neglected children and provide parenting education courses for parents.
3	Agency/Group/Organization	Center for Hope and Safety
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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?	Center for Hope and Safety attended the January 19, 2023, 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.
4	Agency/Group/Organization	DevNW
	Agency/Group/Organization Type	Housing Housing Counseling Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development 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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The DevNW respondent indicated that “Programs to improve infrastructure to support affordable housing” was their top priority. Multiple meetings (ongoing) in preparation for DevNW to partner with Marion County in the delivery of CDBG and HOME funded programs.
5	Agency/Group/Organization	Mid-Willamette Valley Council of Governments
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Community Needs Homeowner Rehab 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 regional city administrator’s meeting at the Council of Governments. These are regularly scheduled meetings to cover various topics of interest to city leaders. This environment provides an opportunity to discuss potential projects that could be funded through the CDBG and HOME programs provided by Marion County. Established a relationship with MWVCOG to coordinate the homeowner rehab program.

6	Agency/Group/Organization	Applegate Landing LLC
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the Lebanon site as type of facility that could serve the Marion County area. Marion County discussed affordable housing (rental) for the homeless, at-risk of homelessness, and homeless veterans.
7	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	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?	Participated in Annual Action Plan Survey conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The Habitat for Humanity respondent indicated that "Programs to provide affordable rental housing" was their top priority. Multiple, ongoing meetings for project implementation for a project funded through the HOME program.

8	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?	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 conducted to receive input from community partners regarding priorities and needs for eligible activities qualifying for funding through CDBG and HOME programs. The Marion County Health and Human Services respondent indicated that “Programs to improve infrastructure to support affordable housing” was their top priority.
9	Agency/Group/Organization	Marion County Community Services Department
	Agency/Group/Organization Type	Services – Economic and Community Development
	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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The Marion County Community Services respondents indicated that “Programs to provide affordable rental housing and affordable home ownership” were their two top priorities.

10	Agency/Group/Organization	Easterseals
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Persons with Disabilities
	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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The Easterseals respondent indicated that “Programs to support public services addressing homelessness and affordable housing” was their top priority.
11	Agency/Group/Organization	City of Woodburn
	Agency/Group/Organization Type	Local Municipality
	What section of the Plan was addressed by Consultation?	Community Need
	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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The City of Woodburn respondent indicated that “Programs to support improvements that increase employment opportunities for low- and moderate-income individuals” was their top priority.
12	Agency/Group/Organization	City of Stayton
	Agency/Group/Organization Type	Local Municipality

	What section of the Plan was addressed by Consultation?	Community Need
	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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The City of Stayton respondent indicated that “Programs to improve infrastructure to support affordable housing” was their top priority.</p> <p>City of Stayton attended the January 19, 2023, Board of Commissioners Work Session as an applicant for CDBG funds.</p>
13	Agency/Group/Organization	Neighbors Serving Unsheltered Neighbors
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	<p>Homeless Needs - Chronically Homeless</p> <p>Homeless Needs - Families with Children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied Youth</p> <p>Homelessness Strategy</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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The Neighbors Serving Unsheltered Neighbors respondent indicated that “Programs to support services addressing homelessness and affordable housing” was their top priority.</p> <p>Talked about the need for non-congregate shelters, mental health services, basic medical needs for the homeless population, especially those that have been on the street for long periods of time.</p> <p>Neighbors Serving Unsheltered Neighbors attended the January 19, 2023, Board of Commissioners Work Session as an applicant for CDBG funds.</p>
14	Agency/Group/Organization	Mid-Willamette Valley Homeless Alliance
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	<p>Homeless Needs - Chronically Homeless</p> <p>Homeless Needs - Families with Children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied Youth</p> <p>Homelessness Strategy</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 the Mid-Willamette Valley Affordable Housing Conference sponsored by the Mid-Willamette Valley Homeless Alliance. This conference provided many opportunities to connect with community partners that are also working on addressing affordable housing / homelessness issues in Marion County.</p> <p>Marion County participates in monthly Continuum of Care (COC) meetings of community partners with a common mission of addressing homelessness.</p>

15	Agency/Group/Organization	Soaring Heights LLC
	Agency/Group/Organization Type	Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness 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?	Participated in Annual Action Plan Survey conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The Soaring Heights LLC respondent indicated that "Programs to support service to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc." was their top priority. Multiple, ongoing meetings for implementation of a project funded through the CDBG program.
16	Agency/Group/Organization	JD Health and Wellness Center
	Agency/Group/Organization Type	Services for Mental Health and Addiction Treatment Primarily to Seniors, Individuals with Disabilities, and Individuals Qualifying for SSI
	What section of the Plan was addressed by Consultation?	Community Services for Low / Moderate Income (LMI) Populations

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the need to expand services, as the facility caters mostly to seniors, persons with disabilities, and those on SSI. The facility currently faces capacity challenges in meeting the needs of their clientele. The facility provides medical, physical, and mental health services.
17	Agency/Group/Organization	Cornerstone Apartments
	Agency/Group/Organization Type	Affordable Rental Housing Services to Support LMI Populations
	What section of the Plan was addressed by Consultation?	Housing Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with the developer of Cornerstone Apartments to discuss similar types of developments in the entitlement area covered by Marion County.
18	Agency/Group/Organization	Brothers of Valor, Inc. / Valor Mentoring
	Agency/Group/Organization Type	Services to Support LMI and At-Risk Homeless Youth

	What section of the Plan was addressed by Consultation?	Community Services
	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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The Valor Mentoring respondent indicated that “Programs to provide affordable rental housing” was their top priority.</p> <p>Multiple, ongoing meetings for project implementation for a project funded through the HOME-ARP program.</p>
19	Agency/Group/Organization	City of Mt. Angel
	Agency/Group/Organization Type	Local Municipality
	What section of the Plan was addressed by Consultation?	Infrastructure Development to Benefit LMI Populations
	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 CDBG program. The outcome will be full street rebuild, sidewalks, curbs, storm drains in an area meeting LMI standards.

20	Agency/Group/Organization	City of Turner
	Agency/Group/Organization Type	Local Municipality
	What section of the Plan was addressed by Consultation?	Infrastructure Development Capacity to Aid with Housing Development and Rehabilitation
	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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The City of Turner respondent indicated that “Programs to provide affordable rental housing” was their top priority.
21	Agency/Group/Organization	Hope Pregnancy Center
	Agency/Group/Organization Type	Services to Support LMI Youth
	What section of the Plan was addressed by Consultation?	Community Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the	Multiple meetings to discuss project proposal and requirements of the program. The project would provide operation program support.

	consultation or areas for improved coordination?	
22	Agency/Group/Organization	Oregon Community Credit Union (OCCU)
	Agency/Group/Organization Type	Private Organization Funding Housing Projects to Support LMI Populations
	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?	Meeting to discuss program requirements. The meeting focused on ways to collaborate resources for down payment assistance.
23	Agency/Group/Organization	Central Willamette Credit Union
	Agency/Group/Organization Type	Private Organization Funding Housing Projects to Support LMI Populations
	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?	Meeting to discuss program requirements. The meeting focused on how to collaborate on a down payment assistance program, and funding for potential development projects.
24	Agency/Group/Organization	Sheltering Silverton
	Agency/Group/Organization Type	Community Services for Homeless Individuals
	What section of the Plan was addressed by Consultation?	Community Services for Homeless Populations
	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 program requirements. The meeting focused on potential opportunities for the CDBG, HOME, and HOME-ARP program to benefit this organization's efforts to address homelessness in their community.
25	Agency/Group/Organization	Be Koz
	Agency/Group/Organization Type	Community Services and Education to Support LMI Youth

	What section of the Plan was addressed by Consultation?	Community Services Supporting LMI Populations.
	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 opportunity to support a new Career Technical Educational program benefiting LMI youth. The program will train up to 200 students per year for careers in the aviation field.
26	Agency/Group/Organization	Aberdeen Capital
	Agency/Group/Organization Type	Private Organization Funding Housing Projects to Support LMI Populations
	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?	Phone and email discussions regarding program requirements. The meeting focused on how to collaborate on potential renovation projects.

