



# Work Session Summary Minutes

O R E G O N

## CDBG Homeowner Residential Rehabilitation Program Overview

April 10, 2025. 1:30 PM

Courthouse Square, 555 Court St. NE, Salem  
5th Floor, Suite 5232, Commissioners Board Room

### ATTENDANCE:

**Commissioners:** Colm Willis, and Danielle Bethell.

**Board's Office:** Toni Whitler, Matt Lawyer, Heather Inyama, Trevor Lane, and Alvin Klausen.

**Legal Counsel:** Steve Elzinga.

**Community Services:** Steve Dickey, and Kelli Weese.

**Mid-Willamette Valley Council of Governments:** McRae Carmicheal, and John Schmidt.

Commissioner Danielle Bethell called the meeting to order at 1:32 p.m.

### Summary

The Community Development Block Grant (CDBG) Homeowner Residential Rehab Program began in 2021. The program was amended in August 2022 to increase the maximum loan from \$15,000 to \$50,000, with up to 70% forgiven. As of April 2025, 27 homes were completed, and 13 were under construction. The selection process prioritizes income and location within Marion County. The board considered changing the Valley Development Initiatives (VDI) program terms to increase usage and improve outreach.

### Brief Program Overview

- Marion County became a US Department of Housing and Urban Development (HUD) entitlement area in 2021, directly receiving CDBG and Home Investment Partnerships Program funds.
- Homeowner Residential Rehabilitation Program established to provide loans for critical home repairs.
- The funding allocation is as follows:
  - 2021: \$871,485.
  - 2022: \$233,123.
  - 2023: \$476,842.
  - 2024: \$158,499.
- Initial loan terms:
  - 0% payment deferred loan.
  - Maximum \$15,000 limit.
- August 2022 program amendment:
  - Increased maximum loan to \$50,000.

- Up to 70% loan forgiveness over time.
- Eligibility criteria:
  - Income at or below 80% of area median income.
  - Located in Marion County (outside Salem city limits).
  - Owner-occupied home.
  - Manufactured homes must be built after June 15, 1976.

## **Program Presentation**

- Comprehensive overview of home rehabilitation projects.
- Detailed project examples:
  - Disabled woman in Mount Angel:
    - Wheelchair ramp replacement.
    - New siding.
    - Water heater replacement.
    - New roof.
    - Back deck for emergency exit.
  - Single mother in Idanha:
    - Roof replacement.
    - Bathroom remodels.
  - Elderly homeowner:
    - Roof replacement.
    - Ductless heat system.
    - Window replacements.
    - Hot water heater replacement.
    - Washer/dryer relocation.
- Repair types included:
  - Structural repairs.
  - Accessibility modifications.
  - Safety improvements.
  - Essential system replacements.
- Demonstrated significant impact on homeowners' quality of life and home habitability.
- Program Highlights:
  - Total households served is 40:
    - 27 completed, 13 in progress.
- Geographic reach:
  - Cities such as Woodburn, Keizer, Donald, Jefferson, Mount Angel, Silverton.
- The maximum loan amount is \$50,000.
- The loan forgiveness is Up to 70% over 10 years.

## **Questions / Discussion**

- Compared CDBG program with existing VDI housing rehabilitation program.
- VDI program characteristics:
  - 4% interest for first five years.
  - 0% interest thereafter.
  - Maximum \$25,000 loan.
  - Approximately \$891,000 in available funds.
- Explored program improvement strategies:
  - Potential modification of loan amounts.
  - Developing prioritization criteria.

- Improving marketing and outreach.
  - Exploring ways to maximize fund utilization.
- Discussed challenges:
  - Limited program awareness.
  - Varying city engagement.
  - Balancing comprehensive repairs with fund availability.

### **Next Steps**

- Develop detailed prioritization criteria for program applications:
  - Focus on livability, safety, and health factors.
  - Create objective selection process.
- Explore potential modifications to VDI program:
  - Engage with city administrators.
  - Review fund allocation and usage.
- Conduct comprehensive review of:
  - Current program effectiveness.
  - Potential improvements.
  - Marketing strategies.
- Prepare update on program structure by end of April.
- Continue aggressive outreach to inform residents about rehabilitation assistance.
- Investigate potential integration of CDBG and VDI program resources.

**Adjourned** – time: 2:20 p.m.

**Minutes by:** Mary Vityukova

**Reviewed by:** Gary L. White