



# *2022 Annual Action Plan*

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# Executive Summary

*AP-05 Executive Summary- 24 CFR 91.200 (c), 91.220 (b)*

## **1. Introduction**

On December 1, 2021, Marion County officially became an Entitlement Grantee with the approval of its five-year Consolidated Plan (Plan) under the Housing and Urban Development (HUD) Federal Housing Investment Partnerships Program (HOME) and the Community Development Block Group Program (CDBG). With the designation of becoming an Entitlement Grantee Marion County will begin receiving an annual allocation amount of approximately \$621,125 of HOME Funds and \$1,561,194 of CDBG Funds. As a recipient of CDBG funds, the County is required to prepare a five-year strategic plan that identifies housing and community needs, prioritizes these needs, identifies resources to address needs, and establishes annual goals and objectives to meet the identified needs. This five-year plan is known as the Consolidated Plan. The purpose of the Plan is to outline a strategy for the County to follow in using CDBG funding to achieve the goal of the CDBG program, “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities for low-and moderate-income persons.

In addition to the entitlement resources, Marion County received \$2,251,172 in HOME-ARP (American Rescue Plan) that is to be allocated in a separate plan as a substantial amendment to its 2021 Annual Action Plan.

## **2. Summary of Objectives and Outcomes Identified in Plan**

The Consolidated Plan for fiscal years 2021 through 2025 (Plan) was prepared in accordance with Section 91.100 through 91.230 of HUD’s Consolidated Plan Final Rule. Over the term of the five-year plan, approximately \$7,805,970 is expected to be available, with up to 20% for planning activities and administration of the CDBG Program, and \$3,105,625, 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 goals established by the Board of Marion County 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)
- Support Disaster Recovery Efforts
- Invest in Vital Community Facilities and Infrastructure
- Increase Access to Community Services

- Encourage Economic Opportunities
- Support Program Success

This document, “The Annual Action Plan, (AAP) outlines the activities to be carried out in Program Year (PY) 2022.

The County’s 2021-2025 Plan and Year 1 AAP was adopted by Board Order #21-066 on August 11, 2021, revised on October 8, 2021, and November 23, 2021 before final approval by HUD on December 1, 2021.

### **3. Evaluation of Past Performance**

Marion County officially became an entitlement community on December 1, 2021. Therefore, there is no prior operation of the federal CDBG and HOME Programs. However, in its first year being an entitlement community Marion County has worked on creating the program designs for down payment assistance and owner rehabilitation and will be able to start implementing those programs in 2022. Due to program requirements and development cycles a majority of funds had to be diverted from projects listed in the 2021 Annual Action Plan to rehabilitation and down payment assistance. However, Marion County anticipates still allocating resources toward Center for Hope and Safety and Neighbors Serving Unsheltered Neighbors within its 2021 Annual Action Plan. The Substantial Amendment to divert funding to down payment assistance and owner rehabilitation was formally approved on March 23, 2022, and is set to be submitted to be approved by HUD by the end of May.

### **4. Summary of Citizen Participation Process and Consultation Process**

On May 4<sup>th</sup>, 2022, Marion County held a CHDO informational meeting, which included inviting potential developers and other organizations that have operated with HOME funds in other jurisdictions throughout the state. They were also invited to attend the Annual Action Plan Work Session on May 19, 2022. Marion County also hosted the state CDBG-Disaster Recovery Grant Work Session on March 10, 2022. Minutes from the Disaster Recovery Work Session is provided as an attachment for this Annual Action Plan. As part of the Citizen Participation Process Marion County made a draft Annual Action Plan available for public comment from May 21<sup>st</sup>, 2022 through June 21<sup>st</sup>, 2022 for public comment. The Public Hearing was held on June 22<sup>nd</sup>, 2022. The Minutes from the CHDO informational meeting/Work Sessions and the Public Hearing are included as attachments as well as letters of invitation to the meetings.

### **5. Summary of Public Comments or views**

A summary of comments will be included below. Full Transcripts of the Disaster Recovery Work Session Minutes, CHDO informational meeting minutes, CDBG/HOME/HOME-ARP Input Meeting, Public Hearing minutes and the public notice are included in the Appendix.

**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 2-Responsible Agencies**

Agency Role	Name	Department/Agency	Source of Funds
CDBG Administrator Office Specialist 4	Tim Glisson Terri Darvell	Community Development Division	CDBG
HOME Administrator Office Specialist 4	Tim Glisson Terri Darvell	Community Development Division	HOME
HOME-ARP Administrator Office Specialist 4	Tim Glisson Terri Darvell	Community Development Division	HOME-ARP

**Narrative (Optional)**

Marion County is the lead agency for the delivery of the Community Development Block Grant (CDBG)/HOME Investment Partnerships Programs/HOME-ARP funding 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:**

Chris Eppley, Community Development Division Director  
(503)-566-3963

Tim Glisson, Marion County CDBG/HOME Program Manager  
(503)-302-4700

Terri Darvell, Office Specialist 4  
(503)-588-5167

*AP-10 Consultation 91.100, 91.200 (b), 91.215 (l)*

2. Describe agencies/groups/organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies, or other entities.

**Table 3: Organization Consulted**

<b>Agency/Group/Organization</b>	Public Housing Authority <b>(Attended Input Meeting on May 19, 2022)</b>
<b>Agency/Group/Organization Type</b>	Services-Homelessness Other Government – Local
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy Affordable Housing Public Housing Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Marion County Housing Authority assists low-moderate income families achieve stable housing, economic opportunity, and coordination with social service providers.
<b>Agency/Group/Organization</b>	Human Solutions (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services - Housing Services-Families with children Services-Homelessness Services-Development Programs
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy



	Services-Career/Job Programs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provides services that offer affordable housing, housing stability and employment programs. They also provide services to those experiencing homelessness; emergency shelters and housing assistance.
<b>Agency/Group/Organization</b>	Oregon Home Builders Association (For-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Construction of Affordable Housing
<b>What section of the Plan was addressed by Consultation?</b>	Affordable Housing Needs Development Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HBA advocates for housing affordability and availability, working with Mid-Valley Affordable Housing Coalition PAC and Oregonians for Affordable Housing.
<b>Agency/Group/Organization</b>	Family Building Blocks (Non-Profit) <b>(Attended Input Meeting on May 19, 2022)</b>
<b>Agency/Group/Organization Type</b>	Services-Children Services-Families with Children Services-Parenting Education Services-Food Pantry Services-Clothing Closet
<b>What section of the Plan was addressed by Consultation?</b>	Community Services
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated</b>	Services provide families and parents with education, prevention, services for children and family stability

<b>outcomes of the consultation or areas for improved coordination?</b>	
<b>Agency/Group/Organization</b>	Northwest Senior & Disability Services Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Intergovernmental Agency
<b>What section of the Plan was addressed by Consultation?</b>	Seniors Adults with Disabilities Non-Homeless Special Needs Anti-Poverty Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Services for Seniors and Adults with Disabilities
<b>Agency/Group/Organization</b>	Center for Hope and Safety (Non-Profit) <b>(Attended Input Meeting on May 19, 2022)</b>
<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-Crime Victim Advocacy & Support Services-Housing Services-Counseling Services-Social Services Programs Services-Homelessness Services-Housing Needs Assessment
<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Affordable Housing Community Services Homeless Needs-Families with children

	Housing Needs Assessment Anti-Poverty Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Center for Hope and Safety provides victims of domestic violence, human trafficking, and stalking with services and support. Resources for an expansion of affordable housing.
<b>Agency/Group/Organization</b>	Arches (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Homelessness Services-Housing Assessments Services-Housing Services-Supportive Services
<b>What section of the Plan was addressed by Consultation?</b>	Affordable Housing Homelessness Needs Stable Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Arches Project provides housing and street outreach, housing referrals, and tenant education for people that are experiencing homelessness.
<b>Agency/Group/Organization</b>	Fair Housing Council of Oregon (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Renters Services-Homebuyers Services-Housing Services-Housing Counseling

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Affordable Housing Community Services Fair Housing Development Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Fair Housing Council of Oregon promotes equity and inclusion for renters, homebuyers, housing providers and social services.</p>
<p><b>Agency/Group/Organization</b></p>	<p>DevNW (Non-Profit) <b>(Attended Input Meeting on May 19, 2022)</b></p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Affordable Rentals Services-Housing Counseling Services-Affordable Housing Services-Education and Counseling</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Affordable Housing Homelessness Strategy Economic Development Community Services Affordable Rentals Development Strategy Public Housing</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>DevNW is an organization that provides individuals and families access to affordable housing, housing counseling, and affordable rentals and homeowners.</p>

<b>Agency/Group/Organization</b>	COG-Mid Willamette Valley Council of Government  <b>(Attended Input Meeting on May 19, 2022)</b>
<b>Agency/Group/Organization Type</b>	Intergovernmental Coop
<b>What section of the Plan was addressed by Consultation</b>	Housing Homelessness Community Services Community Development Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	COG is an organization that works with 40 local governments and the Confederated Tribes of Grand Ronde to expand and enhance community and economic development. COG is working with Marion County in providing affordable housing and reduce chronic homelessness.
<b>Agency/Group/Organization</b>	Oregon Realtors (For-Profit)  Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Affordable Rentals Services-Homebuyers
<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Development Fair Housing

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Oregon Realtors is working to provide and encourage affordable housing developments and homeownership.
<b>Agency/Group/Organization</b>	Mid-Valley Association of Realtors (For-Profit) Community Fund Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Homebuyers Services-Homelessness Services-Children Services-Families
<b>What section of the Plan was addressed by Consultation?</b>	Housing Community Services Homelessness Development Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Mid-Valley Association of Realtors Community Fund helps to provide services to break the cycle of homelessness and provide opportunities for affordable housing, as well as services for children and families at risk.
<b>Agency/Group/Organization</b>	SEDCOR (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Community Development Services-Economic Development

<b>What section of the Plan was addressed by Consultation?</b>	Development Strategy Community Development Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SEDCOR provides resources that help create a successful community and increase economic opportunities.
<b>Agency/Group/Organization</b>	Applegate Landing LLC (For-Profit) <b>(Attended Input Meeting on May 19, 2022)</b>
<b>Agency/Group/Organization Type</b>	Services-Construction of Affordable Housing Services-Construction of Affordable Rentals
<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Development Fair Housing LMI Rentals
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Applegate Landing LLC constructs housing and rental units along with community spaces for individuals and families that meet the LMI index.
<b>Agency/Group/Organization</b>	Catholic Community Services (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Homelessness Services-Affordable Housing Services-Youths 16-20 Services-Affordable Rentals



	Services-Counseling
<b>What section of the Plan was addressed by Consultation?</b>	Housing People with Disabilities Community Services Homelessness
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Catholic Community Services provides services for youths transitioning out of foster care, affordable housing, housing services for people with disabilities as well as services for people experiencing homelessness.
<b>Agency/Group/Organization</b>	United Way Mid-Willamette Valley (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Affordable Rentals Services-Women’s Shelter Services-Community Services Services-Homeless Needs
<b>What section of the Plan was addressed by Consultation?</b>	Housing Temporary Shelters Homelessness
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The United Way Mid-Willamette Valley provides resources for communities such as, people experiencing homelessness, affordable housing and rentals, and temporary shelters for women and teens, as well as referrals to community services.