27	Agency/Group/Organization	Union Gospel Mission
	Agency/Group/Organization Type	Community Services to Support Homeless Populations
	What section of the Plan was addressed by Consultation?	Community Services Supporting Homeless Populations.
	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 of a project to expand a women's shelter for homeless, at-risk women.
28	Agency/Group/Organization	Mountain West Investment Corporation
	Agency/Group/Organization Type	Private Organization Funding Housing Projects to Support LMI Populations
	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	Meeting to collaborate between multiple community partners to leverage resources targeted to development and renovation of affordable housing for LMI populations. This was the first of, what will be, regular ongoing meetings to facilitate this effort.

	consultation or areas for improved coordination?	
29	Agency/Group/Organization	City of Gates
	Agency/Group/Organization Type	Local Municipality
	What section of the Plan was addressed by Consultation?	Community Need
	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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The City of Gates respondent indicated that “Programs to improve infrastructure to support affordable housing” was their top priority.</p> <p>Ongoing meetings to discuss potential project to improve infrastructure and affordable housing to benefit LMI populations.</p>
30	Agency/Group/Organization	City of Hubbard
	Agency/Group/Organization Type	Local Municipality
	What section of the Plan was addressed by Consultation?	Community Need
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of	<p>Participated in Annual Action Plan Survey conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The City of Hubbard respondent indicated</p>

	the consultation or areas for improved coordination?	that “Programs to improve infrastructure to support affordable housing” was their top priority.
31	Agency/Group/Organization	Salem Area Mass Transit District - Cherriots
	Agency/Group/Organization Type	Public Transportation District
	What section of the Plan was addressed by Consultation?	Services Benefiting LMI Population - Transportation
	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 conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The Cherriots respondent indicated that “Programs to support services addressing homelessness and affordable housing” was their top priority. Meeting to discuss potential program collaboration to benefit LMI populations.
32	Agency/Group/Organization	Family Promise
	Agency/Group/Organization Type	Community Services to Support Homeless Populations
	What section of the Plan was addressed by Consultation?	Community Services Supporting Homeless Populations.

	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 project to benefit homeless individuals
33	Agency/Group/Organization	Iron Tribe Network
	Agency/Group/Organization Type	Community Services to Support LMI Populations
	What section of the Plan was addressed by Consultation?	Community Services / Homelessness Affordable Housing
	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 project to benefit homeless individuals. These programs are particular to individuals in recovery while in transitional housing.
34	Agency/Group/Organization	Boys & Girls Club – Epping Homestead
	Agency/Group/Organization Type	Community Services to Support LMI Youth

	What section of the Plan was addressed by Consultation?	Community Services Supporting LMI Youth.
	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 January 19, 2023, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding. This funding is to provide operational support for community services benefiting LMI youth and families.
35	Agency/Group/Organization	United Way of the Mid-Willamette Valley
	Agency/Group/Organization Type	Community Services to Support Homeless Individuals
	What section of the Plan was addressed by Consultation?	Community Services Supporting Homeless Individuals
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the	United Way attended the January 19, 2023, Board of Commissioners Work Session as an applicant for CDBG funds. Their request was recommended for funding. This funding is to provide operational support for community services benefiting homeless individuals.

	consultation or areas for improved coordination?	
36	Agency/Group/Organization	Community Resource Trust
	Agency/Group/Organization Type	Community Services to Support Affordable Housing, and vocational training benefiting LMI populations.
	What section of the Plan was addressed by Consultation?	Affordable Housing Community Services
	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 project to benefit LMI populations in need of affordable housing.
37	Agency/Group/Organization	Saint Francis Family Housing
	Agency/Group/Organization Type	Community Services to Support Affordable Housing benefiting LMI populations and individuals in crisis.
	What section of the Plan was addressed by Consultation?	Affordable Housing Community Services
	Briefly describe how the Agency/Group/Organization was consulted. What	Participated in Annual Action Plan Survey conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding

	are the anticipated outcomes of the consultation or areas for improved coordination?	through CDBG and HOME programs. The Saint Francis Family Housing respondent indicated that “Programs to support services addressing homelessness and affordable housing” was their top priority.
38	Agency/Group/Organization	People’s Bank
	Agency/Group/Organization Type	Private Organization Funding Housing Projects to Support LMI Populations
	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?	Meeting to discuss program requirements. The meeting focused on ways to collaborate resources for down payment assistance. Also discussed ways to finance home rehabilitation to make housing affordable.
39	Agency/Group/Organization	Marion County Public Works
	Agency/Group/Organization Type	Public Agency

	What section of the Plan was addressed by Consultation?	Infrastructure Development to Benefit LMI Populations
	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 CDBG program. The outcome will be full infrastructure for a new housing development specifically designated for low- to moderate-income households.

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

Marion County consulted with multiple types of agencies in order to seek input from a wide range of the community. Marion County has good representation from a variety of perspectives and will continue to seek a broader number of agencies providing input on its programs.

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 Valley Homeless Alliance	The goals of the Mid-Willamette Valley Homeless Alliance and Marion County are aligned in several areas including increasing 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.

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	Board of Commissioners Meeting	Non-targeted/broad community	Meeting for applicants for funding to present their request and respond to questions.	See agenda for January 19, 2023, Work Session in Appendices	All comments were accepted.	https://www.co.marion.or.us/BOC/

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)
2	Public Hearing	Non-targeted/broad community	Public Hearing was held to present the Annual Action Plan for consideration of approval.	[ADD MINUTES for August 2, 2023, meeting when available]	All comments were accepted.	https://www.co.marion.or.us/BOC/
3	Survey	Non-targeted/broad community	There were 43 survey responses to the CDBG and HOME survey.	See survey results summary in Appendices	All comments were accepted.	

Expected Resources

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

Introduction

Marion County is expected to receive \$1,412,882 of CDBG Funding and \$645,215 of HOME Funding for PY2023. Marion County currently does not have any program income.

Anticipated Resources

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				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	1,412,882	0	0	1,412,882	4,232,882	Marion County has allocated the funds into eligible CDBG activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	645,215	0	0	645,215	1,945,215	Marion County has allocated the funds into eligible HOME activities.

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.

In evaluating applications, the match requirement was considered, and Marion County's subsidy provided to Habitat for Humanity Mid-Willamette Chapter will be matched from private donations, sweat equity, and other grants that are received. There may be additional match dollars from homebuyers as they purchase homes although it is not required by Marion County.

