



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

December 6, 2023

Meeting date:

Department:

Community Services



Title

Public Hearing and Board of Commissioners Action to add Union Gospel Mission Simonka Place Renovation project to the 2021 HOME-ARP grant.

Agenda Planning Date: 11/20/2023

Management Update/Work Session Date: 11/21/2023

Audio/Visual aids

Time Required 10 minutes

Contact: Steve Dickey

Phone: 503-373-4334

Requested Action:

Conduct a Public Hearing followed by action by the Board of Commissioners to approve adding the Union Gospel Mission Simonka Place Renovation Project to the 2021 HOME-ARP grant, amending the 2021-22 Annual Action Plan.

Issue, Description & Background:

On September 12, 2023 the Union Gospel Mission presented a request of \$1,463,481 for the renovation of the Simonka Place shelter for women and children. During this Work Session Dan Clem, Executive Director of the Union Gospel Mission of Salem presented the project and responded to questions from the Board of Commissioners.

Funding for this project will come from moving funds within the 2021 HOME-ARP grant. To do this, \$463,481 will need to be reprogrammed from Supportive Services into the activity of Acquisition and Development of Non-Congregate Shelter which already has \$1,000,000 programmed into this activity. Since these funds were originally programmed into these general categories and not assigned to a particular project, no other current projects will be impacted by this change to the grant. This will leave \$450,015.20 in Supportive Services available for other projects under HOME-ARP.

Financial Impacts:

This change does not result in any fiscal impact to Marion County, but rather reassigns where grant funds will be directed.

Impacts to Department & External Agencies:

This has no significant impacts to the Department, and will allow Union Gospel Mission to complete the proposed renovation to the Union Gospel Mission Simonka Place Shelter.

List of attachments:

2021-22 Substantial Ammendment Resolution, Union Gospel Mission Simonka Place Agreement Exhibit A Project Summary, Public Notice Copy (English), Public Notice Copy (Spanish).

Presenter:

Steve Dickey, CDBG / HOME Program Manager - Marion County Community Services

Department Head Signature:

BEFORE THE BOARD OF COMMISSIONERS

FOR MARION COUNTY, OREGON

RESOLUTION No. _____

In The Matter Of Substantial Amendment)
#3 to the FY2021-2022 Annual Action Plan)
under the Federal Community Development)
Block Group and HOME Investment)
Partnerships Programs)

WHEREAS, Per the Marion County Citizen Participation Plan adopted on August 11, 2021 a substantial amendment is triggered to an Annual Action Plan (AAP) when a new activity not described in the AAP is planned and more than 25% of funds are being changed to an allocated activity.

WHEREAS, the 2021 HOME-ARP grant currently has allocated \$1,000,000 to the activity of Acquisition and Development of Non-Congregate Shelter, and \$913,496.20 to the activity of Supportive Services.

WHEREAS, Marion County is proposing moving \$463,481 of 2021 HOME-ARP funds from Supportive Services to the activity of Acquisition and Development of Non-Congregate Shelter, for a total of \$1,463,481 programmed to the Union Gospel Mission Simonka House Renovation project.

NOW THEREFORE, it is resolved that the Board of Commissioners approve substantial amendment #3 to the 2021-2022 Annual Action Plan (AAP) and redirect funds to the designated categories.

RESOLVED that the Board of Commissioners approves substantial amendment #3 to the FY2021-2022 Annual Action Plan under the federal Community Development Block Grant and HOME Investment Partnerships Programs.

DATED this _____ day of _____, 2023

MARION COUNTY BOARD OF COMMISSIONERS

Chair

Commissioner

Commissioner

FORM A – Project Summary Form

August 24, 2023

Project Name: Create more beds and services for women and women with children emerged in homelessness or in danger of becoming homeless. By remodeling Simonka Place, UGM Women’s and Children’s Shelter, we intend to accommodate more families (women with children), to add parenting and child development services, to serve more women experiencing mental health crisis, and to better meet needs for our aging homeless (single) women. Simonka Place remodeling would affect our areas and activities used for religious activities, with those costs borne by other UGM funds.