<b>Agency/Group/Organization</b>	Sunny Oaks Inc (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Self Management Services-Temporary Housing Services-Homelessness Needs Services-People with Disabilities
<b>What section of the Plan was addressed by Consultation?</b>	Housing People with Disabilities Homelessness
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sunny Oaks provides support living services for adults with disabilities as well as those with behavior, mental health, and medical needs.
<b>Agency/Group/Organization</b>	Neighbor Works Umpqua (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Affordable Rentals Services-Homeowner Services-Homebuyer
<b>What section of the Plan was addressed by Consultation?</b>	Housing Affordable Rentals Homeowner Rehabilitation Homebuyer Counseling
<b>Briefly describe how the Agency/Group/Organization was</b>	Neighbor Works Umpqua works to build affordable housing and rental needs. Provides

<b>consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	services for homebuyers and homeowners, they also work to increase economic and community development.
<b>Agency/Group/Organization</b>	Rose Community Development Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Affordable Rentals Services-Homebuyers Services-Community Development
<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Development People with Disabilities Homeownership
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rose Community services offers services for affordable rentals and housing. Rentals and housing for seniors and people with disabilities.
<b>Agency/Group/Organization</b>	Northwest Housing Alternatives (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Seniors Services-People with Special Needs
<b>What section of the Plan was addressed by Consultation?</b>	Housing Affordable Rentals Seniors

	People with Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Northwest Housing Alternatives provides affordable housing and rental options for families, seniors, and people with Special Needs.
<b>Agency/Group/Organization</b>	Cornerstone Community Housing (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Homebuyers Services-Community Services
<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Development Fair Housing Homebuyers
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Cornerstone Community Housing is a housing developer and resident services provider for low-moderate income residents. They also offer referrals and counseling for residents to community resources.
<b>Agency/Group/Organization</b>	Bridge Housing (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Housing Development Services-Seniors

<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Development Fair Housing Seniors
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bridge Housing participates in developing affordable housing and rentals for low-moderate income individuals and families as well as seniors
<b>Agency/Group/Organization</b>	Bridge Meadows (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Community Support Services-Affordable Rentals Services-Counseling and Support Services
<b>What section of the Plan was addressed by Consultation?</b>	Housing Affordable Rentals Community Development Community Services
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bridge Meadows provides affordable housing and rentals to promote home stability. They also provide counseling and community support.
<b>Agency/Group/Organization</b>	CPAH-Community Partners for Affordable Housing <b>(Attended CHDO Informational Meeting)</b>
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing

	Service-Community Development Services-Community Services
<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Development Fair Housing Seniors Community Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CPAH helps to provide housing stability and eviction prevention by offering services to residents. They provide services for families with children as well as seniors.
<b>Agency/Group/Organization</b>	Reach Community Development (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Affordable Rentals Services-Community Development Services-Homeowners
<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Development Affordable Rentals Homeowners Rehabilitation Homebuyers
<b>Agency/Group/Organization</b>	Latino Business Alliance Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Community Development

	Services-Economic Development
<b>What section of the Plan was addressed by Consultation?</b>	Community Development Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Latino Business Alliance works with organizations to build stronger communities and create a positive economic impact.
<b>Agency/Group/Organization</b>	Habitat for Humanity (Non-Profit) (Mid-Willamette & North Willamette) <b>Mid-Willamette attended May 19, 2022 Input Meeting (Both attended CHDO Informational Meeting)</b>
<b>Agency/Group/Organization Type</b>	Affordable Housing Development
<b>What section of the Plan was addressed by Consultation?</b>	Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity provides low-moderate income residents with homeownership opportunities. Their program contributes to stronger communities and financial stability.
<b>Agency/Group/Organization</b>	Love Inc. <b>(Attended Input Meeting May 19, 2022 consulted one on one)</b>
<b>Agency/Group/Organization Type</b>	Services-Counseling and Support Services Services-Community Support
<b>What section of the Plan was addressed by Consultation?</b>	Community Support Community Services

<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Love Inc offers referrals and counseling for residents to community resources, education, financial counseling, and health programs.
<b>Agency/Group/Organization</b>	Oregon Entrepreneur Network Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Community Development Economic Development.
<b>What section of the Plan was addressed by Consultation?</b>	Community Development Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Oregon Entrepreneur Network works with organizations to build stronger communities and create a positive economic impact.
<b>Agency/Group/Organization</b>	Chemeketa Small Business Development Center Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Community Development
<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provide learning opportunities for small business and real estate development in LMI areas.
<b>Agency/Group/Organization</b>	Casa of Oregon (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing



	Services-Affordable Rentals
<b>What section of the Plan was addressed by Consultation?</b>	Housing Anti-Poverty Strategy Fair Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provides financial counseling, works with partners, funders, and government agencies to provide affordable housing and rentals.
<b>Agency/Group/Organization</b>	Farmworker Housing Development Corporation (Non-Profit) Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Affordable Housing Services-Affordable Rentals Services-Education and Counseling Services-Workforce Development
<b>What section of the Plan was addressed by Consultation?</b>	Housing Fair Housing Homelessness
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Farmworker Housing Development Corporation provides LMI housing opportunities, education, financial counseling, and health programs.
<b>Agency/Group/Organization</b>	Continuum of Care Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Service-Homelessness



	<p>Services-Families with Children</p> <p>Services-Youth Homelessness</p>
<b>What section of the Plan was addressed by Consultation?</b>	<p>Homeless Needs - Families with children</p> <p>Homelessness Strategy</p> <p>Homeless Needs-Unaccompanied Youth</p> <p>Homelessness-Veterans</p> <p>Public Housing Needs</p> <p>Housing Needs Assessment</p>
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Provides services to youths, families with children and individuals that are experiencing homelessness, as well as veterans and unaccompanied youth.</p>
<b>Agency/Group/Organization</b>	<p>Marion County Health &amp; Human Services</p> <p><b>Attended Input Meeting on May 19, 2022</b></p>
<b>Agency/Group/Organization Type</b>	<p>Other Government-Local</p>
<b>What section of the Plan was addressed by Consultation?</b>	<p>Service-Residents with disabilities</p>
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Access to services for residents with Intellectual and Developmental disabilities, health, and mental health services.</p>
<b>Agency/Group/Organization</b>	<p>Marion County Community Services Department</p> <p><b>(Attended May 19, 2022 Input Meeting)</b></p>
<b>Agency/Group/Organization Type</b>	<p>Services-Economic Development</p> <p>Services-Community Development</p>

<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Community Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Services and support for child abuse prevention and awareness and family support. Plans and efforts to grow the economy, increase employment and standards of living in Marion County.
<b>Agency/Group/Organization</b>	Marion County Public Works Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Services-Community Development
<b>What section of the Plan was addressed by Consultation?</b>	Community Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Services to improve and develop communities in Marion County.
<b>Agency/Group/Organization</b>	Marion County Veteran Service Office (Attended May 19, 2022 Input Meeting)
<b>Agency/Group/Organization</b>	Services-Veterans Services-Homelessness Services-Employment Services
<b>What section of the Plan was addressed by Consultation?</b>	Housing Homelessness Veterans
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provides services and support for Veterans, dependents, and survivors. Housing needs of Veterans.

<b>Agency/Group/Organization</b>	Crossroads Community (Non-Profit) <b>(Attended Input Meeting on May 19, 2022)</b>
<b>Agency/Group/Organization Type</b>	Services-Housing Services-Homelessness
<b>What section of the Plan was addressed by Consultation?</b>	Housing Homelessness
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Works with partners, government agencies, and donors to develop affordable housing units.
<b>Agency/Group/Organization</b>	Easterseals Oregon (Non-Profit) <b>(Attended Input Meeting on May 19, 2022)</b>
<b>Agency/Group/Organization Type</b>	Services-Homeless Veterans Services-Affordable Housing-Seniors Services-Employment Assistance Seniors Services-Employment Assistance Veterans Services-Residents with disabilities
<b>What section of the Plan was addressed by Consultation?</b>	Veterans Seniors Homelessness Residents with disabilities Children
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated</b>	Provides services and support to children with special needs, residents with disabilities, veterans, and seniors

<b>outcomes of the consultation or areas for improved coordination?</b>	
<b>Agency/Group/Organization</b>	Chemeketa Community College Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Educational Services-Affordable Rental Referrals Services-Academic Support Services-Counseling Services-Community Resources Services-Child care & Parenting Services-Financial Resources Services-Health & Safety
<b>What section of the Plan was addressed by Consultation?</b>	Housing Community Services
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Chemeketa provides a variety of services for students that meet the low-moderate income index.
<b>Agency/Group/Organization</b>	Willamette University Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization</b>	Educational Services-Community Services

	Services-Economic Development
<b>What section of the Plan was addressed by Consultation?</b>	Community Services Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Willamette provides services to students for them to successfully complete the programs and contribute to the Marion County Community.
<b>Agency/Group/Organization</b>	Keizer Chamber of Commerce Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Other Government-Local Not for Profit
<b>What section of the Plan was addressed by Consultation?</b>	Community Development Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Keizer Chamber of Commerce works to bring businesses to the community to increase a positive economic impact.
<b>Agency/Group/Organization</b>	Woodburn Chamber of Commerce Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Other Government-Local Not for Profit
<b>What section of the Plan was addressed by Consultation?</b>	Community Development Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated</b>	Woodburn Chamber of Commerce works to bring businesses to the community to increase a positive economic impact.