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

Discussion

N/A

DRAFT

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	Provide for CHDO Set-Aside	2023	2024	Affordable Housing	Marion County Service Area	Low-to-moderate Income Housing	HOME: \$96,782	Homeowner Housing Added: 1 Household Housing Unit
2	Increase Availability and Affordability of Housing	2023	2024	Affordable Housing	Marion County Service Area	Low-to-moderate Income Housing	HOME: \$483,912	Direct Financial Assistance to Homebuyers: 4 Households Assisted
3	Support Program Success	2023	2024	Administration	Marion County Service Area	Disaster Relief Homelessness Low-to-moderate Income Housing Public Facilities and Infrastructure Special Needs Populations	CDBG: \$282,576 HOME: \$64,521	Other: 1 Other
4	Increase availability and affordability of housing options	2023	2024	Homeowner Rehab	Marion County Service Area	Affordable Housing	CDBG: \$568,374	Homeowner housing rehabilitated

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Increase Access to Community Services	2023	2024	Non-Homeless Special Needs	LMI Areas	Special Needs Populations	CDBG: \$211,932	Public service activities other than Low/Moderate Income Housing Benefit
6	Invest in Public Facilities & Infrastructure	2023	2024	Homeless	Marion County Service Area	Public Facilities and Infrastructure	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit

Goal Descriptions

Table 7 – Goal Descriptions

1	Goal Name	Provide for CHDO Set-Aside
	Goal Description	Provide Funds for the CHDO Set-Aside requirement
2	Goal Name	Increase Availability and Affordability of Housing
	Goal Description	Funds will be provided to assist four households with Down Payment Assistance.
3	Goal Name	Support Program Success
	Goal Description	Funds will be used for the administration of the CDBG & HOME Programs
4	Goal Name	Increase availability and affordability of housing options
	Goal Description	Funds for homeowner rehab with total amount to provide assistance for up to 11 – 15 homeowners

5	Goal Name	Increase Access to Community Services
	Goal Description	Funds will be used to support operational expenses at the new Boys & Girls Club in East Salem, and Center for Hope and Safety.
6	Goal Name	Invest in Public Facilities & Infrastructure
	Goal Description	Funds will be used for a nonprofit to acquire a property to be used as transitional housing for eligible populations.

Projects

AP-35 Projects – 91.220(d)

Introduction

There are seven projects/activities identified in this Annual Action Plan for funding under the 2023-2024 cycle.

Projects

Table 8 - Project Information

#	Project Name
1	Administration
2	Soaring Heights-Acquisition
3	Boys and Girls Club
4	Center for Hope and Safety
5	Homeowner Rehab
6	CHDO Set-Aside
7	Down Payment Assistance

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.

AP-38 Project Summary

Project Summary Information

Table 9 – Project Summary Information

1	Project Name	Administration
	Target Area	Marion County Service Area
	Goals Supported	Support Program Success
	Needs Addressed	Homeowner Rehab Homelessness Low-to-moderate Income Housing Public Facilities and Infrastructure Special Needs Populations
	Funding	CDBG: \$282,576 HOME: \$64,521
	Description	Administration for CDBG/HOME Program
	Target Date	6/30/2024
	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	n/a
	Planned Activities	Funds are for the administration of the CDBG/HOME Program.
2	Project Name	Soaring Heights-Acquisition
	Target Area	Marion County Service Area
	Goals Supported	Invest in Public Facilities & Infrastructure
	Needs Addressed	Homelessness Public Facilities and Infrastructure
	Funding	CDBG: \$350,000
	Description	Funds will be utilized for Soaring Heights (Non-Profit) to acquire an existing property used as transitional housing for homeless individuals (Recovering Addicts, parolees, and general homeless individuals/families) With the purchase of this property it will allow the organization to expand services.
	Target Date	6/30/2024

	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 property for the organization.
	Location Description	The property to be purchased is located in Keizer, Oregon.
	Planned Activities	Funds will be used by the non-profit to purchase an existing transitional facility in Keizer. The facility will be used as transitional housing for women/children.
3	Project Name	Boys and Girls Club
	Target Area	Marion County Service Area
	Goals Supported	Increase Access to Community Services
	Needs Addressed	Community Services Benefiting LMI Youth and Families
	Funding	CDBG: \$111,932
	Description	The funds granted to Boys & Girls Club will be for additional staffing and services for the Epping Homestead Boys and Girls Club located in east Salem. This pertains to the Education and Development Program.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	There is anticipated to be up to 800 children that could benefit from the new center. Therefore, paying staff salaries for the operation of the center is vitally important.
	Location Description	The Epping Homestead Boys and Girls Club is in east Salem in an area with a high concentration of LMI households.
	Planned Activities	This activity will be to reimburse a portion of the operational expenses of the Epping Homestead Boys and Girls Club.
4	Project Name	Center for Hope and Safety – Woodburn
	Target Area	Marion County Service Area
	Goals Supported	Increase Access to Community Services
	Needs Addressed	Community Services Benefiting Victims of Domestic Abuse and Human Trafficking
	Funding	CDBG - \$100,000
	Description	To provide support for one staff person and operating expenses at the Woodburn location.

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	There is anticipated to be approximately 150 individuals assisted. Therefore, paying staff salaries for the operation of the center is vitally important.
	Location Description	Woodburn, Oregon
	Planned Activities	This activity will be to reimburse a portion of the operational expenses of the Woodburn location of the Center for Hope and Safety.
5	Project Name	Homeowner Rehab
	Target Area	Marion County Service Area
	Goals Supported	Increase Availability and Affordability of Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$568,374
	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 11 – 15 LMI homeowners.
	Location Description	Marion County Service Area
	Planned Activities	Homeowner Residential Rehab
6	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: \$96,782
	Description	Per the HOME Regulations the 15% CHDO Set-Aside is included in this category.
	Target Date	6/30/2024

	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.
7	Project Name	Down Payment Assistance
	Target Area	Marion County Service Area
	Goals Supported	Increase Availability and Affordability of Housing
	Needs Addressed	LMI Housing
	Funding	HOME: \$483,911
	Description	Down Payment Assistance for LMI households.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated this activity will benefit four LMI households.
	Location Description	Marion County Service Area
	Planned Activities	Approximately four households will be provided down payment assistance to purchase homes.

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 two areas of the county with one being the city of Woodburn and the other location being east Salem which is geographically an unincorporated area just outside the city of Salem limits.

Geographic Distribution

Table 10 - Geographic Distribution

Target Area	Percentage of Funds
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 2023-2024 Annual Action Plan has no specifically targeted areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For program year 2023-2024 Marion County anticipates supporting 19 households through rehab, and down payment assistance. There will be additional households assisted by funding a nonprofit for acquisition of a property that will be utilized as transitional housing.

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	19
Special-Needs	0
Total	19

Table 72 - 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	15
Acquisition of Existing Units	4
Total	19

Discussion

Marion County will fund approximately four LMI households with down payment assistance and provide rehabilitation loans to approximately 15 LMI households.

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.

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, 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. The county will continue to look at ways in the short term and in the future to help address homeless 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 (MWVHA), which is the coalition of local homeless services agencies. MWVHA 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 two local non-profits that operate transitional housing to benefit homeless individuals and persons fleeing domestic violence situations.

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

Mid-Willamette Valley Homeless Alliance (MWVHA) is the primary agency addressing this goal and has established strategic goals that include utilizing the resources of Rapid Rehousing and expanding permanent supportive housing to address the needs of chronically homeless individuals.

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 Soaring Heights 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 and other agencies to advocate for solutions to the homeless crisis facing the area.

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

Marion County will continue to seek opportunities to utilize the benefit of the 2019 Oregon House Bill 2001 mentioned in last year's plan designed to remove barriers in zoning requirements. While Marion County does not have direct jurisdictional authority in most of the Marion County Service Area, the county encourages local and state decision makers to consider changes to zoning, tax, and permitting policies that currently obstruct access to affordable housing.

Discussion:

Marion County will continue to advocate for affordable housing whenever strategically possible within its jurisdiction and encourage community partners to do the same.

AP-85 Other Actions – 91.220(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, funding the CHDO, providing subsidies to build affordable 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 PY2023-2024 plan, Marion County is allocating funding for both new development and transitional housing.

Actions planned to reduce lead-based paint hazards

Marion County will follow HUD requirements on lead-based paint hazard abatement when applicable.

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 creating this program with the intent to encourage job growth.
- 2.) **Direct Homeowner Assistance:** Down payment assistance for low-income families to enable homeownership in order to build housing stability and equity.

Actions planned to develop institutional structure

As previously stated, 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 local affordable housing conferences, 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 2023-2024 plan year.

Discussion:

Marion County is incrementally building 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 PY2023 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.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(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.

APPENDICES

DRAFT

Policies

DRAFT



Homeowner Residential Rehabilitation Program Policy

Marion County Community Services

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.