Project Location: 5119 River Road NE, Keizer, OR 97305

Project Description:

This Simonka Place Remodeling Project will support re-design of the services we provide to better meet the contemporary needs we see in our region. Our current shelter serves mostly single women and a few families. This project transitions our shelter to serve more families and children than we currently serve now.

Our analysis reveals changing demographics, more families needing shelter, greater mental health needs, the onset for more support for restorative service needs new being provided by several new agencies, and more prevalence of guests with special needs (i.e., aging, immobility). To summarize, the needs have changed, and so must our programs.

Simonka Place is over 60 years old, and in need of remodeling for the roof, lighting, floorcoverings, and siding. By re-configuring certain areas, we can increase the overall number of beds from 86 to 97, double the number of families we serve, provide recovery services for ladies suffering from mental health traumas, and have more beds and services for ladies with special/physical needs.

Program Details:

- A. Stabilization Program. For emergency shelter for single women and women with children and stabilization counseling and treatment. (“Guest Services”)
- B. Christian Recovery Program (“New Life Fellowship”). For 15-18 months permanent shelter. (Costs for remodeling this square footage borne solely by UGM as this is a religious program. It is understood that these costs are not covered by HUD funds.)
- C. Parenting and Child Development Center. To support all families in middle rooms (now used for offices).

Re-modeling Details:

Stabilization/Shelter Rooms:

Families:

C101-C102: (8 beds per room) = 16 Beds

Singles:

C103-C104: 8 beds per room = 16 Beds

C105 (Detox) 3 beds = 3 Beds

C106 (Special Needs 6 beds = 6 Beds

Wellness:

"Sick Room" 4 beds = 4 Beds

45 TOTAL Stabilization/Shelter Beds

NLF Family:

A101-103 (6 beds each room) 12 beds

A105 (8 beds 1 mom w/ 3 children) 8 beds

20 beds total NLF Family

NLF Singles:

F101-F106 (4 beds each room) 24 beds

(F102 special needs)

Exodus:

F107-F108 (4 beds each room) 8 beds

32 beds total NLF Singles

52 TOTAL New Life Fellowship Beds

97 TOTAL Beds

Remodeling will also be necessary to add a classroom, and to convert the front lobby spaces into staff offices (from middle rooms) and a classroom (was Room # 101). Also, convert one room in eastern hallway to Staff Care room, and an office/storage space for our new Search and Rescue program for women and families, now living in the camps and parks.

Project costs: Attached.

Project Sketch/Initial Floorplan: Attached

UGM recognizes that no government funds may be sought or expended for activities or building spaces wherein attendance and participation for religious activities is a requirement of a program. The spaces for remodeling in this application are not intended for those spaces where religious activities will be conducted/required. UGM does also understand and agree that the common areas for renovation can only be funded on a proportionate basis of 70% for common and social services areas/improvements, and 30% attributable to religious activities/program. The Project Budget is \$2,090,687, with \$1,463,481 requested, allowable under HOME-ARP requirements. The remaining 30% or \$627,206 will be paid for by the generosity of major donors and the Salem and Keizer communities through UGM. All funding will be secured prior to the start of construction. It is anticipated that no debt will be used to fund this project.

Project Map: Attached.

Initial Project Work Program during October 2023 – December 2024 consists of:

1. Design, Permits, Architect, Engineering.
2. Office walls moving.
3. Windows, Carpet, Interior Architect, lighting.
4. HVAC, sprinkler, and fire system amendments.
5. Kitchen floor, Exterior siding.

Project Readiness:

- A. We anticipate that we will be able to use/shift sufficient living spaces around for those guests and families being provided with Emergency Shelter and Recovery Program.
- B. UGM recently completed a 57,202 sq ft construction of the UGM Men's Mission, coming in on time, and under budget, for a total of \$15.2M. UGM has the expertise for project funding from a variety of sources (donors, Affordable Housing Program San Francisco Federal Home Loan Bank, New Markets Tax Credits, Chase Bank, Murdock Foundation Grant, and mortgage earlier paydown with Pioneer Trust Bank, the City of Salem Urban Renewal revitalization funding for the new Men's Mission.
- C. No property or land use processes are applicable to this project.