<b>outcomes of the consultation or areas for improved coordination?</b>	
<b>Agency/Group/Organization</b>	Silverton Chamber of Commerce Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Other Government-Local
<b>What section of the Plan was addressed by Consultation?</b>	Community Development Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Silverton Chamber of Commerce works to bring businesses to the community to increase a positive economic impact.
<b>Agency/Group/Organization</b>	Eric Underwood-City Manager Donald, OR-Marion County Invited to the May 19, 2022 Input Meeting
	Petricia Wright-City Recorder St. Paul, Oregon-Marion County Invited to the May 19, 2022 Input Meeting
	Stuart Rodgers-City Recorder Aurora, Oregon-Marion County Invited to the May 19, 2022 Input Meeting
	Vicki Nogel-Director of Administration Hubbard, Oregon-Marion County

**Agency/Group/Organization**

Invited to the May 19, 2022 Input Meeting

Scott Derickson-City Administrator

Woodburn, Oregon-Marion County

**(Eric Swensen, Mayor attended Input Meeting May 19, 2022)**

Adam Brown-City Manager

Keizer, Oregon-Marion County

**(Attended Input Meeting May 19, 2022)**

Robin Fournier-City Manager

Scotts Mills, Oregon-Marion County

Invited to the May 19, 2022 Input Meeting

Mark Daniel-City Manager

Mt. Angel, Oregon-Marion County

Invited to the May 19, 2022 Input Meeting

Ron Chandler-City Manager

Silverton, Oregon-Marion County

Invited to the May 19, 2022 Input Meeting

Ron Harding-City Administrator

Aumsville, Oregon-Marion County

**Agency/Group/Organization**

Invited to the May 19, 2022 Input Meeting

Sarah Cook-City Manager

Jefferson, Oregon-Marion County

Invited to the May 19, 2022 Input Meeting

Alissa Angelo-City Manager

Stayton, Oregon-Marion County

**(Dan Fleischman attended Input Meeting  
May 19, 2022)**

Myrna Harding-Finance/City Manager

Katie Scott-City Recorder

Sublimity, Oregon-Marion County

Stacie Cook-City Recorder

Mill City, Oregon-Marion County

**(Attended Input Meeting May 19, 2022)**

Kelly Galbraith-City Recorder

Detroit, Oregon-Marion County

Invited to the May 19, 2022 Input Meeting

Robert Weikum-Mayor

Idanha, Oregon-Marion County

Invited to the May 19, 2022 Input Meeting



<b>Agency/Group/Organization</b>	Susie Marston-City Manager Gervais, Oregon-Marion County Invited to the May 19, 2022 Input Meeting
<b>Agency/Group/Organization Type</b>	Other Government-Local
<b>What section of the Plan was addressed by Consultation?</b>	Community Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Working with entitlement communities partner cities to identify needs throughout the County in establishing potential projects for funding in future years.

AP-12 Participation 91.105, 91.200 (c)

**Table 4: 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	Letters/Emails/Phone Calls to Applicants	*Letters to Community members *Emails to County/Department Staff *Letters to all City Managers (Contact Lists are attached for both the Work Session and Public Hearing)	Annual Input meeting was held on May 19 <sup>th</sup> in the Commissioners Board Room at a regular scheduled work Session	Discussion on potential projects/creating lists of projects for consideration on annual basis/what needs exist in the community to potentially amend Consolidated Plan.	Not Applicable	<a href="http://CDBGandHOMEPrograms.marion.or.us">CDBG and HOME Programs (marion.or.us)</a>

2	Letters mailed to potential developers for CHDO Meeting	Informational Meeting held on May 4 <sup>th</sup> at 6 p.m. in the Commissioners hearing room and via Zoom to discuss Marion County's CHDO requirements and amount of funds available.			Not Applicable	
3	Press Release/Notice of Meetings	<p><u>Work Session and Public Hearing to:</u>  aportland@ap.org  editor@keizertimes.com  info@kwvtsalem.com  KMUZ Radio  newsroom@capitalpress.com  newsroom@oregonian.com  publisher@salemjournal.com  Statement Journal  Swett8893@comcast.net  Jasmine White  Justin Much  Phil Hawkins  Myrna Harding</p>	Press notification was disseminated by the Board of Commissioner's Office for Public Meeting and Work Session	Minutes from Work Sessions and Public Hearing are Attached	Not Applicable	CDBG and HOME Programs ( <a href="http://marion.or.us">marion.or.us</a> )

AP-15 Expected Resources- 91.220 (c) (1.2)

The following below are the expected allocation amounts for CDBG, HOME and HOME-ARP:

CDBG: \$1,446,086      HOME-ARP: \$2,251,172.00      HOME: \$638,631

**Table 5: Allocation Amounts**

Program	Source of Funds	Uses of Funds	Annual Allocation:	Program Income:	Prior Year Resources:	Total:	Expected Amount Available Remainder of ConPlan	Narrative Description
<b>CDBG</b>	Public Federal	<ul style="list-style-type: none"> <li>Public Services</li> <li>Acquisition Disaster Recovery</li> </ul>	\$1,446,086	N/A	N/A	\$1,446,086	\$4,683,582	Marion County expects to complete a substantial amendment to Year 1 Allocation which will cover the full amount allocated in year 1.
<b>HOME</b>	Public Federal	<ul style="list-style-type: none"> <li>CHDO Set-Aside</li> <li>Construction of Housing Units</li> <li>Down Payment Assistance</li> </ul>	\$638,631	N/A	N/A	\$638,631	\$1,956,544	Marion County expects to complete a substantial amendment to Year 1 Allocation which will cover the full amount of allocated fund in year 1 to Down Payment Assistance

<b>HOME (ARP) 10-Year Allocation</b>	Public Federal	Administration	-	\$2,251,172.00	\$ 2,251,172.00	\$ 2,183,636.84	Marion County only expects to expend Administrative Dollars for HOME (ARP) as it develops its allocation plan in Year 2
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*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 development subsidy being provided to Habitat for Humanity Mid-Willamette Chapter will be matched from private donations, sweat equity, and other grants that are received. Habitat will be acquiring an additional \$300,000 to build two units of housing and Marion County anticipates that a majority if not all the additional funds will count as match. 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.*

The County does not anticipate owning and land or property to address identified needs within the Consolidated Plan at this time. However, there may be some opportunities the County may pursue in years 3-5 of the Consolidated Plan.

## ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives- 91.420, 91.220 (c) (3) & (e)

**Table 6: CDBG FUNDS**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facilities & Infrastructure	2021	2025	Public Facilities & Infrastructure	Keizer	Acquisition Transitional Housing	\$533,000	1 property acquired, however there will be numerous individuals housed over the next 50 years which is the required length of the agreement with the non-profit for receiving CDBG Funds.
Increase Access to Community Services	2021	2025	Non-Homeless Special Needs	East Salem	Low-Moderate Income Area	\$216,912	800 youth per year served
Support Disaster Recovery	2021	2025	Non-Housing Community Development or Affordable Housing	Canyon: Mill City, Detroit, Idanha	Disaster Relief	\$406,957	TBD
Support Program Success	2021	2025	Support Program Success	Countywide	Administration	\$289,217.20	N/A

**Table 7: HOME FUNDS**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Provide for CHDO Set-Aside	2021	2025	Affordable Housing	TBD	Low-to-moderate income housing	\$95,794	1 Home Built
Increase Availability and Affordability of Housing Options	2021	2025	Affordable Housing	East Salem	Low-to-moderate income housing	\$250,000	2 Homes Built
Increase Availability & Affordability of Housing Options	2021	2025	Affordable Housing	Countywide	Low-to-moderate income housing	\$228,974	
Support Program Success	2021	2025	Non-Housing Community Development	Countywide	Administration	\$63,863	N/A

**Table 8: HOME-ARP**

Goal Name	Start Year	End Year	Funding	Goal Outcome Indicator
TBD	2021	2031	\$2,251,172	TBD

AP-35 Projects – 91.220 (d)

The following projects/programs were identified by the Marion County Board of Commissioners to fund under the PY 2022-2023 Funding cycle. Any changes to the below list may require a substantial amendment and an additional public comment period.

**Table 9: Projects/ Programs Allocated Funding**

Project #	Project Name
1	2022-Boys & Girls Club (Operations/Supplies)
2	2022-Soaring Heights (Acquisition)
3	2022-Disaster Recovery Efforts (TBD)
4	2022-CHDO Set-Aside
5	2022-Mid-Willamette Habitat for Humanity (Construction of 2 Homes)
6	2022-Down Payment Assistance
7	2022-Administration

The County received a total of 8 Applications for funding in FY2022-2023 cycle which included applications from the following organizations:

**Table 10: Applications Received**

Application #	Organization and Request
1	Habitat for Humanity- Mid-Willamette Valley: Construction of 2 Homes in East Salem
2	Habitat for Humanity- North Willamette Valley: Construction of 17 Homes in Silverton
3	Home First/Green Light Development: Apartment Complex in Mill City
4	Boys and Girls Club*: Operating Cost (Wages) and Supplies



5	AWARE Food Bank*: Application was for Rehabilitation of the building in Woodburn that was part of an Arson and Operating Expenses
6	Farmworker Housing Development Corporation: Rehabilitation of Cipriano Ferrel Community Building
7	Soaring Heights: Acquisition & Rehabilitation of dwelling in Keizer for Transitional Housing
8	Sheltering Silverton: Operating expenses and lean on a new building

*\*Public Service Applications (Part or Entire Application fell under Public Service Cap)*

Of the CDBG Public Service applications received by the Board of Commissioners the decision was to fund the Boys and Girls Club at the amount of \$234,178. The remaining CDBG funds were identified for the following applications/categories Soaring Height at the amount of \$533,000 (Acquisition), administration at the amount of \$312,238 and leave the remaining \$481,773 funds within the identified goal of “Support Disaster Recovery Efforts”.