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 Partnerships 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 clearly 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 the Marion County's HOME Investment Partnerships 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

2023 Homebuyer Projects

Once amended the County's 2023 Annual Action Plan will include two homebuyer activities:

- **Down Payment Assistance**- HOME funds will be used to provide down payment assistance.
- **New Construction**- HOME funds may be used in conjunction with a CHDO as a development subsidy.

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 loan debt (non-HOME debt) minus closing costs equals net proceeds (HOME amount to be recaptured, if any).

Net proceeds minus direct HOME subsidy recapture equals homeowner equity.

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 resale)

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) - \$5,000 (closing costs and improvements) = \$125,000 (Net proceeds available for recapture)

\$85,000 Original Down Payment Assistance

\$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 transfers ownership.

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 principle, 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 state 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 invested for a subsequent low-income homebuyer at resale, will extend the period of affordability according to the HOME guidelines.

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 plus the approved capital improvements credits as described.

1. The amount of the down payment and other qualifying costs contributed by the homebuyer at the time of purchase.
2. The cost of any capital improvements, documented with receipts provided by the homeowner (and approved by), including but not limited to:
 - a) Any additions to the home such as a bathroom, bedroom, or garage

- b) Replacement of HVAC systems
- 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.

3. The percentage of change as calculated by the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency. The HPI Calculator is currently located at <https://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx> and projects what a given house purchased at a point in time would be worth today if it appreciated at the average rate of all homes in the area.

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. 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.

Public Meeting Materials



MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

Discussion on Community Development Block Grant and HOME Investment Partnerships Programs

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

Thursday, September 29, 2022 @ 9am-11am

Commissioners Boardroom

Courthouse Square, 555 Court St. NE, Suite 5231

Salem, Oregon 97301

BOARD OF
COMMISSIONERS
Danielle Bethell
Colm Willis
Kevin Cameron

1. Welcome and Introductions Commissioner Bethell

CHIEF
ADMINISTRATIVE
OFFICER
Jan Fritz

2. Project/Program Update Tim Glisson
(Attachment A)

- Down Payment Assistance
- Owner Rehabilitation
- Boys & Girls Club
- Soaring Heights
- Habitat (North Willamette)
- Habitat (Mid-Willamette)
- Mill City (LIFT Project)
- Center for HOPE & Safety
- Upcoming Items

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

www.co.marion.or.us

3. Infrastructure Design Tim Glisson
(Attachment B)

- Options
 - 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



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
Colm Willis
Kevin Cameron

CHIEF
ADMINISTRATIVE
OFFICER
Jan Fritz

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

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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



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

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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
ADMINISTRATIVE
OFFICER
Jan Fritz

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

- | | |
|-------------------------------------|------------------------------|
| 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/Rehab | Chris Eppley/Terri Darvell |
| 5. 2023-24 Annual Action Plan \$ | Chris Eppley/Terri Darvell |
| 6. Adjourn | Commissioner Willis |

www.co.marion.or.us



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.

:



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
COMMISSIONERS
Colm Willis
Kevin Cameron
Danielle Bethell

CHIEF
ADMINISTRATIVE
OFFICER
Jan Fritz

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

- | | |
|-------------------------------------------|---------------------------|
| 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 |

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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 Waltermann, 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, 2025, 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.

Public Notices



6605 SE Lake Road, Portland, OR 97222
PO Box 22109 Portland, OR 97269-2169
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.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 193.010 and 193.020, that

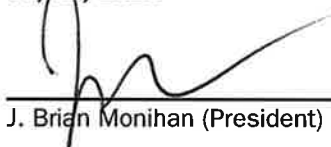
Ad#: 291604

Owner: Marion County Board of Commissioners

Description: NOTICE OF PUBLIC HEARING

A copy of which is hereto 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

Acct #: 147178

Attn: TERRI DARVELL

MARION COUNTY COMMUNITY SERVICES
555 COURT ST, NE STE 3120
SALEM, OR 97301

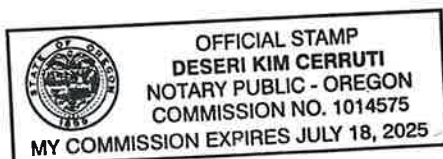


EXHIBIT A

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	Habitat para la Humanidad (Mid-Willamette Valley)	Bistrika Ln. (Este Salem)	HOME	2 Casas Construidas
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
Investir 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

Published June 7, 2023.

WI291604

TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-23-953163-BB Reference is made to that certain deed made by, GUADALUPE JERONIMO LOPEZ AND NICOLASA MORA JERONIMO, HUSBAND AND WIFE as Grantor to FIRST AMERICAN TITLE, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 11/6/2008, recorded 11/13/2006, in official records of MARION COUNTY, Oregon in Book 2733 Page 99 and/or as fee/instrument/microfilm/reception number 181905 and subsequently assigned or transferred by operation of law to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007 FF1 covering the following described real property situated in said county and State, APN: 573681 073W13CA05000 LOT 30, FAIRWAY PARK ADDITION, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON. Commonly known as: 2733 FLORENCE AVE NE, SALEM, OR 97301-7437. The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$8,123.52 TOTAL REQUIRED TO PAYOFF: \$143,736.21 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The installments of principal and interest which became due on 10/1/2022, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due (if applicable) for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 8/24/2023 at the hour of 10:00 AM, Standard Time, as established by section 187.110, Oregon Revised Statutes, On the outside steps of the main entrance of the Marion County Courthouse, located at 100 High St NE, Salem, OR 97301 County of MARION, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right: Lien or Interest NICOLASA JERONIMO 2733 Florence Ave NE Salem, OR 97303 Original Borrower GUADALUPE LOPEZ 2733 Florence Ave NE Salem, OR 97303 Original Borrower For Sale Information Call: 916-939-0772, or Login to: www.nationwideposting.com In constraining this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. TS No: OR-23-953163-BB Dated: 4/11/2023 Quality Loan Service Corporation f/k/a Quality Loan Service Corporation of Washington, as Trustee Signature By: Jeff Stenman, President Trustee's Mailing Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 1901 14th Ave SE, Suite 450, Spokane

TRUSTEE'S NOTICE OF SALE

TS No: OR08000069-22-2 APN R354398 To No 8781828 TRUSTEE'S NOTICE OF SALE Reference is made to that certain Trust Deed made by, AARON REAHM AND RACHEL REAHM, HUSBAND AND WIFE as Grantor to FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for THE FEDERAL SAVINGS BANK, Beneficiary of the security instrument, Its successors and assigns, dated as of February 19, 2020 and recorded on February 26, 2020 as Instrument No. 2020 00010112 in Book 4304, on Page 230 and that said Deed of Trust was modified by Modification Agreement and recorded September 7, 2022 as Instrument Number 2022 00037658 in Book 4656, on Page 23 and the beneficial interest was assigned to CITIZENS BANK, N.A. and recorded August 21, 2020 as Instrument Number 2020 00045297 in Book 4374, on Page 415 of official records in the Office of the Recorder of Marion County, Oregon to-wit: APN: R354398 LOT 122, BOONES CROSSING PHASE 3, IN THE CITY OF WOODBURN, MARION COUNTY, OREGON. (PLAT VOLUME 47, PAGE 93) Commonly known as: 1325 SUNFLOWER ST, WOODBURN, OR 97071 Both the Beneficiary, Citizens Bank, N.A., and the Trustee, Nathan F. Smith, Esq., OSB #120112, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: Failed to pay payments which became due Monthly Payment(s): 1 Monthly Payment(s) from 09/01/2022 to 05/31/2023 at \$25,667.65 Monthly Late Charge(s): 1 Monthly Late Charge(s) \$799.76 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$438,923.02 together with interest thereon at the rate of 3.75000% per annum from August 1, 2022 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed. Wherefore, notice is hereby given that, the undersigned Trustee will on September 25, 2023 at the hour of 11:00 AM, Standard Time, as established by Section 187.110, Oregon Revised Statutes, High Street entrance of the Marion County Courthouse, 100 High St NE, Salem, OR 97301 County of Marion, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power

to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for sale. Without limiting the Trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the Trustee's sale. In constraining this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: May 11, 2023 By: Nathan F. Smith, Esq., OSB #120112 Successor Trustee Malcolm & Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #120112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Order Number 91914, Pub Dates: 5/24/2023, 5/31/2023, 6/7/2023, 6/14/2023, WOODBURN INDEPENDENT Published May 24, 31, June 7 & 14, 2023.