Grant Funds Requested: \$ 1,463,481

Applicant: Union Gospel Mission•Exec Director Dan Clem

Address: 777 Commercial Street NE, Salem, OR 97301

Website: www.ugmsalem.org

DUNS/UEI Number: 180841546

Contact Person: Dan Clem

Phone Number: (503) 480-9983 (Cell), (503) 967-6388 Ext 201, (Office)

Email Address: danclem@ugmsalem.org

SUBSTANTIAL AMENDMENT TO THE 2021-2022 ANNUAL ACTION PLAN

A. Executive Summary

The U.S. Department of Housing and Urban Development (HUD) requires all entitlement communities receiving Community Development Block Grant (CDBG) funds, such as Marion County, to prepare and submit a Consolidated Plan every five years to establish a unified, strategic vision for economic development, housing and community development actions. The Consolidated Plan encompasses the analysis of local community needs and coordinates appropriate responses to those needs and priorities. The Marion County Board of Commissioners adopted the current 2021-2025 Five Year Consolidated Plan on August 11, 2021.

The Consolidated Plan is carried out through Annual Action Plans which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The County must submit an Annual Action Plan to HUD by no later than May 15th of each year during the five-year period.

Per the County's Citizen Participation Plan, a Substantial Amendment to an Annual Action Plan is required when a "substantial" change is proposed, which includes:

1. An activity described in the AAP is cancelled;
2. A new activity not described in the AAP is planned;
3. The location of an activity described in the AAP is changed so that it is located in a different service area than originally described;
4. The beneficiaries of an activity described in the AAP are changed so that the predominant group of beneficiaries is different from those which were described;
5. The purpose or scope of work of an activity described in the AAP are changed in essential, important, or significant ways from those described, as determined by the Board of Commissioners; or
6. The purpose or scope of the activity described in the AAP is changed such that the budget of the project is increased by at least \$25,000 and more than 25% of the original activity budget.

This substantial Amendment to the 2021-2022 Annual Action Plan is necessary because the County is proposing to add activities described in Section C and to change more than 25% of the amount of funds allocated to an activity.

B. Citizen Participation

A Notice of Public Hearing and a 30-day public review period is being published in the Woodburn Independent and The Statesman Journal on November 1, 2023, informing the public of the proposed Substantial Amendment and inviting comments at the public hearing. The public review period will begin on November 2, 2023, and end on December 4, 2023. Citizens can review copies of the draft Substantial Amendment at 555 Court Street NE Salem, OR. 97301. On December 6, 2023, the Board of Commissioners will be hearing public comments regarding the Substantial Amendments.

C. Changes to the 2021-2022 Annual Action Plan Activities

Goals per the Consolidated Plan	Initial Funds	Funding Source	Initial Activity	Proposed Funds	Funding Source	Proposed Activity
Acquisition and Development of Non-Congregate Shelter	\$1,000,000.	HOME-ARP	TBD	\$1,000,000.	HOME-ARP	Non Congregate Shelter
Supportive Services	\$ 913,496.20	HOME-ARP	TBD	\$463,481.	HOME-ARP	Non Congregate Shelter

D. Proposed Projects

The above changes are intended to provide funding to Union Gospel Mission Simonka Place in the amount of \$1,463,481. The proposed remodeling of Simonka Place meets the goal in the consolidated plan for HOME ARP funds to address the needs of homeless residents in Marion County by providing shelter and supportive services.

E. Public Comments

All public comments received during the 30-day public review period or at the public hearing will be incorporated into the overall Substantial Amendment submitted to HUD.