Under the HOME Program the Board of Commissioners made the decision to fund the Habitat for Humanity- Mid-Willamette Valley Chapter at their full ask of \$250,000 to construct 2 homes, \$93,169 which is the minimum required CHDO set-aside requirement, \$62,112 for administration, and \$214,844 in Down Payment Assistance.

Marion County received final Allocation numbers from the United States Department of Housing and Urban Development on May 16, 2022 and the corresponding changes to the budget are reflected in the allocation totals in Table 6 & 7 and well as the project summary section.

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

According to Oregon’s Regional Housing Needs Report published in 2021 the state of Oregon will need to build about 584,000 new homes over the next 20 years to meet population growth. About ¼ of these units are needed now to accommodate today’s population. In correspondence to this pressing need the Willamette Valley is projected to need 101,704 units including 8,972 units for the homeless populations. The assessment also states that the state of Oregon will need to produce 159,114 units of housing available for incomes that are less than 80% AMI.

With these numbers in mind Marion County allocated funding to produce affordable housing units.

According to the National Alliance to End Homelessness and the Continuum of Care 2020 data, on any given night 624 people are homeless in the Marion and Polk County region. While the data may show homelessness was on the decline up until 2020 the Covid-19 Pandemic coupled with rising housing prices certainly has increased the homeless population in the area. This is evidence by the latest death of 4 homeless individuals who were struck by a car in the early morning while residing in a homeless camp. With the visibility of the homeless population, it is of great importance to Marion County to help which is why the acquisition of a transitional housing unit was an important priority. This will allow the organization to be positioned to expand its services and reach more homeless individuals. It was also important for the County to hold resources for disaster recovery. Although there are a lot of resources in the pipeline for Disaster Recovery the County wants to be able to have a more readily available source now if a need arises. The County may choose to reprogram the funds to other eligible projects/categories if other funds become more useful for the disaster area.

AP-38 Project Summary  
Project Summary Information

**Table 11: Applications/Programs Tentatively Funded**

<i>Project Name</i>	<i>Boys and Girls Club</i>
Target Area	Epping Center (East Salem)
Goals Supported	Increase Access to Community Services
Needs Addressed	Public Services
Funding	\$234,178 (CDBG)-Submitted/\$216,912 (Awarded due to Final Allocation from HUD)
Description	Tentatively the allocated funding will be used as a public service for staff costs to operate programs. However, in future conversations it may be used elsewhere for equipment for programs if needed.
Target Date	Start date is September 2022 until funds have run out
Estimate the number and type of families that will benefit from the proposed activities	200 youth/day or 800 unduplicated youth/year
Location Description	East Salem-within a low-to-moderate income area

<i>Project Name</i>	<i>Soaring Heights</i>
Target Area	Keizer
Goals Supported	Homelessness/Public Facilities and Infrastructure
Needs Addressed	Invest in Vital Community Facilities and Infrastructure
Funding	\$533,000 (CDBG)

Description	The funds provided will be used to acquire the Oriole House in Keizer. Once acquired Soaring Heights will be able to seek other properties and expand the transitional housing units for homeless populations in the area.
Target Date	December 2022
Estimate the number and type of families that will benefit from the proposed activities	Since the property will have to remain a public facility for transitional housing for a minimum of 50 years there we anticipate 100's of individuals will be helped over the course of decades.
Location Description	Keizer

***Project Name***

***Support Disaster Recovery Efforts***

Target Area	Wildfire affected areas
Goals Supported	TBD
Needs Addressed	Wildfire affected families/cities
Funding	\$481,778 (CDBG)-Allocated/ \$406,957 (Allocated due to final allocation from HUD)
Description	Unidentified Project
Target Date	2023
Estimate the number and type of families that will benefit from the proposed activities	TBD
Location Description	Wildfire affected areas

***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	\$93,168 (HOME)-Allocated/\$95,794 Final Allocation due to HUD final allocation numbers from HUD
Description	15% set-aside for CHDO Activities
Target Date	2023-2025
Estimate the number and type of families that will benefit from the proposed activities	1 Family
Location Description	Marion County Service Area

***Project Name***

***Mid-Willamette Habitat for Humanity***

Target Area	East Salem
Goals Supported	Expand Affordable Housing
Needs Addressed	Affordable Housing
Funding	\$250,000 (HOME)
Description	Subsidy for the Development of 2 homes
Target Date	Begin Construction in Fall of 2022 and complete in fall of 2023.
Estimate the number and type of families that will benefit from the proposed activities	2 Families
Location Description	East Salem (496 & 498 Bistrika Lane NE. Salem, OR. 97301)

***Project Name***

***Down Payment Assistance***

Target Area	Marion County Service Area
Goals Supported	Increase Availability and Affordability of Housing Options
Needs Addressed	Low-to-Moderate Income Housing
Funding	\$215,844 (HOME)-Allocated/\$228,974 Final Allocation due to Final HUD Allocation
Description	To Provide Down Payment Assistance to eligible homebuyers under the established County Program.
Target Date	2023
Estimate the number and type of families that will benefit from the proposed activities	9 Families helped with Homeownership
Location Description	Marion County Service Area

***Project Name***

***Administration***

Target Area	Marion County Service Area
Goals Supported	Support Program Success
Needs Addressed	Administration of Activities/Programs
Funding	\$ 312,238 (CDBG) Allocated/\$289,217 Final Allocated Amount \$ 62,112 (HOME) Allocated/\$63,863 Final Allocated Amount
Description	Provide for administrative costs for HOME and CDBG Programs
Target Date	7/1/2022
Estimate the number and type of families that will	N/A

benefit from the proposed activities

Location Description

N/A

## 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.

While funds are not specifically targeted to areas of low-income and minority concentration the funding of Mid-Willamette Habitat for Humanity and Boys & Girls Club are within low-to-moderate income areas in Marion County's jurisdiction. This will enhance services to low-income families with children.

Down Payment Assistance is a program that can go be utilized county-wide.

The CHDO Set-Aside is to be determined so there is not a specific geographical area that the assistance is being targeted.

Funds utilized for the purchase of the property for Soaring Heights are not being targeted to a geographic area as it is client based whereby all clients must be income eligible at the time they enter into the organization for services.

### Geographic Distribution

**Table 12: Geographic Percentages**

Target Area	Percentage of Funds
LMI Areas	15% (CDBG Funds)/10% Overall (Excluding HOME-ARP)
Marion County Service Area	85% (CDBG Funds)/90% Overall (Excluding HOME-ARP)

### **Rationale for the priorities for allocating investments geographically**

Funds were not specifically prioritized geographically except for the disaster recovery funds. While the above distribution includes Boy's and Girls Club funding it was a residue affect due to the location of where the new Epping Center will open.

### **Discussion**

With projects still to be determined and additional funds coming for disaster recovery, the intent of targeting funds to certain Low-to-Moderate Income Areas may still occur. If funds are moved and targeted for LMI Areas then it will be reported on the CAPER which will be due to HUD in September 2023.



AP-55 Affordable Housing – 91.220 (g)

**Table 13: Affordable Housing Goals**

One Year Goals for the Number of Households to be Supported	
<b>Homeless</b>	5
<b>Non-Homeless</b>	N/A
<b>Special-Needs</b>	N/A
<b>Total</b>	0

One Year Goals for the Number of Households Supported Through	
<b>Rental Assistance</b>	N/A
<b>Production of New Units</b>	3
<b>Rehab of Existing Units</b>	N/A
<b>Acquisition of Existing Units</b>	5
<b>Total</b>	8

With providing funding for Soaring Heights to acquire their existing property there is an anticipation that this will enable the non-profit to expand services by acquiring an additional property. Marion County anticipates Soaring Heights to acquire a property that can house five (5) additional households. Soaring Heights qualifies as a public facility for transitional housing for homeless populations.

The three (3) additional new units being built is in conjunction with Mid-Willamette Habitat for Humanity building two (2) homes and the unidentified CHDO project.

## AP-60 Public Housing – 91.220 (h)

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**

Marion County is continuing to be in communication with the Housing Authority on two potential projects. One project is for capital improvements to a property in Woodburn and the other is either a rehabilitation project in Silverton or construction of new units. Currently both properties are tied to Farmworker Housing and have thirteen (13) years remaining on the terms of the original agreement.

### **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 starting with financial education and home ownership courses and including access to Individual Development Accounts which can be used for down payment assistance.

### **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 the Public Housing Authority on potential projects for funding in the future. The County looks forward to the Housing Authority to be able to expand its services to additional locations within the community.

**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***

The Mid-Willamette Valley Homeless Alliance (M WVHA), which is the coalition of local homeless services agencies, 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 funding opportunities. It is also aware of the need of different areas of the county as although the county is considered Urban there are vastly different needs between its more established populated areas of Keizer, Woodburn, and East Salem compared to the more rural canyon areas of Mill City, Stayton, Detroit, and Idanha

***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 have directed funding to a local non-profit who operates a transitional housing unit so they can acquire the property. It is expected that the funds that the non-profit was using for rent on the property will be redirected for the use of acquiring additional property for transitional housing.