W1288998

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PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGDRAFT 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 PO. 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

Published June 7, 2023.

**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 PO. 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 discapacidades auditivas 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 Gato	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	HOME	TBD
Aumentar la Disponibilidad y Accesibilidad de las Opciones de Vivienda	\$250,000	Habitat para la Humanidad (Mid-Willamette Valley)	Bistrika Ln. (Este Salem)	HOME	2 Casas Construidas
Aumentar la Disponibilidad y Accesibilidad de las Opciones de Vivienda	\$233,911	Programa de Asistencia para el pago inicial	Programa de Asistencia para el pago inicial (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	East 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
Investir 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

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.

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Support Program Success	\$64,522	Administration	N/A	HOME	N/A

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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.

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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
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Apoyar el Éxito del Programa	\$282,576	Administración	N/A	CDBG	N/A

AFFIDAVIT OF PUBLICATION

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

being first duly sworn, dispose 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

Public Notice Clerk

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


Notary Public for State of Wisconsin, Brown County

Notary Expires On 5-15-21

AD#: GC11069623
ACCT #: 899290
P O : ANNUAL ACTION PLAN
AD COST: \$1,980.10
THIS IS NOT AN INVOICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

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

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AVISO DE AUDIENCIA PÚBLICA

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

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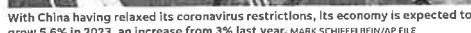
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Apoyar el Éxito del Programa	\$282,576	Administración	N/A	CDBG	N/A

Paul Wiseman and Fatima Hussein
ASSOCIATED PRESS

Still, the bank's latest Global Eco-



But the global economy has proved

In its report Tuesday, the World Bank upgraded its forecast for U.S. economic

The bank predicts that global trade will slow markedly this year. It foresees a sharp drop in the price of energy and other commodities this year and next.

SUBSTANTIAL AMENDMENT TO THE 2021-2022 ANNUAL ACTION PLAN

June 7, 2007

Statesman Journal
June 1, 1922

JUNE 7 @ 14, 2023

[illegible]

129149

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Annual Survey

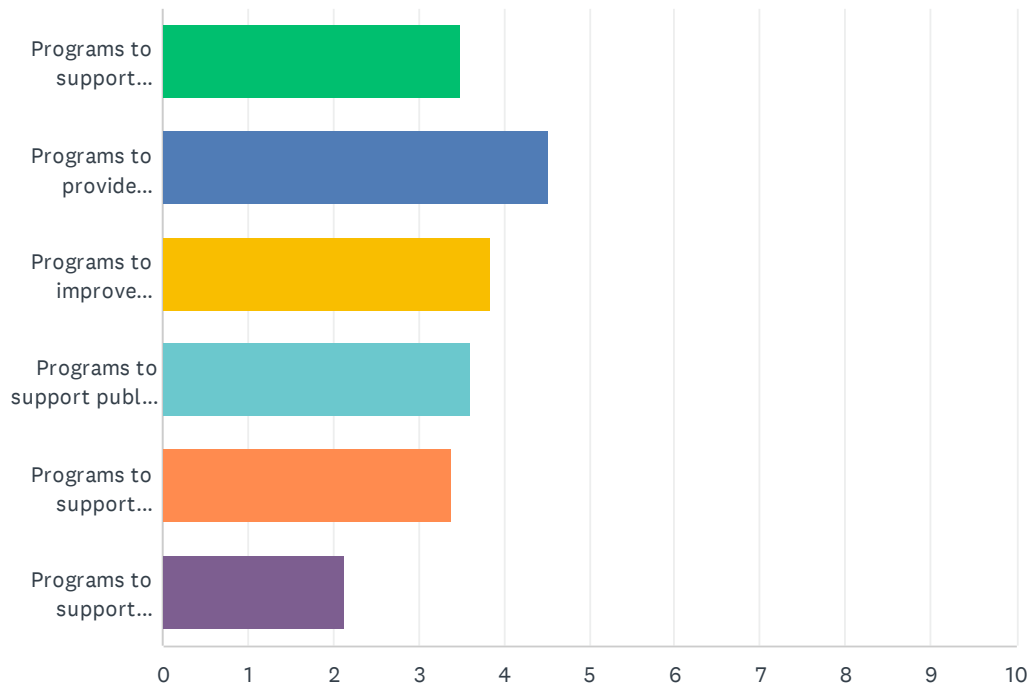
2023-2024 CDBG / HOME Annual Survey Questions

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.
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 - c. Programs to improve infrastructure to support affordable housing development.
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 - 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

Q1 Eligible Activity Priority [Rank the list in priority order]

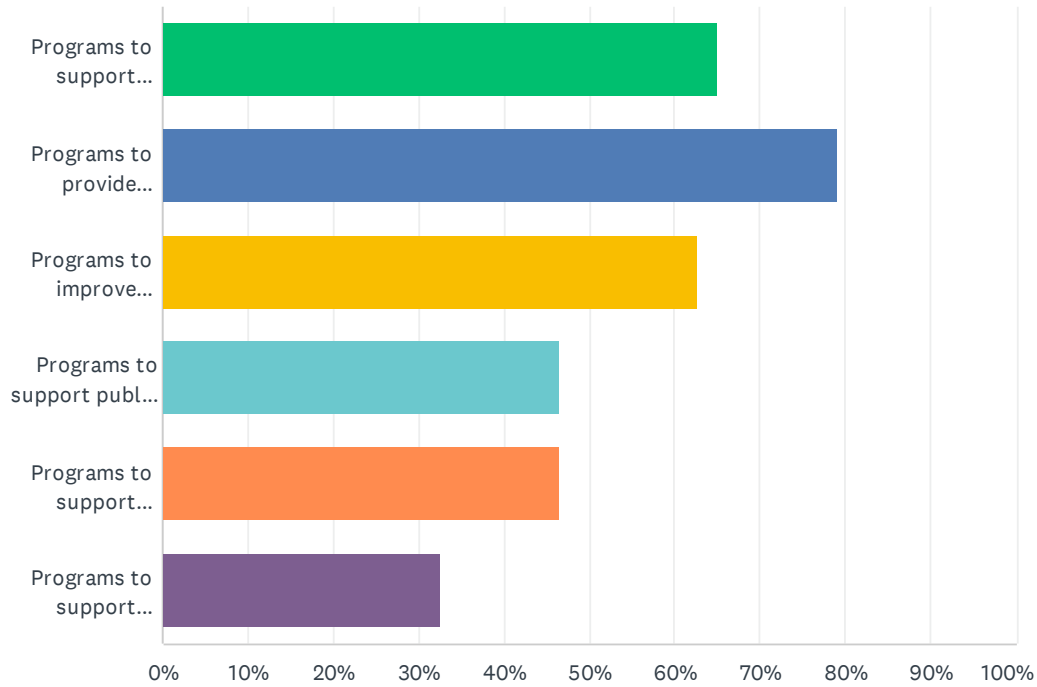
Answered: 43 Skipped: 0



	1	2	3	4	5	6	TOTAL	SCORE
Programs to support affordable home ownership	18.60% 8	16.28% 7	20.93% 9	6.98% 3	13.95% 6	23.26% 10	43	3.49
Programs to provide affordable rental housing	34.88% 15	27.91% 12	6.98% 3	16.28% 7	13.95% 6	0.00% 0	43	4.53
Programs to improve infrastructure to support affordable housing development	13.95% 6	13.95% 6	34.88% 15	20.93% 9	11.63% 5	4.65% 2	43	3.84
Programs to support public services addressing homelessness and affordable housing	18.60% 8	16.28% 7	13.95% 6	23.26% 10	13.95% 6	13.95% 6	43	3.60
Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	9.30% 4	16.28% 7	20.93% 9	13.95% 6	37.21% 16	2.33% 1	43	3.40
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	4.65% 2	9.30% 4	2.33% 1	18.60% 8	9.30% 4	55.81% 24	43	2.14