ENMIENDA ESENCIAL AL PLAN DE ACCIÓN ANUAL 2021-2022

A. Resumen

El Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) de EE. UU. requiere que todas las comunidades con derechos que reciben fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG por sus siglas en inglés), como el condado de Marion, preparen y presenten un Plan Consolidado cada cinco años para establecer una visión estratégica unificada para el desarrollo económico, vivienda y acciones de desarrollo comunitario. El Plan Consolidado abarca el análisis de las necesidades de la comunidad local y coordina las respuestas apropiadas a esas necesidades y prioridades. La Junta de Comisionados del Condado de Marion adoptó el Plan Consolidado de Cinco Años 2021-2025 actual el 11 de agosto de 2021.

El Plan Consolidado se lleva a cabo a través de Planes de Acción Anuales que brindan un resumen conciso de las acciones, actividades y los recursos federales y no federales específicos que se utilizarán cada año para abordar las necesidades prioritarias y metas específicas identificadas por el Plan Consolidado. El condado debe presentar un plan de acción anual al HUD a más tardar el 15 de mayo de cada año durante el período de cinco años.

Según el Plan de Participación Ciudadana del condado, se requiere una enmienda esencial a un Plan de Acción Anual cuando se propone un cambio "esencial", que incluye:

1. Se cancela una actividad descrita en el AAP;
2. Se planea una nueva actividad no descrita en el AAP;
3. Se cambia la ubicación de una actividad descrita en el AAP para que se ubique en un área de servicio diferente a la descrita originalmente;
4. Se modifican los beneficiarios de una actividad descrita en el AAP de modo que el grupo predominante de beneficiarios sea diferente de los que fueron descritos;
5. El propósito o el alcance del trabajo de una actividad descrita en el AAP cambia de manera fundamental, importante o significativa de las descritas, según lo determine la Junta de Comisionados;
- o
6. El propósito o alcance de la actividad descrita en el AAP se cambia de tal manera que el presupuesto del proyecto se incrementa en al menos \$25.000 y más del 25 % del presupuesto original de la actividad.

Esta enmienda esencial al Plan de Acción Anual 2021-2022 es necesaria porque el Condado propone agregar actividades descritas en la Sección C y cambiar más del 25 % de la cantidad de fondos asignados a una actividad.

B. Participación Ciudadana

Un Aviso de Audiencia Pública y un período de revisión pública de 30 días se publicarán en Woodburn Independent y The Statesman Journal el miércoles 1 de noviembre de 2023, informando al público sobre la Enmienda Esencial propuesta e invitando a hacer comentarios en la audiencia pública. El período de revisión pública comenzará el 2 de noviembre de 2023 y finalizará el 4 de diciembre de 2023. Los

ciudadanos pueden revisar copias del borrador de la Enmienda Esencial en 555 Court Street NE Salem, OR. 97301. El 6 de diciembre de 2023, la Junta de Comisionados escuchará comentarios públicos sobre las Enmiendas Esenciales.

C. Cambios en las Actividades del Plan de Acción Anual 2021-2022

Metas según el Plan consolidado	Fondos Iniciales	Fuente de Financiamiento	Actividad inicial	Fondos propuestos	Fuente de Financiamiento	Actividad propuesta
Adquisición y desarrollo de refugios no colectivos	\$1,000,000.	HOME-ARP	por determinar	\$1,000,000	HOME-ARP	refugios no colectivos
Servicios de apoyo	\$ 913,496.20	HOME-ARP	por determinar	\$463,481.	HOME-ARP	refugios no colectivos

D. Proyectos Propuestos

Los cambios propuestos tienen como objetivo proporcionar fondos a Union Gospel Mission Simonka Place en la cantidad de \$1,463,481. La propuesta de remodelación de Simonka Place cumple con la meta del plan consolidado de fondos HOME ARP para atender las necesidades de los residentes sin hogar en el Condado de Marion brindándoles refugio y servicios de apoyo.

E. Comentarios Públicos

Todos los comentarios públicos recibidos durante el período de revisión pública de 30 días o en la audiencia pública se incorporarán a la Enmienda Esencial general presentada al HUD.