Marion County is also assisting wildfire victims by establishing non-congregate shelter in the form of tiny homes within the City of Gates and the North Santiam Park. It is expected that a total of 32 units will become available and Marion County Public Housing Authority will be overseeing the units.

***Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) made 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 (M WVHA) strategic goals include utilizing the resources of Rapid Rehousing and expanding permanent supportive housing to address the needs of chronically homeless individuals. The Mid-Willamette Valley Homeless Alliance received \$3.7 million in funding and was one of seventy-seven (77) communities across the nation to work with a team of technical assistance providers and implement youth-led strategies to address homelessness for you and young adults in the region. M WVHA is currently going through the

process to award funding to applicants to address the needs of homeless youth. Currently the YMCA is in construction on a brand-new facility that will also contain apartment units for veterans. Marion County will continue to collaborate with organizations to help alleviate 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 you facilities, and corrections programs in 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. With the funding allocated to Soaring Heights, it is expected that the organization will expand and be able to offer services to formerly incarcerated individuals as this population is part of the clientele they serve. Marion County has been made aware that there are existing expiring contracts on properties that are utilized by individuals with disabilities, and this may be an alternative avenue to help an at-risk population of becoming homeless.

## AP-75 Barriers to Affordable Housing

*Actions it planned to remove or ameliorate the negative effects of public polies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitation, and policies affecting the return on residential investment.*

As part of the Consolidated Plan submitted in 2021 a survey was conducted to determine what the community perceived to be barriers to affordable housing. The result of the survey is in table 14 below:

**Table 14: Barriers to affordable housing**

<b>Table MA-40.1</b>						
<b>Providing Decent and Affordable Housing</b>						
Marion County						
Housing and Community Development Survey						
Question	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Missing	Total
<b>Which, if any, of the following are barriers to the development or preservation of affordable housing in the county (outside the City of Salem)?</b>						
Cost of materials	95	65	15	5	71	252
Cost of land or lot	75	73	21	8	72	252
Not In My Back Yard (NIMBY) mentality	74	61	27	9	72	252
Permitting/construction fees	60	42	58	13	72	252
Cost of labor	59	74	30	15	71	252
Lack of affordable housing development incentives	58	68	35	15	71	252
Permitting process	58	34	70	15	71	252
Lack of affordable housing development policies	54	55	48	11	73	252
Planning site plan review and approval process	50	44	64	18	72	252
Density or other zoning requirements	44	52	59	15	74	252
Lack of available land	39	43	40	44	73	252
Lack of property maintenance code enforcement	31	52	61	26	72	252
Lot size	28	48	73	24	73	252
Building codes	26	39	82	23	76	252
Lack of street lighting	23	48	65	31	73	252
Lack of understanding of property care-taking	23	53	65	30	71	252
Lack of police patrol	21	27	59	48	73	252
ADA codes	17	36	78	41	73	252
Lack of qualified contractors or builders	10	32	71	56	72	252

In 2019 the state of Oregon passed House Bill 2001 which required all cities with a population over 10,000 people to update their zoning codes to allow for duplexes wherever single-family

zoning occurred. This in effect removes single family zoning in all cities with a population over 10,000. As noted in the survey results above there are not a lot of factors that a county can have a direct impact on such as the cost of materials or land. However, there are a couple of areas that the county continually receives input on such as the permitting/approval process and police patrol. Marion County recognizes that if a community is not safe, that alone will cause a barrier to get any housing built let alone affordable housing. Marion County is a strong supporter of homeownership as a way to bring families together and increase the viability of neighborhoods. Marion County will continue to focus on way sit can limit barriers to affordable housing including creating its own fair housing program in conjunction with receiving funding from HUD as it continues to develop its program over the course of this first consolidated plan cycle.

**Actions planned to address obstacles to meeting underserved needs**

Marion County recognizes the unique situation that enabled it to become an Entitlement Community. With approximately 40,000 people living in East Salem, Marion County would not meet the qualifications of an Urban County if a majority of East Salem was incorporated into the city of Salem. This unique situation coupled with the affordable housing crisis, homelessness, and disaster recovery are the components guiding the PY2022-2023 Annual Action Plan.

In conjunction with the information above the County also intends to further develop capacity over the course of its first consolidated plan cycle to expand on its current policies while adjusting its consolidated plan to align with new priorities of the County and its citizens. The emphasis on affordable housing development and homelessness is shown in the priorities of funding of the CHDO, acquisition of Transitional Housing, providing subsidies to build affordable housing and providing funds for operating/equipment costs for services by non-profits in Low-to-moderate income areas.

**Actions planned to foster and maintain affordable housing**

Marion County will continue to engage developers, non-profits and encourage the creation of new non-profits who will help foster and maintain affordable housing. This is not limited to just new development of housing it can come in the form of nonprofits obtaining existing housing to be utilized by targeted populations such as developmentally disabled individuals or former drug offenders.

Under the PY2022-2023 plan, Marion County is allocating funding for both new development and transitional housing. It will also continue to work on housing projects in the disaster recovery area and throughout the county.

**Actions planned to reduce lead-based paint hazards**

Marion County does not anticipate spending any funds to abate lead-based paint hazards, but it will follow all federal requirements on lead if it is required.

**Actions planned to reduce the number of poverty-level families**

Marion County identified two (2) main focuses within the Consolidated Plan to reduce the number of poverty-level families.

1.) **Encourage Economic Development:** While Marion County is working on creating this program the intent is that by helping encourage job growth families will be able to move out of poverty.

2.) **Direct Homeowner Assistance:** By providing down payment assistance for low-income families to obtain homeownership families will be able to build equity over time and that equity will be able to help reduce poverty over time.

**Actions planned to develop institutional structure**

As previously indicated Marion County will be reevaluating policies and procedures on an ongoing basis as it continues to operate its program. Marion County already has made strides over the past year on how to meet HUD requirements and it anticipates additional input from community partners/county departments will continue to help guide future allocations of funding.

**Actions planned to enhance coordination between public and private housing and social service agencies**

Marion County has made progress over the first year in identifying organization that it can help partner with or link to other organizations to help develop projects. This will be a main focus of staff over the PY2022-2023 funding cycle because there are new organizations starting and the local continuum of care has only been in existence for less than five (5) years so growing capacity between organizations/non-profits/ the private sector and service agencies is vital to the success of the programs.

Marion County is already going to be holding a CHDO informational meeting on May 4<sup>th</sup>, 2022, to help inform potential developers/organizations the qualifications for becoming a CHDO, how funds can be utilized and the overall Marion County program.



**AP-90 Program Specific Requirements- 91.220 (i) (2,3,4)**

***Community Development Block Grant Program (CDBG)***

***Reference 24 CFR 91.220(l)(1)***

Projects planned with all CDBG funds expected to be available during the year are identified in the projects Table. The following identifies program income that is available for use that is included in projects to be carried out:

**Table 15: Program Income**

The total amount of program income that will have been received before the state of the next program year and that has not yet been reprogrammed	\$0
The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantees strategic plan	\$0
The amount of surplus funds from urban renewal settlements	\$0
The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
The amount of income from float-funded activities	\$0
<b>Total Program Income</b>	<b>\$0</b>

**Other CDBG Requirements**

The amount of urgent need activities

\$0

## 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 in 92.254, is as follows:**

### **Marion County-Recapture/Resale Policy**

**April 2022**

#### **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. These policies are set forth in the Annual Action Plan and clearly describe 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

#### **2022 Homebuyer Projects**

The 2022 Annual Action Plan will include two homebuyer activities:

- **Down Payment Assistance**- HOME funds will be used to provide down payment assistance for up to 9 households

- **New Construction**- HOME funds will be used in conjunction with a CHDO as a development subsidy for the construction of a to be determined number of homes and for the construction of two (2) homes in East Salem via Habitat for Humanity.

The Down Payment Assistance will be subject to the recapture provisions and the New Construction will be subject to Resale Provisions.

### **General HOME Property Restrictions**

For a homebuyer or homeowner to be eligible for HOME assistance, they must have an 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 or the homeowner and must be repaid if the property is sold during the affordability period. Once the funds are repaid to Marion County the property is no longer subject to any HOME restrictions and 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:** As a new entitlement community receiving funds from HUD Marion County is establishing its first down payment assistance program. A maximum amount of \$25,000 can be acquired for down payment assistance from an eligible homebuyer. HOME assistance will be in the form of a 0% interest, deferred payment loan whereby 100% of the amount provided must be repaid if sold within the first 5 years and then from years 6-10, the loan will decline \$3,000 a year until there is \$10,000 remaining balance. After 10 years, the remaining \$10,000 will remain on the property as a 99-year lien until the property is sold and the funds are paid back to the county. The \$25,000 may be increased program-wide at the County's discretion based on need and housing prices. 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. If an increase of down payment assistance is determined to be needed by the County and it results in over \$40,000 or more in

assistance the County will update its recapture provisions to determine an appropriate finance mechanism.

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 loan repayments (Non-HOME loan) 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 – loan debt (non-HOME debt) – closing costs = Net Proceeds (HOME amount to be recaptured, if any.)

Net Proceeds – direct HOME Subsidy = Equity (if any)

Example

\$150,000 - \$120,000 (1<sup>st</sup> Mortgage) - \$5,000 (closing Costs) = \$25,000 (Net proceeds available for recapture).

\$25,000 due if sold in Year 1

\$25,000 due if sold in Year 2

\$25,000 due if sold in Year 3

\$25,000 due if sold in Year 4

\$25,000 due if sold in Year 5

\$22,000 due if sold in Year 6

\$19,000 due if sold in Year 7

\$16,000 due if sold in Year 8

\$13,000 due if sold in Year 9

\$10,000 due if sold in Year 10

\$10,000 due at time of sale after year 10

Additional Example (If there is less than \$25,000 being loaned)

If \$10,000 is being loaned then the following mechanism will apply

\$10,000 due if sold in Year 1-5

Since \$10,000 is 40% of \$25,000 the prorated decline each year from years 6-10 will result in 40% of the original loaned amount due after 10 years. In this example that would be \$4,000, over years 6-10, the amount due would decline based upon \$6,000 in equal intervals over the five-year period (i.e.  $\$6,000/5 \text{ years} = \$1,200$  decline each year) reaching the \$4,000 amount owed after 10 years.