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

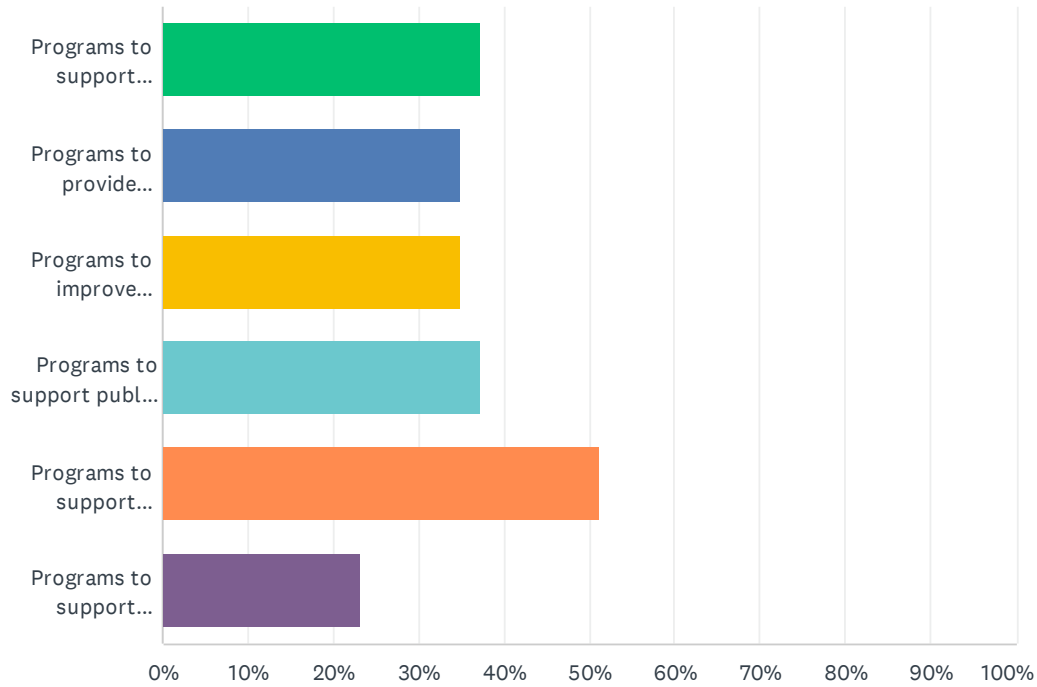
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
Programs to support affordable home ownership	65.12%	28
Programs to provide affordable rental housing	79.07%	34
Programs to improve infrastructure to support affordable housing development	62.79%	27
Programs to support public services addressing homelessness and affordable housing	46.51%	20
Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	46.51%	20
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	32.56%	14
Total Respondents: 43		

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

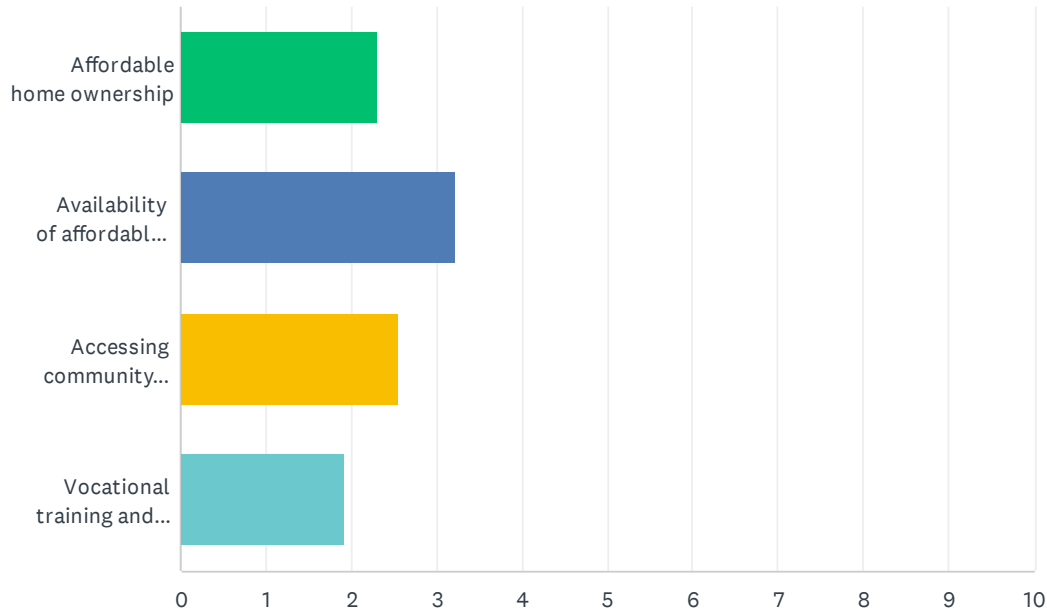
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
Programs to support affordable home ownership	37.21%	16
Programs to provide affordable rental housing	34.88%	15
Programs to improve infrastructure to support affordable housing development	34.88%	15
Programs to support public services addressing homelessness and affordable housing	37.21%	16
Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	51.16%	22
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	23.26%	10
Total Respondents: 43		

Q4 Rank the Following Factors in Order of Priority [Rank the list in priority order]

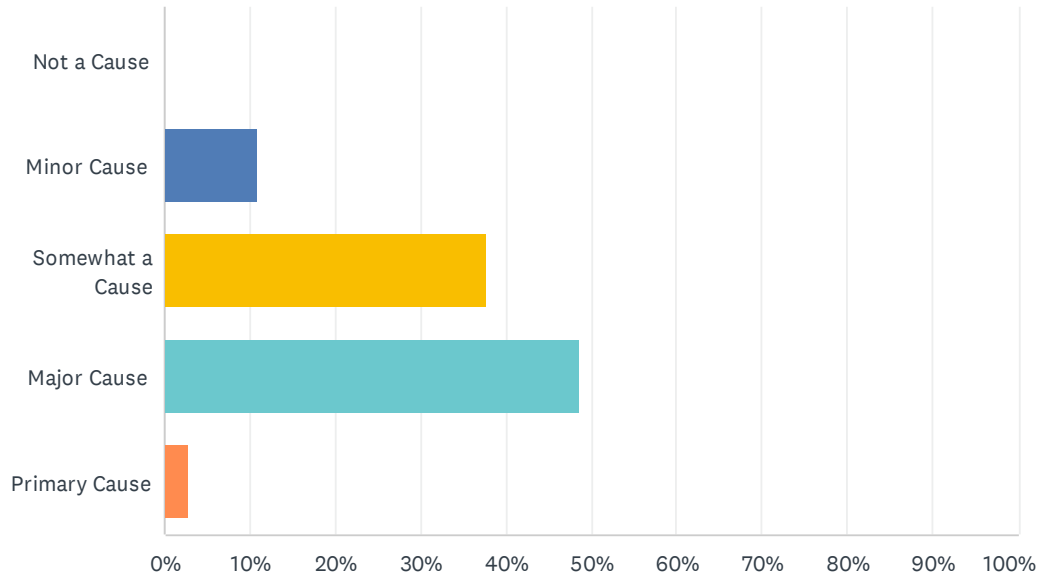
Answered: 43 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Affordable home ownership	27.91% 12	16.28% 7	13.95% 6	41.86% 18	43	2.30
Availability of affordable rentals	58.14% 25	18.60% 8	11.63% 5	11.63% 5	43	3.23
Accessing community support services i.e., youth programs, senior services, services to individuals with disabilities, services to individuals with mental illness, etc.	9.30% 4	48.84% 21	30.23% 13	11.63% 5	43	2.56
Vocational training and support programs to improve opportunities for low- to moderate-income individuals to access employment	4.65% 2	16.28% 7	44.19% 19	34.88% 15	43	1.91

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

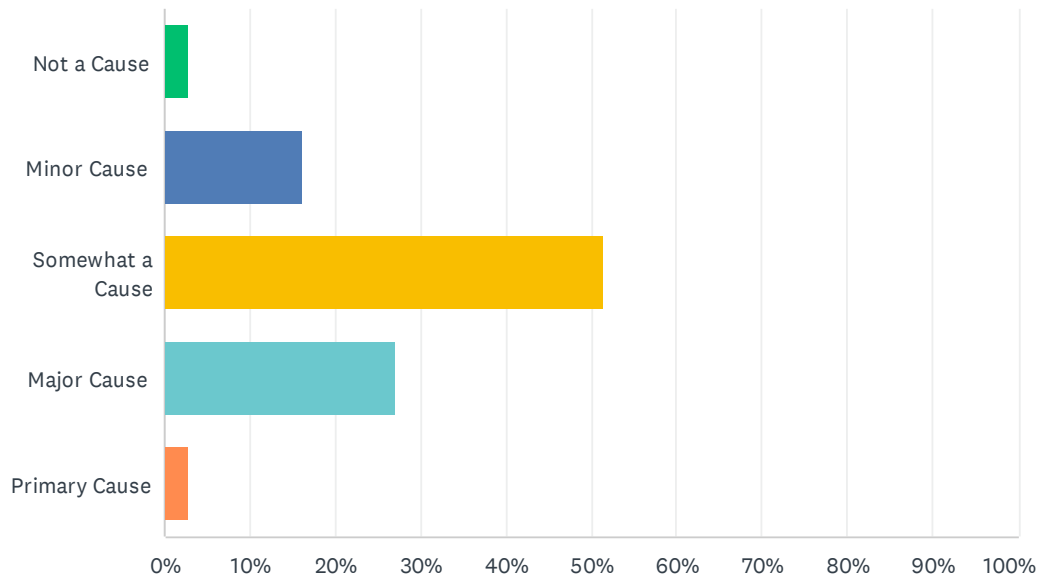
Answered: 37 Skipped: 6



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	10.81%	4
Somewhat a Cause	37.84%	14
Major Cause	48.65%	18
Primary Cause	2.70%	1
TOTAL		37

Q6 Domestic Violence / Human Trafficking

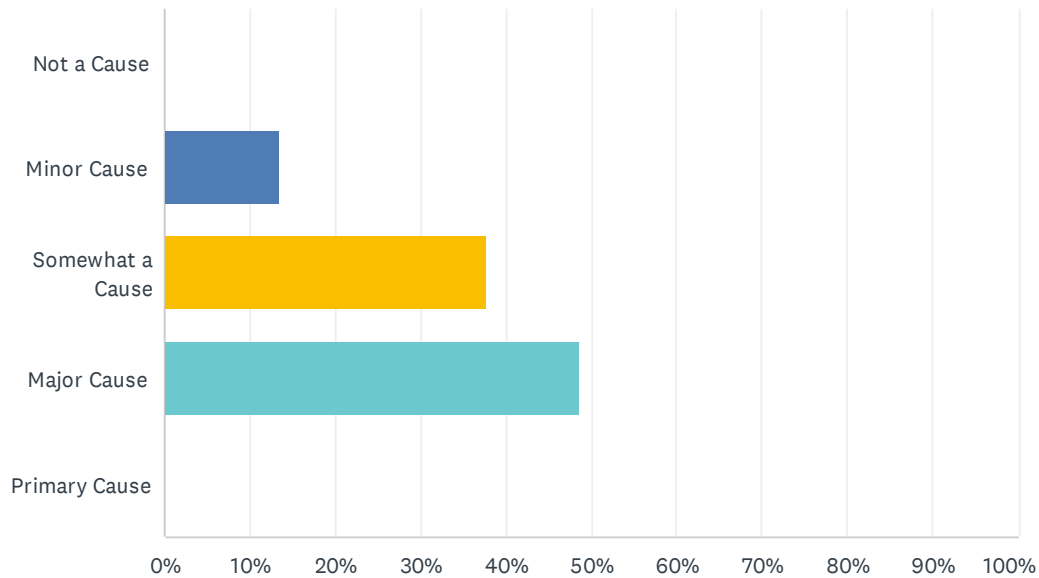
Answered: 37 Skipped: 6



ANSWER CHOICES	RESPONSES	
Not a Cause	2.70%	1
Minor Cause	16.22%	6
Somewhat a Cause	51.35%	19
Major Cause	27.03%	10
Primary Cause	2.70%	1
TOTAL		37

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

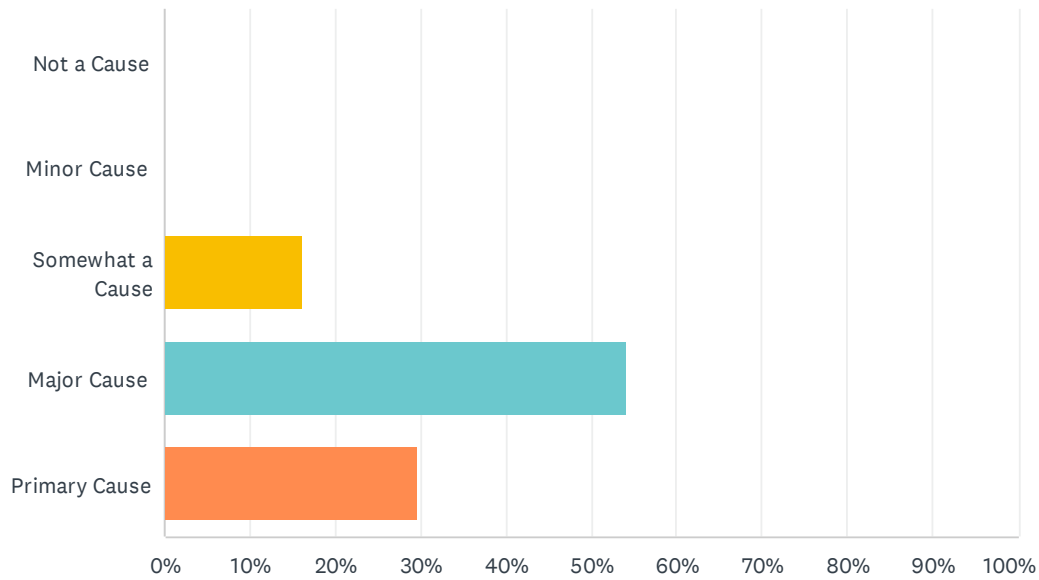
Answered: 37 Skipped: 6



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	13.51%	5
Somewhat a Cause	37.84%	14
Major Cause	48.65%	18
Primary Cause	0.00%	0
TOTAL		37

Q8 Mental Illness

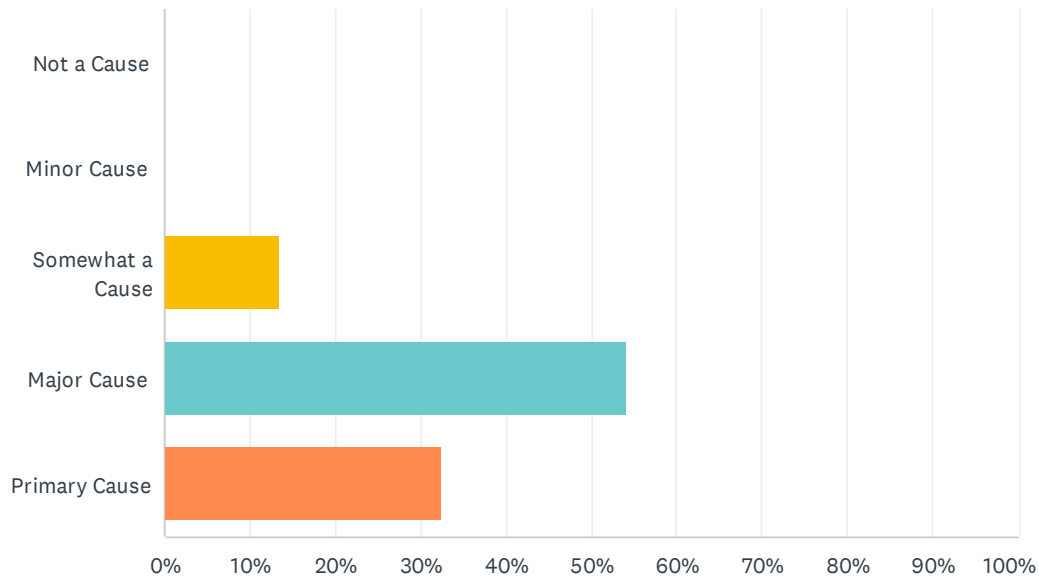
Answered: 37 Skipped: 6



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	0.00%	0
Somewhat a Cause	16.22%	6
Major Cause	54.05%	20
Primary Cause	29.73%	11
TOTAL		37

Q9 Substance abuse and addiction

Answered: 37 Skipped: 6



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	0.00%	0
Somewhat a Cause	13.51%	5
Major Cause	54.05%	20
Primary Cause	32.43%	12
TOTAL		37

Q10 Please provide any other input that your agency feels would be helpful to provide to this program.

Answered: 13 Skipped: 30

#	RESPONSES	DATE
1	As Mayor of Silverton, I can say our biggest struggle is simply the lack of entry-level affordable housing. Our youth with entry-level jobs have nowhere to live that is affordable. Our low-income seniors have nowhere to live that is affordable. Drug abuse and mental illness are also concerning, but even though we are in crisis. I chair our affordable housing task force and we would love partners in developing low-income housing in Silverton. We are looking to do development on a particular property the city owns on the West Side of Town.	6/15/2023 11:33 AM
2	We need accountability even though it's unpopular.	6/15/2023 9:58 AM
3	Rural communities experience homelessness at a similar rate per capita to larger urban centers. We also lack easy access to some of the services that are essential for the people we serve--mental health care, crisis services, addiction/recovery services, self-sufficiency programs, etc.. We also have a low inventory of rentals in general, especially for low-income households.	6/13/2023 5:04 PM
4	Looking at down payment assistance programs that align with market rates and home prices to get more community members in homes. Children experience a better home life when the parents are homeowners and contribute to the community. Habitat for humanity really helps bring this to light.	6/13/2023 2:26 PM
5	Access to affordable housing or housing that would allow persons with evictions and or criminal charges	6/13/2023 10:14 AM
6	Substance as a result of mental illness. Majority of our population have serious mental illnesses and a lack of support to provide PSH.	5/26/2023 1:16 PM
7	Elimination of System Development Charges to our Habitat for Humanity non-profit and help with grants for infrastructure.	5/25/2023 11:53 AM
8	I am not sure the intent of this survey but it doesn't seem geared toward a local government. I am not sure the questions or answers are going to help provide meaningful information. An "other" or "none of the above" should have been provided on the lists.	5/25/2023 10:37 AM
9	There are a few causes that are missing including incarceration, family crisis, lack of housing vouchers, rent rises, rent burdens of over 50% for lower income households, and being precariously housed with no social or familial safety net. And these are just the most common ones.	5/25/2023 8:54 AM
10	Land acquisition and infrastructure funding are probably the two most critical uses of HOME/CDBG that would enable more and faster development - and also leverage additional state/federal resources into Marion County. Services are also critical, but there are a lot of other funding streams for services - especially in the last couple of years. I would love to see as much money as possible go to development of new units! (Both rental and ownership.)	5/25/2023 8:18 AM
11	Lack of programs building people up to offer contributions to the communities they live in. Accountability for actions and recognition for contributions	5/24/2023 5:44 PM
12	none I can think of	5/24/2023 4:03 PM
13	N/A	5/24/2023 3:13 PM

Q11 Agency Name

Answered: 37 Skipped: 6

#	RESPONSES	DATE
1	City of Salem	6/22/2023 3:09 PM
2	Boys & Girls Club of Salem, Marion & Polk Counties	6/21/2023 11:14 AM
3	Marion County Housing Authority	6/16/2023 2:43 PM
4	City of Keizer	6/15/2023 2:38 PM
5	City of Mill City	6/15/2023 11:51 AM
6	City of Silverton	6/15/2023 11:33 AM
7	City of Salem	6/15/2023 9:58 AM
8	Silverton Area Community Aid	6/14/2023 1:21 PM
9	Silverton Area Community Aid	6/14/2023 10:37 AM
10	Sheltering Silverton	6/13/2023 5:04 PM
11	Oregon Community Credit Union	6/13/2023 2:26 PM
12	Iron Tribe Network	6/13/2023 10:14 AM
13	Marion County Health and Human Services	6/8/2023 4:10 PM
14	Valor Mentoring	6/1/2023 2:22 PM
15	City of Hubbard	5/30/2023 7:52 AM
16	Easterseals of Oregon	5/26/2023 2:25 PM
17	AROHT Neighbors Serving Under Sheltered Neighbors	5/26/2023 1:16 PM
18	Marion County Community Services	5/25/2023 12:04 PM
19	Habitat for Humanity	5/25/2023 11:53 AM
20	City of Gates	5/25/2023 11:43 AM
21	City of Stayton	5/25/2023 10:37 AM
22	City of Woodburn	5/25/2023 9:09 AM
23	St Francis Family Housing	5/25/2023 8:54 AM
24	Cherriots	5/25/2023 8:27 AM
25	Hope Pregnancy Clinic	5/25/2023 8:26 AM
26	City of Turner	5/25/2023 8:24 AM
27	DevNW	5/25/2023 8:18 AM
28	Soaring Heights Recovery Homes	5/24/2023 7:14 PM
29	MCHHS	5/24/2023 5:44 PM
30	Marion County	5/24/2023 4:14 PM
31	Marion County Community Services	5/24/2023 4:11 PM
32	CDBG	5/24/2023 4:03 PM
33	Community Services	5/24/2023 3:26 PM

34	Marion County Community Services	5/24/2023 3:13 PM
35	MCCS	5/24/2023 2:51 PM
36	Marion County Community Services Department	5/24/2023 2:50 PM
37	MCED	5/24/2023 2:49 PM

Median Home Price Data

06/29/2023

Method for determining median area home purchase price using Marion County Assessor 2022 Sales Data found at: <https://www.co.marion.or.us/AO/Pages/datacenter.aspx>

Choose prior year.

-Filter by primary statistical classification

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.

-Sort by total fragment sq ft/total fragment acres

Delete properties over 1 acre (43,560)

-Filter by condition code

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

-Remove duplicate ID #s

Use tool to eliminate potential duplicate records.

-Sort by sales price

Delete any lines with '0' zero sales price.

Use middle line number for median.

Based on this analysis the median home price for Marion County is \$420,900, which puts the HUD 95% threshold at \$399,855.