### **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.

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 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 HOME statute states that “resale provision must limit subsequent purchase of the property to income-eligible families, provided 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.”

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 30% of its income on the fixed costs of owning a home (payments of principle, interest, taxes, and insurance).

If the housing is voluntarily transferred during the term of affordability, it must be made available for subsequent purchase to a buyer who qualifies as low-income and will use the home as the family’s principal residence.

The property obtained must always be the homebuyer’s principal residence during the term of affordability.

Homebuyers must enter into a restrictive covenant outlining resale requirements.

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 on the property and Promissory Note must be executed and recorded by the Developer/Sponsor or Subrecipient on behalf of 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 the Period of Affordability has concluded. The exception to this is the sale 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 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 wheel chair 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 <http://wwwfhfa.gov/datatools/tools/pages/HPICalculator.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.

### **Calculating Fair Return on Investment**

**Down Payment:** The original amount of money the homebuyer was required to put down in earnest and was not returned to the homebuyer at closing.

For Example: homebuyer made a down payment of \$1000.

**Cost of capital improvements:** Any capital improvements that were made by the original homebuyer. The project was originally approved, receipts were provided and a visual inspection confirms the project is still in existence.

For example: homebuyer had a privacy fence installed at the cost of \$1,500 and provides receipts; inspection supports that fence is there; verified it was approved.

**Principal Paid:** Amount of money that the original homebuyer has paid towards the loan

For example: The original homebuyer's mortgage was \$55,000 at 6.75% interest for 30 years and has made payments for 48 months. The current mortgage balance is \$52,460. The principal amount paid is \$2,540.

**Percentage of Change:** Using the Federal Housing Finance Agency's Housing Price index for a quantitative measure of change in the value of a property.

For Example: The original homebuyer purchased the house for \$55,000 and the amount of developer subsidy was \$25,000; requiring a 10-year term of affordability. For the purposes of calculating the HPI, the home was purchased in the 3<sup>rd</sup> quarter of 2010, and be calculated using the most current quarter available, 1<sup>st</sup> quarter 2014. Using the HPI calculator, the house would be \$16,147.

Calculating the Fair Return to the original homebuyer

Down Payment: \$1,000

Capital Improvements: \$1,500

Principal Paid: \$2,540

Increase Value: \$16,147

\$21,187 Fair Return on Investment

In order to realize a fair return on investment to the original homebuyer, the sales price must be set at roughly \$73,700 (i.e., \$55,000 (\$2,540 in principal payments made plus remaining mortgage balance \$52,460) + \$1,000 down payment + \$1,500 capital improvements + \$16,147 HPI increase \$73,647

If the property is sold to an eligible HOME borrower (meet income eligibility guidelines) and the debt to ratios do not exceed 30% of the annual household income; then the borrower could assume the mortgage at the at the prorated amount left.

### **Continued Affordability**

HOME-assisted properties subject to resale requirements must be affordable to low-income homebuyers. Affordable is defined as household income at or below 80 percent of area median income: no more than 30% of household income on housing debt (principal, interest, mortgage insurance, property taxes, insurance, etc.)

Non-compliance with the residency requirement will necessitate the immediate repayment of HOME funds invested into the property unless the house is re-occupied 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

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

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.

Pre-payment of HOME funds will 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 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.

## Appendix

**Disaster Recovery Work Session Minutes**



Marion County  
 Board of Commissioners Office  
 CDBG-DR  
 Input Planning Meeting

Thursday, March 10, 2022, 9:00 a.m.

<b>Presenter</b>	Alex Campbell-Oregon Housing & Community Services, Chief External Affairs Officer
<b>Location</b>	555 Court St. NE, Salem  5th Floor, Commissioner’s Board Room
<b>Goal</b>	Gain input of the needs and priorities for communities affected by the canyon fires using CDBG DR funds

**Attendees:**

- |  |  |
|--|--|
| Commissioner Danielle Bethell                        | Jon Heynen, BOC  |
| Commissioner Kevin Cameron                           | Tamra Goettsh, Community Service Director              |
| Commissioner Colm Willis                             | Kevin Dahl, Recovery Manager                           |
| Jan Fritz – Chief Administrative Officer             | Brian Nicholas, MC Public Works Director               |
| Chris Epley, Community Development Division Director | Jason Icenbice, MC Public Housing Authority            |
| Matt Lawyer, BOC                                     | Shawn Rivera, District Ranger, Detroit Ranger District |
| Jessica Stanton, BOC                                 | Aaron Tanaka, ICF-OHCS                                 |
| Scott Norris, MC Legal                               | Dave Kenny, Project Consultant, City of Mill City      |
| Chad Ball, BOC                                       | John Houston   |
| Jon Heynen, BOC                                      |  |
| Tanisha Bush, BOC                                    |  |

Kim Travis, OR Housing & Community  
Services

Ron Carmickle, Mayor, City of Gates

McRae Carmichael, COG, Associate  
Planner

Renata Wakeley, COG, Program Director

Tammy Swisher, Program Director,  
Investor Operations Santiam Hospital

Kelly Galbraith, City of Detroit Recorder

Darren Lane, Linn County

## **Discussion Notes:**

Commissioner Bethell opened the work session (meeting) Thursday, March 10, 2022, at 9:00 a.m. regarding Marion County's CDBG-DR funding.

Introductions of the guests in person and online.

Presenter Alex Campbell:

Introduction and explanation of the purpose of the input meeting regarding the use of the CDBG-DR funds and the needs and priorities of the communities affected by the wildfires. Explained the 15-minute presentation that will go over the disaster recovery/mitigation grant. The input is needed for the Action Plan that will be submitted to HUD should include action items, feedback, and provide a formal comment on behalf of your organization.

Discussion regarding the guiding principles that OHCS are working towards and the timeline of developing the Action Plan. An explanation was given regarding changing and updating the Action Plan in the future as items or issues arise, this is common practice when developing an Action Plan. We want to understand the unmet needs of the populations impacted by the fires and then build a program to respond to those needs.

Governor Brown directed this grant to OHCS for management and they want to get as many voices heard during the planning process. The Governor convened a Wildfire Recovery Council that published a report in January 2021, the common theme of these documents are the top line issues; advancing equity and racial justice and supporting underserved communities that have populations with more disadvantages and making sure that affordable housing is a priority in rebuilding. As a first step, unmet need related to public housing, affordable housing and housing for vulnerable populations must be addressed. Another important part of the plan is to create an infrastructure that will be resilient against future disasters. 15% of the grant must be spent on what is called mitigation, which is essentially being more resilient for future disasters.

The grant needs to benefit low to moderate income households and infrastructure development. With this grant, the state can provide some services directly to survivors, making sure housing is resilient to future disasters.

Out of the residents that lost their homes, 70% of them did not have insurance. We also must think of those residents that insurance did not cover all of the expenses and there is a gap that needs to be met. There are those that had manufactured homes, that replacement cost is estimated on a depreciated value.

We also need to address the business that were lost due to the fires and the loss of employment.

Commissioner Bethell:

Thanked Alex for the great presentation.

Commissioner Bethell stated that the legislature asked the County to move forward on behalf of Marion and Linn Counties and we sent Alex a spreadsheet that lists the needs and the grant totals. Commissioner Bethell presented four items for discussion, Business recovery, Infrastructure, Rental housing, and the Sewer system. She also discussed purchasing land and developing affordable housing and rentals as well as

commercial development, she spoke with Mayor Carmickle regarding these needs. Commissioner Bethell feels good about the County's presence in the canyon and knowing the demographic that the County is serving with our partners to see the priority and invest in what is being asked for.

Commissioner Bethell opened the discussion for questions.

Kevin Dahl, Recovery Manager:

Talked about the programs created that put people in places affected by the fire disaster and engaged in the community, had resources and teams across the area gathering information that was given to Representative Evans.

Darren Lane, Linn County:

Thanked the Commissioners and staff for their leadership.

Mayor Carmickle, City of Gates:

Fire hazard in the canyon still exist and he thinks ODOT is doing a horrible job on protecting the area, he is worried about the work that is being done in the area. The sewer system is a major factor for the city. Gates has struggled through the years with income, the water and sewer is the only source of income for the city, they have the lowest tax rate (\$.28 per 1000). He suggests purchase and land acquisition so the city can buy land and build apartment complexes, commercial area, or a downtown area. They have very little in the way of commercial and opportunity for private investors to come in. He thinks that buying land in order to create some income for the city so that they can become self-reliant and self-sustain rather than depending on other sources from the state and county.

Commissioner Bethell:

Thanked Mayor Carmickle

Kevin Dahl, Recovery Manager:

It is all related to each other, bring in one element and that will lead to the next and so on. The sewer system is the most important factor for all of this to happen.

Everyone agreed that the sewer system was key to the recovery of the canyon.

Renata Wakeley, COG, Program Director:

Discussed the fire hardening and the program that the Department of Energy and Marion County Building Department are rolling out that would be helpful. Offered to go to a meeting within the affected communities to discuss the program. Discussed the distribution and eligibility for programs using the CDBG funds, asked that the funds be used in broad ways and would advocate for not removing programs that the DR funds can be used for because those needs may change as you move on.

Commissioner Bethell:

They have discussed on multiple occasions, that the County wants this to be accessible for all the constant change that has been seen through this recovery. They want the programs to be there and want all the goals accessible.

Alex Campbell:

Clarified a couple of things, these dollars are different in a couple of ways. One is that they are not defining a method of distribution in the same manner that the state does. They want to start with a limited number of programs to start with because of the need to prioritize. They can always go back to amend the Action Plan which is a reality anyway. There is flexibility to change the plan as needed.

Commissioner Cameron:

Wanted to make sure the discussion included the city of Idanha. Although Idanha was not hit by the fire, there is an opportunity when discussing infrastructure, it is a good place for workforce housing that can support the year-round worker of the canyon.

Kevin Dahl agreed.

Commissioner Bethell repeated that this all links back to the foundational piece which is the sewer system.

Tamra Goettsh, Community Service Director:

Asked if the mitigation goes to household to household or community to community? Commissioner Bethell answered that it is both so that we meet the 50% requirement.

Guest Comment:

There is a lot of opportunity to expand to more than the HUD and Energy people. Increasing housing is important but transportation is also key. Residents are sometimes land locked and it is a service desert. The low to moderate income residents have more challenges than housing.

Commissioner Bethell:

Asked if there was anything else to add, something that was missed in this initial discussion. Contact Alex Campbell via email with any other comments or questions.

Chris Eppley, MC Community Development Division Director:

One piece that concerned him was the LMI. Detroit, the hardest hit community is not likely to meet this requirement. A discussion needs to be had to look at broadening the area in order to meet the LMI so the city can benefit from the resources.

Commissioner Bethell:

There has been a little discussion regarding this issue and the make up of the population of the Detroit community and the LMI requirements.

Commissioner Bethell thanked everyone for participating in the meeting.

Commissioner Bethell:

Adjourned the work session (meeting) at 10:00 a.m. on Thursday, March 10, 2022.

## CHDO Informational Meeting Letter



**Marion County**  
OREGON  
Board of Commissioners

Community Development Division  
Director: Chris Eppley  
CDBG/HOME Program Manager: Tim Glisson  
Office Specialist 4: Theresa Darvell

To Whom it May Concern,

As of December 1, 2021, Marion County received entitlement status for federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Funds under the Federal Department of Housing and Urban Development. With becoming an entitlement community, the County will annually receive approximately \$1.5 million in CDBG Funds and \$600,000 in HOME Funds to be used in jurisdictions outside the City of Salem and Gates but within Marion County.

One requirement of the HOME Program is to set aside a minimum of 15% for eligible organizations that qualify as a Community Housing Development Organization (CHDO). This amount equates to approximately a minimum \$465,000 over the course of 5 years. The activities that a qualified CHDO may utilize the funds for are as follows:

- Acquisition and/or rehabilitation of rental housing;
- New construction of rental housing;
- Acquisition and/or rehabilitation of homebuyer properties;
- New construction of homebuyer properties; and
- Direct financial assistance to purchasers of HOME assisted housing sponsored or developed by a CHDO with HOME funds (Down Payment Assistance)

The CDBG Program allows the county to spend its approximately \$1.5 million on housing if built by a qualified Community Based Development Organization (CBDO) within our service district.

Please find in the attached document which clarifies the difference between a CBDO and a CHDO. If you are already a CBDO or CHDO in another jurisdiction and are interested in expanding into Marion County we would be happy to meet with you to discuss our program. Please also find the additional CHDO certification documents for you to submit to the County to be eligible for funds in the future.

Marion County will hold an informational meeting on May 4<sup>th</sup>, 2022 at 6:00 P.M. in the Commissioners Hearing Room located at 555 Court Street NE, Salem OR. 97309. The meeting will also be available via zoom at the following link:

<https://us06web.zoom.us/j/85896174582?pwd=MFFFTG5IUZ6Y25WWESuN1FLYUdpUT09>

If you are unable to attend but would like additional information please feel free to contact Tim Glisson, Marion County CDBG/HOME Program Manager at the information below:

Sincerely,

Tim Glisson  
Marion County CDBG/HOME Program Manager  
503-302-4700  
[tglisson@co.marion.or.us](mailto:tglisson@co.marion.or.us)

555 Court Street NE, Suite 5232 • P.O. Box 14500 • Salem, OR 97309-5036 • [www.co.marion.or.us](http://www.co.marion.or.us)



**CHDO Informational Meeting Minutes**



Community Development Division  
Board of Commissioners Office  
CDBG/HOME  
CHDO Public Meeting

Wednesday, May 4, 2022, at 6:00 p.m.

<b>Presenter</b>	Tim Glisson
<b>Location</b>	555 Court St. NE, Salem 1 <sup>st</sup> Floor Senators Board Room
<b>Goal</b>	CHDO information meeting-discuss CHDO needs and criteria and advantages for organizations to become a CHDO.

**Attendees:**

Chris Epley, Community Development  
Division Director

Terri Darvell, Community Development  
Division OS4

Rachael Duke, Community Partners for  
Affordable Housing

Adena Mikkelsen and Jerry Ambris

Mid-Willamette-Habitat for Humanity

Kari Johnsen - North Willamette-Habitat  
for Humanity

## **Discussion Notes:**

Meeting started at 6:00 p.m.

Tim Glisson:

Introduction and explanation of the purpose of the CHDO meeting regarding the benefits and criteria of becoming a CHDO for Marion County. Marion County is a new entitlement community, as of December 2021. Marion County works in conjunction with the U.S. Department of Housing and Urban Development and receives grant funds for CDBG/HOME/HOME-ARP programs.

CHDO – Community Housing Development Organization, can be a private, nonprofit, community-based service organization that develops affordable housing

Questions were asked about the criteria for becoming a CHDO, staff criteria, board member criteria. Partnering with some other organizations in Marion County.

Ended the meeting with answers and information regarding the CHDO process.

Meeting ended at 6:40 p.m.

## CDBG/HOME Input Meeting Letter



**Marion County**  
OREGON  
Board of Commissioners

### Community Development Division

Director: Chris Eppley  
CDBG/HOME Program Manager: Tim Glisson  
Office Specialist 4: Theresa Darvell

Marion County's Community Development Division would like to formally invite you to our Community Development Block Grant/HOME Investment Partnerships/HOME-American Rescue Plan Input Meeting. Marion County will hold this meeting at a regularly scheduled Work Session on May 19<sup>th</sup>, 2022, from 9:00 A.M.-11:00 A.M. in the Commissioners Board Room (5<sup>th</sup> Floor) located at 555 Court Street NE, Salem OR. 97301.

As part of our Annual Action Plan submittal to the United States Department of Housing and Urban Development (HUD), Marion County is required to seek input from specific sectors of Marion County:

- Housing
- Continuum of Care
- Services-Children
- Services-Elderly Person
- Services-Persons with HIV/AIDS
- Services-Victims of Domestic Violence
- Services-Homeless
- Services-Health
- Services-Education
- Services Employment
- Services-Fair Housing
- Community Development Financial Institution
- Regional Organizations
- Planning Organizations
- Business Leaders
- Civic Leaders
- Private Sector Banking/Financing
- Veterans Services
- City Representatives
- Community Services (County Department)
- Public Works (County Department)

Thus, you have been invited to attend this meeting because you either work for or represent a non-profit organization/department/city or the business sector in which Marion County is required to receive input from to include in its Annual Action Plan. The input provided at this meeting will help the Marion County Board of Commissioners direct funding to categories eligible for Federal CDBG/HOME/HOME-ARP Funding via the Annual Action Plan and the Consolidated Plan. The Marion County Board of Commissioners can also initiate a substantial amendment to reallocate funding in its Consolidated Plan based upon input received between input meetings and the required Public Hearing scheduled for June 22, 2022.

The meeting will also be available via zoom at the following link: <https://us06web.zoom.us/j/88470389417>  
Meeting ID: 884 7038 9417

If you are unable to attend and would like additional information or would like to provide written comments, please feel free to contact Tim Glisson, Marion County CDBG/HOME Program Manager at the information below.

Sincerely,

*Tim Glisson*

Tim Glisson  
Marion County CDBG/HOME Program Manager  
503-302-4700  
[tglisson@co.marion.or.us](mailto:tglisson@co.marion.or.us)

555 Court Street NE, Suite 5232 • P.O. Box 14500 • Salem, OR 97301-5036 • [www.co.marion.or.us](http://www.co.marion.or.us)

**CDBG/HOME/HOME-ARP Input Meeting Minutes**



Community Development Division Board of Commissioners Office CDBG/HOME/HOME-ARP Input Planning Meeting
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Thursday, May 19, 2022, 9:00 a.m.

<b>Presenter</b>	Tim Glisson
<b>Location</b>	555 Court St. NE, Salem  5th Floor, Commissioner’s Board Room
<b>Goal</b>	Gain input of the needs of cities, non-profits and Marion County Departments for CDBG/HOME/HOME-ARP Funding

**Attendees:**

- |  |                                       |
|--|---------------------------------------|
| Commissioner Danielle Bethell                        | Public Housing Authority              |
| Commissioner Kevin Cameron                           | Family Building Blocks                |
| Chris Epley, Community Development Division Director | Center for Hope & Safety              |
| Terri Darvell, Community Development Division OS4    | DevNW                                 |
| Erinn Miller, HOME-ARP OS3                           | COG                                   |
| Matt Lawyer, BOC                                     | AppleGate Landing LLC                 |
| Jessica Stanton, BOC                                 | CPAH                                  |
| Chad Ball, BOC                                       | Mid-Willamette-Habitat for Humanity   |
| Jon Heynen, BOC                                      | North Willamette-Habitat for Humanity |
| Tanisha Bush, BOC                                    | Love, Inc                             |
|  | Marion County Health & Human Services |

Marion County Community Services  
Dept.

Marion County Veterans Service Office

Crossroads Communities

Easterseals Oregon

Eric Swenson, Mayor of Woodburn

Adam Brown, Keizer City Manager

Dan Fleischman, Stayton Planning and  
Development Director

Stacie Cook, Mill City Recorder

Board Members of Friends of Historic St.  
Paul

Eric Razor, Soaring Heights Recovery  
Homes

Tami Goettsch, Marion County  
Community Services Director

Jason Icenbice, Marion County Housing  
Authority

Cody Waltermann, Marion County Legal  
Counsel

Jane Vetto, Marion County Legal  
Counsel

## **Discussion Notes:**

Commissioner Cameron Opened the work session (meeting) Tuesday, May 19, 2022, at 9:00 a.m. regarding Marion County's CDBG/HOME/HOME ARP grant programs

Tim Glisson:

Introduction and explanation of the purpose of the input meeting regarding the use of the CDBG/HOME/HOME-ARP funds and that Marion County is a new entitlement community, as of December 2021. Marion County works in conjunction with the U.S. Department of Housing and Urban Development created a consolidated plan and the need to expand the process regarding the input of the community directly. The Community Development Division will be visiting cities to discuss the needs as well as eligible projects in order to assess the consolidated plan and the annual action plan.

A background of the programs was explained and the eligible activities, how as a county, the Board of Commissioners can allocate the funds in order to meet the needs of communities within Marion County. Explained the necessity of a public hearing, the grant funding timeline and the application process and due dates.

Commission Cameron:

Had a question about the two cities within the Marion County boundaries that are not participating in the grant funding programs

Answer:

The City of Gates opted out and the City of Salem has its own funding program, but that the City of Gates may opt back in if they choose to do so.

Commissioner Bethell:

Asked Chris Eppley to contact Gates to set up a meeting to discuss the option of opting back into the funding programs.

Tim Glisson:

Explained the Consolidated Plan, the priority needs and goals that the Board of Commissioners established, disaster relief, low to moderate income housing, special needs populations, public facilities, infrastructure, homelessness, and economic development.

Guest Ali Swanson NSUSN:

Discusses her organization and the importance of meeting the immediate needs of the Woodburn community. The idea for a future project that includes tiny homes on a piece of property that her organization has the use of. She would like to partner with a developer to discuss this project.

Guest Jason Icenbice, Marion County Housing Authority:

Discusses the need for affordable housing and having the ability to preserve aging affordable housing. The Housing Authority has 11 properties throughout Marion County that are in need of rehabilitation and capital improvement and the importance of having access to block grant funds.

Guest Friends of Historic St Paul:

St Paul has a Creamery that needs restoration and would like to be able to access the grant funds to help this project and how the Creamery would benefit the community.

Tim Glisson:

Explains that the restoration of the Creamery if eligible would fall under the slum and blight national objective.

Guest Stacie Cook, Mill City Recorder:

Wants to get a better understanding of how the grant program works and what projects are considered eligible. She agrees that affordable housing and housing in general is a priority and the needs of Mill City. Mill City is a dual county city and asked how that would work with the grant's allocation. It was explained that the Board of Commissioners have the jurisdiction. She also asked about the LMI criteria for the city and that as of now, Mill City does not qualify.

Tim Glisson:

Explains the two ways that a city can meet the LMI criteria.

Guest Emily Reiman, DevNW:

Discusses the need for affordable housing and the possibility of land banking as an option for developers and the funding needed for that. She also discussed the need for rehabilitation of older homes in the community.

Guest Marguerite Kenagy, Family Building Blocks:

Provides an overview of her program and the needs and services that benefit child abuse prevention, therapeutic early childhood trauma services, family support, parent education, respite care as well as mental health services. They need a property that can handle all the services mentioned as well as a food pantry and clothes closet. This is a future project to utilize federal funds for a facility.

Guest Renata Wakeley, COG:

Asked to clarify the list of eligible projects under CDBG and the identified priorities of the Board of Commissioners, income surveys. Agrees that land banking is a great option to support affordable housing.

Guest Dan Fleischman, Stayton Planning & Development Director:

Addresses affordable housing needs and infrastructure expansions, the development/rehab of a 72-unit apartment complex in Stayton and the necessity of economic development.

Guest Jayne Downing, Center for Hope & Safety:

Explains how her clientele need affordable housing options to escape a violent environment.

Guest Michael Couch, Crossroads Communities:

Describes his organizations functions, their focus that relates to vulnerable populations, coordinating services, affordable housing, and homeless needs and how they also focus on veteran needs as a priority. They are a developer and partner up with organizations to develop projects that will meet these needs and for long term success. Described the property in Lebanon that is 48 units of affordable housing.

Guest Jerry Ambris, Executive Director Mid-Willamette Habitat for Humanity:

Agrees that affordable housing is a priority and explains that this is the mission of Habitat. He also agrees that land banking is a great option that can lead to affordable housing.

Guest Catherine Todd, Easterseals Oregon:

Introduces herself and her colleague and expresses the needs of her organization that offers services to homeless veterans and the need of affordable housing and to gain a more knowledge of the CDBG/HOME/HOME ARP programs.

Tim Glisson:

Opens the forum by explaining the HOME ARP program and the criteria needed for eligible projects. He also explained the dollar amount he also touched on the need for CHDOs and the benefits of an organization becoming one.

Comments and suggestions made include getting some demographics data using CHIP for LMI areas, homeless population, at risk populations, mental health issues, affordability of rent, unemployment as well as other factors that can help determine the allotment of funds.

It was also stated the need for emergency shelters, transitional housing, permanent housing and reducing barriers.

Positive comments about the meeting and making the connection with not only the Board of Commissioners, but also the different organizations.

Commissioner Bethell:

Adjourned the work session (meeting) at 10:18 a.m. on Tuesday, May 19, 2022.





**Public Hearing Minutes**

Please Contact the Board of Commissioners office at 503-588-5212 for the Public Hearing Minutes on June 23, 2022.

## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE CHIEF ADMINISTRATIVE OFFICER
APPLICANT NAME JAN FRITZ	DATE SUBMITTED 6/23/2022



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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE CHIEF ADMINISTRATIVE OFFICER
APPLICANT NAME JAN FRITZ	DATE SUBMITTED 4/23/2002

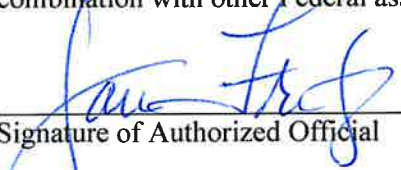
**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

6/23/2022  
Date

CHIEF ADMIN. OFFICER  
Title



## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021-2023 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

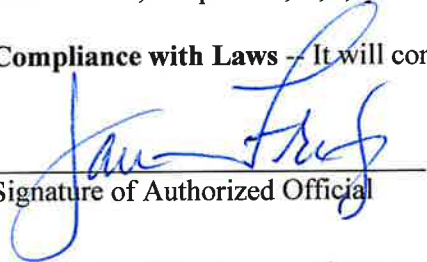
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.



Signature of Authorized Official

6/23/2022

Date

CHIEF ADMIN. OFFICER

Title

### Application for Federal Assistance SF-424

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>
---	---	--

<b>* 3. Date Received:</b> <input type="text"/>	<b>4. Applicant Identifier:</b> <input type="text" value="117825696"/>
--	---

<b>5a. Federal Entity Identifier:</b> <input type="text"/>	<b>5b. Federal Award Identifier:</b> <input type="text"/>
---	--

**State Use Only:**

<b>6. Date Received by State:</b> <input type="text"/>	<b>7. State Application Identifier:</b> <input type="text"/>
--	--

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> <input type="text" value="93-6002307"/>	<b>* c. UEI:</b> <input type="text" value="V41YWDPFVWW8"/>
---	---

**d. Address:**

**\* Street1:**   
**Street2:**   
**\* City:**   
**County/Parish:**   
**\* State:**   
**Province:**   
**\* Country:**   
**\* Zip / Postal Code:**

**e. Organizational Unit:**

<b>Department Name:</b> <input type="text" value="Board of Commissioners"/>	<b>Division Name:</b> <input type="text" value="Community Development Division"/>
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**       **\* First Name:**   
**Middle Name:**   
**\* Last Name:**   
**Suffix:**

**Title:**

**Organizational Affiliation:**

**\* Telephone Number:**       **Fax Number:**

**\* Email:**

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

FY 2022 CDBG Program-Marion County, Oregon (Urban County)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,446,086.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="1,446,086.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

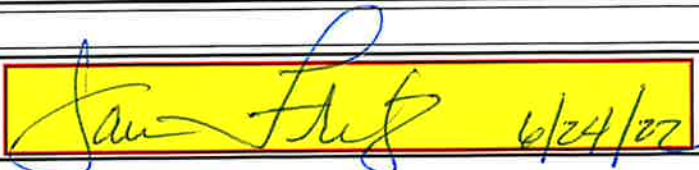
Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____
<b>* 3. Date Received:</b> _____	<b>4. Applicant Identifier:</b> 117825696	
<b>5a. Federal Entity Identifier:</b> _____	<b>5b. Federal Award Identifier:</b> _____	
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> _____	<b>7. State Application Identifier:</b> _____	
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> Marion County, Oregon		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 93-6002307	<b>* c. UEI:</b> V41YWDPFVWW8	
<b>d. Address:</b>		
<b>* Street1:</b> 555 Court Street NE# 5232	_____	
<b>Street2:</b>	_____	
<b>* City:</b> Salem	_____	
<b>County/Parish:</b>	_____	
<b>* State:</b> OR: Oregon	_____	
<b>Province:</b>	_____	
<b>* Country:</b> USA: UNITED STATES	_____	
<b>* Zip / Postal Code:</b> 97301-3980	_____	
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Board of Commissioners	<b>Division Name:</b> Community Development Division	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Mr.	<b>* First Name:</b> Timothy	
<b>Middle Name:</b>	_____	
<b>* Last Name:</b> Glisson	_____	
<b>Suffix:</b>	_____	
<b>Title:</b> CDBG & HOME Grant Program Manager		
<b>Organizational Affiliation:</b> _____		
<b>* Telephone Number:</b> 503-588-5212	<b>Fax Number:</b> _____	
<b>* Email:</b> TGlisson@co.marion.or.us		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

HOME Investment Partnerships Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

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Delete Attachments

View Attachments



**Application for Federal Assistance SF-424**

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\* a. Applicant

\* b. Program/Project

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Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="638,631.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="638,631.00"/>

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\*\* I AGREE

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**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed: