



Marion County
OREGON

2023 – 2024 CDBG / HOME ANNUAL ACTION PLAN

Marion County Community Services

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Executive Summary

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

1. Introduction

Marion County is an Entitlement Grantee receiving funding under the Housing and Urban Development (HUD) Federal Housing Investment Partnerships Program (HOME) and the Community Development Block Group Program (CDBG). - As a recipient of CDBG funds, the County has prepared the 2023 Annual Action Plan to advance the priorities addressed in the five-year plan known as the Consolidated Plan. The goal of the CDBG program is “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities for low-and moderate-income persons. The HOME program is designed exclusively to create affordable housing.

2. Summarize the objectives and outcomes identified in the Plan

Over the term of the five-year plan, approximately \$7,245,926 is expected to be available, with up to 20% for planning activities and administration of the CDBG Program, and \$3,195,401, with up to 10% for planning activities and administration for the HOME Program. Each year the County prepares an Annual Action Plan that outlines the specific program activities to be carried out in meeting the plan’s strategies. The following were identified objectives and outcomes established by the Marion County Board of Commissioners based upon input received during the Consolidated Plan process.

- Provide for Community Housing Development Organization (CHDO) set-aside (As part of the HOME Program, this requirement will continue to be an annual percentage of funds set aside-15% minimum to fulfill eligible activities that only a qualified CHDO can provide)
- Provide Support for Owner-occupied Rehabilitation Projects
- Invest in Vital Community Facilities and Infrastructure
- Increase Access to Community Services
- Increase Access to Affordable Housing
- Encourage Economic Opportunities
- Support Program Success

This document, “The Annual Action Plan, (AAP) outlines the activities to be carried out in Program Year (PY) 2023.

3. Evaluation of past performance

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

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

4. Summary of Citizen Participation Process and Consultation Process

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

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

5. Summary of public comments

Public comments were primarily focused on:

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

6. Summary of comments or views not accepted and the reasons for not accepting them

All views and comments were accepted as part of the citizen participation process.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	MARION COUNTY	Community Development Division of the Community Services Department
HOME Administrator	MARION COUNTY	Community Development Division of the Community Services Department

Narrative (optional)

Marion County is the lead agency for the delivery of the Community Development Block Grant (CDBG)/HOME Investment Partnerships Programs to be delivered in coordination with the goals established in the 5-year Consolidated Plan implemented through Annual Action Plans.

Consolidated Plan Public Contact Information

Community Development Division (503) 588-7975

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

1. Introduction

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

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I))

Marion County works closely with public and private housing providers, and during the planning process the county engaged in focus groups that invited housing providers throughout the area to provide input regarding community needs and ways to increase coordination and collaboration. The county has a robust public and behavioral health network to connect residents with available services in the county. These efforts will be expanded as the county enters this new phase of outreach in conjunction with the dissemination of CDBG and HOME funds.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The county works directly with the Mid-Willamette Valley Homeless Alliance through the CoC Collaborative Committee. A Commissioner serves on the Board of Directors and Executive Committee for the Mid-Willamette Valley Homeless Alliance. The county will present findings from the report to the committee during the public review process to allow for comment from participating organizations. A staff member also serves as co-chair of the CoC Performance & Evaluation Committee.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

While the county does not receive ESG funds, it does work with the Mid-Willamette Valley Community Action Agency which is the HUD recipient of ESG funds for the Marion-Polk region.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Marion County Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Marion County Housing Authority attended a community partner collaboration meeting on May 25, 2023. Marion County CDBG/HOME program staff also were participants in this meeting. This group will continue to meet to work on addressing affordable housing needs in the area.
2	Agency/Group/Organization	Family Building Blocks
	Agency/Group/Organization Type	Services-Children

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

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

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

8	Agency/Group/Organization	Marion County Health and Human Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey conducted to receive input from community partners regarding priorities and needs for eligible activities qualifying for funding through CDBG and HOME programs. The Marion County Health and Human Services respondent indicated that “Programs to improve infrastructure to support affordable housing” was their top priority.
9	Agency/Group/Organization	Marion County Community Services Department
	Agency/Group/Organization Type	Services – Economic and Community Development
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Annual Action Plan Survey conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The Marion County Community Services respondents indicated that “Programs to provide affordable rental housing and affordable home ownership” were their two top priorities.

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

	What section of the Plan was addressed by Consultation?	Community Need
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Participated in Annual Action Plan Survey conducted to receive input from community partners regarding priorities for eligible activities qualifying for funding through CDBG and HOME programs. The City of Stayton respondent indicated that “Programs to improve infrastructure to support affordable housing” was their top priority.</p> <p>City of Stayton attended the January 19, 2023, Board of Commissioners Work Session as an applicant for CDBG funds.</p>
13	Agency/Group/Organization	Neighbors Serving Unsheltered Neighbors
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	<p>Homeless Needs - Chronically Homeless</p> <p>Homeless Needs - Families with Children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied Youth</p> <p>Homelessness Strategy</p>

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

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

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

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

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

	consultation or areas for improved coordination?	
22	Agency/Group/Organization	Oregon Community Credit Union (OCCU)
	Agency/Group/Organization Type	Private Organization Funding Housing Projects to Support LMI Populations
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss program requirements. The meeting focused on ways to collaborate resources for down payment assistance.
23	Agency/Group/Organization	Central Willamette Credit Union
	Agency/Group/Organization Type	Private Organization Funding Housing Projects to Support LMI Populations
	What section of the Plan was addressed by Consultation?	Affordable Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss program requirements. The meeting focused on how to collaborate on a down payment assistance program, and funding for potential development projects.
24	Agency/Group/Organization	Sheltering Silverton
	Agency/Group/Organization Type	Community Services for Homeless Individuals
	What section of the Plan was addressed by Consultation?	Community Services for Homeless Populations
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss program requirements. The meeting focused on potential opportunities for the CDBG, HOME, and HOME-ARP program to benefit this organization's efforts to address homelessness in their community.
25	Agency/Group/Organization	Be Koz
	Agency/Group/Organization Type	Community Services and Education to Support LMI Youth

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

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss a potential project to benefit homeless individuals
33	Agency/Group/Organization	Iron Tribe Network
	Agency/Group/Organization Type	Community Services to Support LMI Populations
	What section of the Plan was addressed by Consultation?	Community Services / Homelessness Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss a potential project to benefit homeless individuals. These programs are particular to individuals in recovery while in transitional housing.
34	Agency/Group/Organization	Boys & Girls Club – Epping Homestead
	Agency/Group/Organization Type	Community Services to Support LMI Youth

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

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

<p>are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>through CDBG and HOME programs. The Saint Francis Family Housing respondent indicated that “Programs to support services addressing homelessness and affordable housing” was their top priority.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

Marion County has consulted with all types of agencies in order to seek input from a wide range of the community. However, while all types were contacted, not all agencies within those types responded. Marion County believes it does have good representation from a variety of perspectives and will continue to seek a broader number of agencies providing input on its programs.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

<p>Name of Plan</p>	<p>Lead Organization</p>	<p>How do the goals of your Strategic Plan overlap with the goals of each plan?</p>
<p>Continuum of Care</p>	<p>Mid-Willamette Valley Homeless Alliance</p>	<p>The goals of the Mid-Willamette Valley Homeless Alliance and Marion County are aligned in several areas including increasing the availability of affordable housing and access to community services.</p>

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting**

Marion County continues to find innovative ways to obtain relevant input from the organizations it serves. Regular interactions with citizens occur via email, phone, and in person to discuss the potential benefits of these programs for their needs.

Collaboration among agencies builds trust and knowledge of each entities’ strengths and creates a broader scope of resources. Marion County continues to seek out opportunities to communicate directly with the citizens that are potential recipients or organizations representing them.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Board of Commissioners Meeting	Non-targeted/broad community	Meeting for applicants for funding to present their request and respond to questions.	See agenda for January 19, 2023, Work Session in Appendices	N/A	https://www.co.marion.or.us/BOC/

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	Public Hearing was held to present the Annual Action Plan for consideration of approval.	[ADD MINUTES for August 2, 2023, meeting when available]	All comments were accepted.	https://www.co.marion.or.us/BOC/
3	Survey	Non-targeted/broad community	There were 27 survey responses to the CDBG and HOME survey.	See survey results summary in Appendices	All comments were accepted.	

Expected Resources

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

Introduction

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

Anticipated Resources

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,412,882	0	0	1,412,882	4,232,882	Marion County has allocated the funds into eligible CDBG activities.

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

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Sources of match can be cash, donated land or real property, infrastructures improvements, bonds issued by state or local government, donated materials, equipment, or professional services, sweat equity, and the value of foregone taxes.

In evaluating applications, the match requirement was considered, and Marion County’s 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. There may be additional match dollars from homebuyers as they purchase homes although it is not required by Marion County.

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

Discussion

N/A

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 6 – Goals Summary

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

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

Goal Descriptions

Table 7 – Goal Descriptions

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

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

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

Table 8 - Project Information

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

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

Funds were allocated based upon how they correlated to the priority needs and goals in the Consolidated Plan. The match provided and the overall effectiveness are also factors considered.

AP-38 Project Summary

Project Summary Information

Table 9 – Project Summary Information

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

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated up to 60 homeless individuals could be assisted with the purchase of the property for the organization.
	Location Description	The property to be purchased is located in Keizer, Oregon.
	Planned Activities	Funds will be used by the non-profit to purchase an existing transitional facility in Keizer. The facility will be used as transitional housing for women/children.
3	Project Name	Boys and Girls Club
	Target Area	Marion County Service Area
	Goals Supported	Increase Access to Community Services
	Needs Addressed	Community Services Benefiting LMI Youth and Families
	Funding	CDBG: \$111,932
	Description	The funds granted to Boys & Girls Club will be for additional staffing and services for the Epping Homestead Boys and Girls Club located in east Salem. This pertains to the Education and Development Program.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	There is anticipated to be up to 800 children that could benefit from the new center. Therefore, paying staff salaries for the operation of the center is vitally important.
	Location Description	The Epping Homestead Boys and Girls Club is in east Salem in an area with a high concentration of LMI households.
Planned Activities	This activity will be to reimburse a portion of the operational expenses of the Epping Homestead Boys and Girls Club.	
4	Project Name	Homeowner Rehab
	Target Area	Marion County Service Area
	Goals Supported	Increase Availability and Affordability of Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$568,374
	Description	The fund will provide homeowner rehab loans to LMI households.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Funds to provide assistance for up to 11 – 15 LMI homeowners.
	Location Description	Marion County Service Area
	Planned Activities	Homeowner Residential Rehab
5	Project Name	CHDO Set-Aside
	Target Area	Marion County Service Area
	Goals Supported	Provide for CHDO Set-Aside
	Needs Addressed	Low-to-moderate Income Housing
	Funding	HOME: \$96,782
	Description	Per the HOME Regulations the 15% CHDO Set-Aside is included in this category.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project is yet to be determined but the County is allocating the required 15% for the CHDO Set-Aside.
	Location Description	Marion County Service Area
	Planned Activities	These funds will be utilized to develop affordable housing.
6	Project Name	Down Payment Assistance
	Target Area	Marion County Service Area
	Goals Supported	Increase Availability and Affordability of Housing
	Needs Addressed	LMI Housing
	Funding	HOME: \$483,911
	Description	Down Payment Assistance for LMI households.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated this activity will benefit four LMI households.
	Location Description	Marion County Service Area
	Planned Activities	Approximately four households will be provided down payment assistance to purchase homes.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Marion County entitlement jurisdiction includes all cities (19), except Salem which is its own Entitlement Area, and all of the unincorporated areas of the county. Within the county jurisdiction there are 36 Block Groups that are identified as LMI Block Groups. Approximately 75% of these block groups are located within two areas of the county with one being the city of Woodburn and the other location being east Salem which is geographically an unincorporated area just outside the city of Salem limits.

Geographic Distribution

Table 10 - Geographic Distribution

Target Area	Percentage of Funds
Marion County Service Area	100

Rationale for the priorities for allocating investments geographically

N/A

Discussion

During the creation of the Consolidated Plan there was no priority given to any specific area other than the fire affected area. The 2023-2024 Annual Action Plan has no specifically targeted areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	19
Special-Needs	0
Total	19

Table 72 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	4
Total	19

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

The Marion County Housing Authority continues to own and operate affordable housing options as well as the Housing Choice Vouchers in the County.

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Marion County Housing Authority administers a family self-sufficiency program. The Housing Authority also executed an MOU with DevNW to refer Family Self-Sufficiency participants to DevNW for participation in their suite of services. Their services include financial education, home ownership courses, access to Individual Development Accounts when available.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Marion County Public Housing Authority is not designated as troubled.

Discussion

Marion County CDBG/HOME Program will continue to collaborate with Marion County Housing Authority on potential projects for funding in the future.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Marion County anticipates providing funding for transitional housing. The county will continue to look at ways in the short term and in the future to help address homeless and special needs activities.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Marion County is an active partner with The Mid-Willamette Valley Homeless Alliance (MWVHA), which is the coalition of local homeless services agencies. MWVHA works with area service providers in conducting assessments of homeless individuals including unsheltered persons through the Coordinated Entry System.

Marion County continues to assess the needs of homeless individuals and how to apply funding opportunities to meet their needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

As part of the Consolidated Plan, Marion County identified homelessness as a priority. To address this, the Board of Commissioners has directed funding to two local non-profits that operate transitional housing to benefit homeless individuals and persons fleeing domestic violence situations.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

Helping low-income individuals and families avoid becoming homeless,

especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Marion County will continue to assess ways in which it can help homeless/at risk of homelessness populations. The funding allocated to Soaring Heights and Center for Hope and Safety will expand services to homeless at-risk individuals.

Discussion

Marion County will continue to work closely with the Mid-Willamette Valley Homeless Alliance and other agencies to advocate for solutions to the homeless crisis facing the area.

DRAFT

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

Marion County recognizes that there are a variety of barriers to affordable housing, creating a need for a multifaceted approach. Marion County realizes that it will take collaboration from community partners and agencies to be successful in overcoming these barriers. These barriers include land-use planning laws, socio-economic circumstances, lack of available housing inventory (of all levels), community opposition, significant increase in housing and construction costs, and lengthy processes for administrative elements (permits, contracts, approvals, legal review, etc.),

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

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

Marion County continues to analyze processes and procedures become more effective and efficient for its citizens.

Actions planned to address obstacles to meeting underserved needs

Marion County continues to increase capacity, building on the foundation of the Consolidated Plan. The emphasis on affordable housing development and homelessness is shown in the priorities including: acquisition of transitional housing, funding the CHDO, providing subsidies to build affordable housing, and providing funds to support community services provided by non-profits in LMI areas.

Actions planned to foster and maintain affordable housing

Marion County continues to engage developers and non-profits to create and maintain affordable housing. Under the PY2023-2024 plan, Marion County is allocating funding for both new development and transitional housing.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

Marion County is focusing on the following two main areas to reduce the number of poverty-level families.

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

Actions planned to develop institutional structure

As previously stated, Marion County will be reevaluating policies and procedures on an ongoing basis as it continues to operate its program.

Actions planned to enhance coordination between public and private housing

and social service agencies

Marion County will continue to work on building a network of public and private housing, and social service agencies. In the previous year, this was accomplished through a variety of opportunities. These included participation in local affordable housing conferences, meetings with local community partners focused on collaboration efforts to address affordable housing, and numerous individual agency meetings. Marion County will continue with this approach in the 2023-2024 plan year.

Discussion:

Marion County is incrementally building its network of community partners as a productive way to address the affordable housing issue in our area.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Marion County will not have any program income to contribute to the PY2023 Program Year. Marion County will continue to allocate at least 70% of funds to benefit LMI populations. At this current time there are no funds expected to go to activities that do not meet that requirement.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The HOME Funds allocated are not being utilized for any forms of investments beyond those identified in Section 92.205

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The guidelines for resale or recapture are specified in the Resale and Recapture Policy of the Marion County Board of Commissioners, dated August 2, 2023. A copy of this policy is included in the appendices of this plan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

The guidelines for resale or recapture are specified in the Resale and Recapture Policy of the Marion County Board of Commissioners, dated August 2, 2023. A copy of this policy is included in the appendices of this plan.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not anticipate refinancing existing debt.

APPENDICES

DRAFT

Draft Policy Modification

Down payment assistance:

Marion County has made the decision to modify the policy of the current down payment assistance program. The new plan is to provide up to \$25,000 in down payment assistance and up to \$100,000 in the form of a 0% interest deferred loan to be repaid upon sale or transfer of ownership. This program will be available for residents at or below 80% of the area median income as determined by HUD.

Homeowner occupied residential rehabilitation:

Marion County has made the decision to modify the policy of the current homeowner occupied residential rehabilitation loan program. The new plan is to provide up to \$50,000 in owner occupied home rehabilitation assistance in the form of a 0% interest deferred loan to be repaid upon sale or transfer of ownership.

Median home price determination:

Due to local market conditions, Marion County is in the process of changing the method used to determine median home price for the program. The price will be re-evaluated annually based on prior year sales data. Specific details are outlined in the Marion County Policy.

Public Meeting Materials



MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

Discussion on Community Development Block Grant and HOME Investment Partnerships Programs

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

Thursday, September 29, 2022 @ 9am-11am
Commissioners Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

BOARD OF
COMMISSIONERS
Danielle Bethell
Colm Willis
Kevin Cameron

CHIEF
ADMINISTRATIVE
OFFICER
Jan Fritz

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

www.co.marion.or.us

1. Welcome and Introductions Commissioner Bethell

2. Project/Program Update Tim Glisson
 - Down Payment Assistance (Attachment A)
 - Owner Rehabilitation
 - Boys & Girls Club
 - Soaring Heights
 - Habitat (North Willamette)
 - Habitat (Mid-Willamette)
 - Mill City (LIFT Project)
 - Center for HOPE & Safety
 - Upcoming Items

3. Infrastructure Design Tim Glisson
 - Options (Attachment B)
 - Cities
 - Non-profits
 - State Programs (Cities) Parameters
 - CDBG
 - Special Public Works Fund
 - Water/Wastewater Financing Program
 - Safe Drinking Water Revolving Loan Fund

4. Application Process

Tim Glisson

- Tentative Timeline (Attachment C)
- Urban County Structure Comparisons (Attachment D)
 - Urban Counties (Oregon)
 - Urban Counties (Across Country)

- Proposed Scoring (Attachment E)
- Risk Analysis (Attachment F)
- Consolidated Plan Priorities (Attachment G)
- Timeliness Standard (Attachment H)
- Presentation to Board? (Attachment I)
 - Or Site Visit or Site Visit Under Board Section?

5. 2024-2025 Funding Cycle

Tim Glisson

- Solicitation for Application Approach (Attachment J)
 - Formal Process **(Year 2)**
 - Limited Application Process **(Proposed Year 4)**
 - Solicitation of Applications
 - "Open Door" Process **(Year 1)**

- Proposed Application Process (Attachment K)

6. Adjourn



MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

2023 HOME/HOME-ARP/CDBG Application Presentations

Thursday, January 19, 2023 & 9:00 am

Commissioners Boardroom

Courthouse Square, 555 Court St. NE, Suite 5231

Salem, Oregon 97301

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

BOARD OF
COMMISSIONERS
Danielle Bethell
Colm Willis
Kevin Cameron

1. Welcome and Introductions Commissioner Willis
2. Presentations

CHIEF
ADMINISTRATIVE
OFFICER
Jan Fritz

HOME Program

9:00-9:15 Habitat for Humanity

HOME-ARP Supportive Services/ CDBG Public Services

9:15-9:30 United Way

9:30-9:45 A Ray of Hope Today!
Dbn Neighbors Serving
Unsheltered Neighbors

9:45-10:00 Center for Hope and
Safety

CDBG Public Services

10:00-10:15 Boys and Girls Club

CDBG Application (Non-Public Service)

10:15-10:30 City of Stayton

10:30-10:45 Soaring Heights Recovery
Homes

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

www.co.marion.or.us

10:45-11:00

Family Building Blocks

3. Additional Discussion

All

4. Next Steps

Tim Glisson

- January 26, 2023
(Allocation of Funding)

5. Adjourn



MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

Program Update and Allocation of Program Year 2023 HOME/CDBG & HOME-ARP Funds

Thursday February 2, 2023 @ 9:30am-11:30am
Commissioners Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

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

BOARD OF
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555 Court St. NE,
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PO Box 14500
Salem, OR 97309-5036

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1. Welcome and Introductions Commissioner Willis
2. Overview (Exhibits A & B) Tim Glisson
3. Goal 1: Increase Availability and Affordability of Housing Options Tim Glisson
 - a. Update
 - b. Allocation of Funding
 - Habitat for Humanity
 - c. Discussion/Direction
4. Goal 2: Provide for CHDO Set-Aside Tim Glisson
 - a. Update
 - b. Allocation of Funding
 - DevNW Request
 - c. Discussion/Direction
5. Goal 3: Support Disaster Recovery Tim Glisson
 - a. Update
 - b. Discussion/Direction
6. Goal 4: Invest in Vital Community Facilities and Infrastructure Tim Glisson
 - a. Update
 - b. Allocation of Funding
 - City of Stayton
 - Soaring Heights Recovery Homes
 - Family Building Blocks
 - c. Discussion/Direction

7. Goal 5: Increase Access to Community Services Supportive Services (HOME-ARP) Tim Glisson
 - a. Update
 - b. Allocation of Funding
 - United Way
 - A Ray of HOPE Today! Dba Neighbors Serving Under Sheltered Neighbors
 - Center for Hope and Safety
 - Boys and Girls Club (CDBG Only)
 - c. Discussion/Direction
8. Goal 6: Encourage Economic Opportunity Tim Glisson
 - a. Update
9. Goal 7: Support Program Success Tim Glisson
 - a. Update
10. Additional Discussion/Direction All
 - a. Expected Timeline
(See Notes at Bottom of Exhibit C)
11. Adjourn



MARION COUNTY BOARD OF COMMISSIONERS

Work Session Agenda

CDBG/HOME Program Discussion

Thursday, May 25, 2023, 1:15PM – 2:15PM

Commissioner's Board Room

555 Court Street NE, 5th Floor, Suite 5232

Salem, OR 97301

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

BOARD OF
COMMISSIONERS
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Jan Fritz

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

- | | |
|---|---------------------------|
| 1. Welcome and Introductions | Commissioner Willis |
| 2. HOME ARP Application (Valor Mentoring) | Chris Eppley/Steve Dickey |
| 3. Down Payment Assistance program | Chris Eppley/Steve Dickey |
| 4. Residential Rehab Program | Chris Eppley/Steve Dickey |
| 5. Adjourn | Commissioner Willis |

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Public Notices

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

DRAFT ANNUAL ACTION PLAN FOR LOCAL FISCAL YEAR 2023-2024
PROJECTED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and HOME
INVESTMENT PARTNERSHIPS (HOME) FUNDS

Purpose of Annual Action Plan: The Annual Action Plan presents a detailed strategy for the use of CDBG and HOME Funds expected to be received by the County during Local Fiscal Year 2023-2024 to implement eligible activities in achieving objectives of the County’s Consolidated Plan: FY 2021-2025.

Public Comments on Annual Action Plan: The Draft Annual Action Plan for FY 2023-2024 will be available on the website of the Marion County Board of Commissioners beginning June 8, 2023. Residents without access to the internet can contact Steve Dickey, CDBG/HOME Program Manager at 555 Court Street NE P.O. Box 14500 Salem, OR 97309 to request a printed copy. Oral and written comments received by 5:00 p.m. on July 10, 2023, will be considered and changes made if such changes are deemed appropriate prior to submitting the final plan to HUD. A summary of all comments, with reasons provided for any comments not incorporated, will be included in the Annual Action Plan submitted to HUD.

A Public Hearing will be held on August 2, 2023, at 9:30 a.m. in the Senator Hearing Room located at 555 Court Street NE, Salem OR 97301.

Access by Persons with Disabilities and Limited English Persons: Copies of the Draft Annual Action Plan and/or an executive summary will be made available in a form accessible to persons with disabilities and persons with limited English proficiency upon request. If you require interpreter assistance, an assistive listening device, large print material or other accommodation, call 503-388-5212 at least 48 hours in advance of the meeting. Hearing impaired persons are encouraged to use the relay service at 503-588-5168 should they wish to call the above offices.

The proposed budget is below:

Goals Per the Consolidated Plan	Amount	Organization/ Program	Location	Source	Outcome
Provide for CHDO Set-Aside	\$ 96,782	Award in Progress	Countywide (Outside Salem City Limits)	HOME	TBD
Increase Availability & Affordability of Housing Options	\$ 250,000	Habitat for Humanity (Mid-Willamette Valley)	Bistrika Ln. (East Salem)	HOME	2 Homes Built
Increase Availability & Affordability of Housing Options	\$233,911	Down Payment Assistance Program	Countywide (Outside Salem City Limits)	HOME	Pending Final Per-Applicant Allocation
Support Program Success	\$64,522	Administration	N/A	HOME	N/A

Increase Access to Community Services	\$111,932	Boys & Girls Club	East Salem (Epping Homestead)	CDBG	Operating Expenses
Increase Access to Community Services	\$100,000	Center for Hope & Safety	Woodburn	CDBG	Operating Expenses
Invest in Vital Community Facilities & Infrastructure	\$350,000	Soaring Heights	Keizer	CDBG	Acquisition of Property (Transitional Housing)
Owner Occupied Home Rehabilitation	\$568,374	TBD	Countywide (Outside Salem City Limits)	CDBG	Pending Final Per-Applicant Allocation
Support Program Success	\$282,576	Administration	N/A	CDBG	N/A

AVISO PÚBLICO

AVISO DE AUDIENCIA PÚBLICA

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

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

Propósito del Plan de Acción Anual: El Plan de Acción Anual presenta una estrategia detallada para el uso de los Fondos CDBG y HOME que se espera reciba el Condado durante el Año Fiscal Local 2023-2024 para implementar actividades elegibles en el logro de los objetivos del Plan Consolidado del Condado: Año Fiscal 2021-2025.

Comentarios públicos sobre el Plan de Acción Anual: El proyecto del Plan de Acción Anual para el año fiscal 2023-2024 estará disponible en el sitio web de la Junta de Comisionados del Condado de Marion a partir del 8 de Junio de 2023. Los residentes que no tienen acceso a Internet pueden ponerse en contacto con Steve Dickey, Gerente del Programa CDBG/HOME en 555 Court Street NE P.O. Box 14500 Salem, OR 97309 para solicitar una copia imprimida. Los comentarios orales y escritos que se reciban hasta las 5:00 p.m. del 10 de Julio de 2023, serán considerados y se harán cambios si se consideran apropiados antes de presentar el plan final al HUD. Se incluirá un resumen de todos los comentarios, con las razones de cualquier comentario no incorporado, en el Plan de Acción Anual presentado al HUD.

Se realizará una Audiencia Pública el 2 de Agosto de 2023, a las 9:30 a.m. en la Sala de Audiencias del Senador ubicada en 555 Court Street NE, Salem OR 97301.

Acceso de personas con discapacidades y de personas con un nivel de inglés limitado: Se pondrán a disposición copias del Proyecto de Plan de Acción Anual y/o un resumen ejecutivo en una forma accesible para las personas con discapacidades y personas con conocimientos limitados de inglés, a petición de los interesados. Si necesita la ayuda de un intérprete, un dispositivo de ayuda a la audición, material con letra grande u otras adaptaciones, llame al 503-388-5212 por lo menos 48 horas antes de la reunión. Se anima a las personas con discapacidad auditiva a utilizar el servicio de retransmisión al 503-588-5168 si desean llamar a las oficinas mencionadas.

La propuesta del presupuesto es la siguiente:

Objetivos Según el Plan Consolidado	Cantidad	Organización/ Programa	Ubicación	Fuente	Resultado
Proporcionar Una Asignación Para CHDO	\$ 96,782	Premio en Curso	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	HOME	TBD
Aumentar la Disponibilidad y Asequibilidad de las Opciones de Vivienda	\$ 250,000	Hábitat para la Humanidad (Mid-Willamette Valley)	Bistrika Ln. (Este Salem)	HOME	2 Casas Construida
Aumentar la Disponibilidad y Asequibilidad de las Opciones de Vivienda	\$233,911	Programa de Asistencia para el pago inicial	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	HOME	Pendiente de Asignación Final por Aplicante
Apoyar el Éxito del Programa	\$64,522	Administración	Bistrika Ln. (Este Salem)	HOME	N/A
Aumentar el Acceso a los Servicios Comunitarios	\$111,932	Boys & Girls Club	Este Salem (Epping Homestead)	CDBG	Gastos de operación
Aumentar el Acceso a los Servicios Comunitarios	\$100,000	Centro de Hope & Safety	Woodburn	CDBG	Gastos de operación
Invertir en Instalaciones e Infraestructuras Comunitarias Vitales	\$350,000	Soaring Heights	Keizer	CDBG	Adquisición de propiedades (Viviendas de Transición)
Rehabilitación de Viviendas Ocupadas por el Propietario	\$568,374	TBD	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	CDBG	Pendiente de Asignación Final por Aplicante
Apoyar el Éxito del Programa	\$282,576	Administración	N/A	CDBG	N/A

TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-23-953163-BB Reference is made to that certain deed made by GUADALUPE JERONIMO LOPEZ AND NICOLASA MORA JERONIMO, HUSBAND AND WIFE as Grantor to FIRST AMERICAN TITLE, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 11/6/2008, recorded 11/13/2006, in official records of MARION County, Oregon in Book 2733 Page 99 and/or as fee/file/instrument/microfilm/reception number 181905 and subsequently assigned or transferred by operation of law to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF1 covering the following described real property situated in said county and State, APN: 59-3681 073W13CA05000 LOT 30, FAIRWAY PARK ADDITION, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON. Commonly known as: 2733 FLORENCE AVE NE, SALEM, OR 97301-7437. The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$8,123.52 TOTAL REQUIRED TO PAYOFF: \$143,736.21 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The installments of principal and interest which became due on 10/1/2022, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due (if applicable) for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 8/24/2023 at the hour of 10:00 AM, Standard Time, as established by section 187.110, Oregon Revised Statutes, On the outside steps of the main entrance of the Marion County Courthouse, located at 100 High St NE, Salem, OR 97301 County of MARION, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest NICOLASA JERONIMO 2733 Florence Ave NE Salem, OR 97303 Original Borrower, GUADALUPE LOPEZ 2733 Florence Ave NE Salem, OR 97303 Original Borrower For Sale Information Call: 916-939-0772, or LogIn to: www.nationwidelisting.com in construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the Trustee's sale. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. T.S. No.: OR-23-953163-BB Dated: 4/11/2023 Quality Loan Service Corporation f/k/a Quality Loan Service Corporation of Washington, as Trustee Signature By: Jeff Stenman, President Trustee's Mailing Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, 100 High St NE, Salem, OR 97301

TRUSTEE'S NOTICE OF SALE

T.S. No. OR0800069-22-2 APN R354398 To No 8781828 TRUSTEE'S NOTICE OF SALE Reference is made to that certain Trust Deed made by AARON REAHM AND RACHEL REAHM, HUSBAND AND WIFE as Grantor to FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for THE FEDERAL SAVINGS BANK, Beneficiary of the security instrument, its successors and assigns, dated as of February 19, 2020 and recorded on February 26, 2020 as Instrument No. 2020 00010112 in Book 4304, on Page 230 and that said Deed of Trust was modified by Modification Agreement and recorded September 7, 2022 as Instrument Number 2022 00037658 in Book 4656, on Page 23 and the beneficial interest was assigned to CITIZENS BANK, N.A. and recorded August 21, 2020 as Instrument Number 2020 00045297 in Book 4374, on Page 415 of official records in the Office of the Recorder of Marion County, Oregon to-wit: APN: R354398 LOT 122, BOONES CROSSING PHASE 3, IN THE CITY OF WOODBURN, MARION COUNTY, OREGON. (PLAT VOLUME 47, PAGE 93) Commonly known as: 1325 SUNFLOWER ST, WOODBURN, OR 97071. Both the Beneficiary, Citizens Bank, N.A., and the Trustee, Nathan F. Smith, Esq., OSB #210112, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: Failed to pay payments which became due Monthly Payment(s): 1) Monthly Payment(s) from 09/01/2022 to 05/31/2023 at \$25,667.65 Monthly Late Charge(s): 1) Monthly Late Charge(s) \$799.76 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$438,923.02 together with interest thereon at the rate of 3.75000% per annum from August 1, 2022 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed. Wherefore, notice is hereby given that the undersigned Trustee will on September 25, 2023 at the hour of 11:00 AM, Standard Time, as established by Section 187.110, Oregon Revised Statutes, High Street entrance of the Marion County Courthouse, 100 High St NE, Salem, OR 97301 County of Marion, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power

to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for sale. Without limiting the Trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the Trustee's sale. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: May 11, 2023 By: Nathan F. Smith, Esq., OSB #210112 Successor Trustee Malcolm C Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #210112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Order Number 91914, Pub Dates: 5/24/2023, 5/31/2023, 6/7/2023, 6/14/2023, WOODBURN INDEPENDENT Published May 24, 31, June 7 & 14, 2023.

W1288998

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PUBLIC NOTICE NOTICE OF PUBLIC HEARING
DRAFT ANNUAL ACTION PLAN FOR LOCAL FISCAL YEAR 2023-2024
PROJECTED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS

Purpose of Annual Action Plan: The Annual Action Plan presents a detailed strategy for the use of CDBG and HOME Funds expected to be received by the County during Local Fiscal Year 2023-2024 to implement eligible activities in achieving objectives of the County's Consolidated Plan: FY 2021-2025.

Public Comments on Annual Action Plan: The Draft Annual Action Plan for FY 2023-2024 will be available on the website of the Marion County Board of Commissioners beginning June 8, 2023. Residents without access to the internet can contact Steve Dickey, CDBG/HOME Program Manager at 555 Court Street NE PO. Box 14500 Salem, OR 97309 to request a printed copy. Oral and written comments received by 5:00 p.m. on July 10, 2023, will be considered and changes made if such changes are deemed appropriate prior to submitting the final plan to HUD. A summary of all comments, with reasons provided for any comments not incorporated, will be included in the Annual Action Plan submitted to HUD.

A Public Hearing will be held on August 2, 2023, at 9:30 a.m. in the Senator Hearing Room located at 555 Court Street NE, Salem OR 97301.

Access by Persons with Disabilities and Limited English Persons: Copies of the Draft Annual Action Plan and/or an executive summary will be made available in a form accessible to persons with disabilities and persons with limited English proficiency upon request. If you require interpreter assistance, an assistive listening device, large print material or other accommodation, call 503-388-5212 at least 48 hours in advance of the meeting. Hearing impaired persons are encouraged to use the relay service at 503-588-5168 should they wish to call the above offices.

The proposed budget is below:

Goals Per the Consolidated Plan	Amount	Organization/ Program	Location	Source	Outcome
Provide for CHDO Set-Aside	\$ 96,782	Award in Progress	Countywide (Outside Salem City Limits)	HOME	TBD
Increase Availability & Affordability of Housing Options	\$ 250,000	Habitat for Humanity (Mid-Willamette Valley)	Bistrika Ln (East Salem)	HOME	2 Homes Built
Increase Availability & Affordability of Housing Options	\$233,911	Down Payment Assistance Program	Countywide (Outside Salem City Limits)	HOME	Pending Final Per-Applicant Allocation
Support Program Success	\$64,522	Administration	N/A	HOME	N/A
Increase Access to Community Services	\$111,932	Boys & Girls Club	East Salem (Epping Homestead)	CDBG	Operating Expenses
Increase Access to Community Services	\$100,000	Center for Hope & Safety	Woodburn	CDBG	Operating Expenses
Invest in Vital Community Facilities & Infrastructure	\$350,000	Soaring Heights	Keizer	CDBG	Acquisition of Property (Transitional Housing)
Owner Occupied Home Rehabilitation	\$568,374	TBD	Countywide (Outside Salem City Limits)	CDBG	Pending Final Per-Applicant Allocation
Support Program Success	\$282,576	Administration	N/A	CDBG	N/A

Published June 7, 2023.

AVISO PÚBLICO AVISO DE AUDIENCIA PÚBLICA
PROYECTO DE PLAN DE ACCIÓN ANUAL PARA EL EJERCICIO FISCAL LOCAL 2023-2024
PROYECTO DE UTILIZACIÓN DE LOS FONDOS DE LA SUBVENCIÓN DE DESARROLLO COMUNITARIO (CDBG) Y DE LAS SOCIEDADES DE INVERSIÓN EN EL HOGAR (HOME)

Propósito del Plan de Acción Anual: El Plan de Acción Anual presenta una estrategia detallada para el uso de los Fondos CDBG y HOME que se espera reciba el Condado durante el Año Fiscal Local 2023-2024 para implementar actividades elegibles en el logro de los objetivos del Plan Consolidado del Condado: Año Fiscal 2021-2025.

Comentarios públicos sobre el Plan de Acción Anual: El proyecto del Plan de Acción Anual para el año fiscal 2023-2024 estará disponible en el sitio web de la Junta de Comisionados del Condado de Marion a partir del 8 de Junio de 2023. Los residentes que no tienen acceso a Internet pueden ponerse en contacto con Steve Dickey, Gerente del Programa CDBG/HOME en 555 Court Street NE PO. Box 14500 Salem, OR 97309 para solicitar una copia impresa. Los comentarios orales y escritos que se reciban hasta las 5:00 p.m. del 10 de Julio de 2023, serán considerados y se harán cambios si se consideran apropiados antes de presentar el plan final al HUD. Se incluirá un resumen de todos los comentarios, con las razones de cualquier comentario no incorporado, en el Plan de Acción Anual presentado al HUD.

Se realizará una Audiencia Pública el 2 de agosto de 2023, a las 9:30 a.m. en la Sala de Audiencias del Senador ubicada en 555 Court Street NE, Salem OR 97301.

Acceso de personas con discapacidades y de personas con un nivel de inglés limitado: Se pondrán a disposición copias del Proyecto de Plan de Acción Anual y/o un resumen ejecutivo en una forma accesible para las personas con discapacidades y personas con conocimientos limitados de inglés, a petición de los interesados. Si necesita la ayuda de un intérprete, un dispositivo de ayuda a la audición, material con letra grande u otras adaptaciones, llame a 503-388-5212 por lo menos 48 horas antes de la reunión. Se anima a las personas con discapacidad auditiva a utilizar el servicio de retransmisión al 503-588-5168 si desean llamar a las oficinas mencionadas.

La propuesta del presupuesto es la siguiente:

Objetivos Según el Plan Consolidado	Cantidad	Organización/ Programa	Ubicación	Fuente	Resultado
Proporcionar Una Asignación para CHDO	\$ 96,782	Premio en Curso	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	HOME	TBD
Aumentar la Disponibilidad y Accesibilidad de las Opciones de Vivienda	\$ 250,000	Habitat para la Humanidad (Mid-Willamette Valley)	Bistrika Ln. (Este Salem)	HOME	2 Casas Construidas
Aumentar la Disponibilidad y Accesibilidad de las Opciones de Vivienda	\$233,911	Programa de Asistencia para el pago inicial	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	HOME	Pendiente de Asignación Final por Aplicante
Apoyar el Éxito del Programa	\$64,522	Administración	N/A	HOME	N/A
Aumentar el Acceso a los Servicios Comunitarios	\$111,932	Boys & Girls Club	East Salem (Epping Homestead)	CDBG	Gastos de operación
Aumentar el Acceso a los Servicios Comunitarios	\$100,000	Centro de Hope & Safety	Woodburn	CDBG	Gastos de operación
Investir en Instalaciones e Infraestructuras Comunitarias Vitales	\$350,000	Soaring Heights	Keizer	CDBG	Adquisición de propiedades (Viviendas de Transición)
Rehabilitación de Viviendas Ocupadas por el Propietario	\$568,374	TBD	En Todo el Condado (Afuera de los límites de la ciudad de Salem)	CDBG	Pendiente de Asignación Final por Aplicante
Apoyar el Éxito del Programa	\$282,576	Administración	N/A	CDBG	N/A

W1291604

Annual Survey

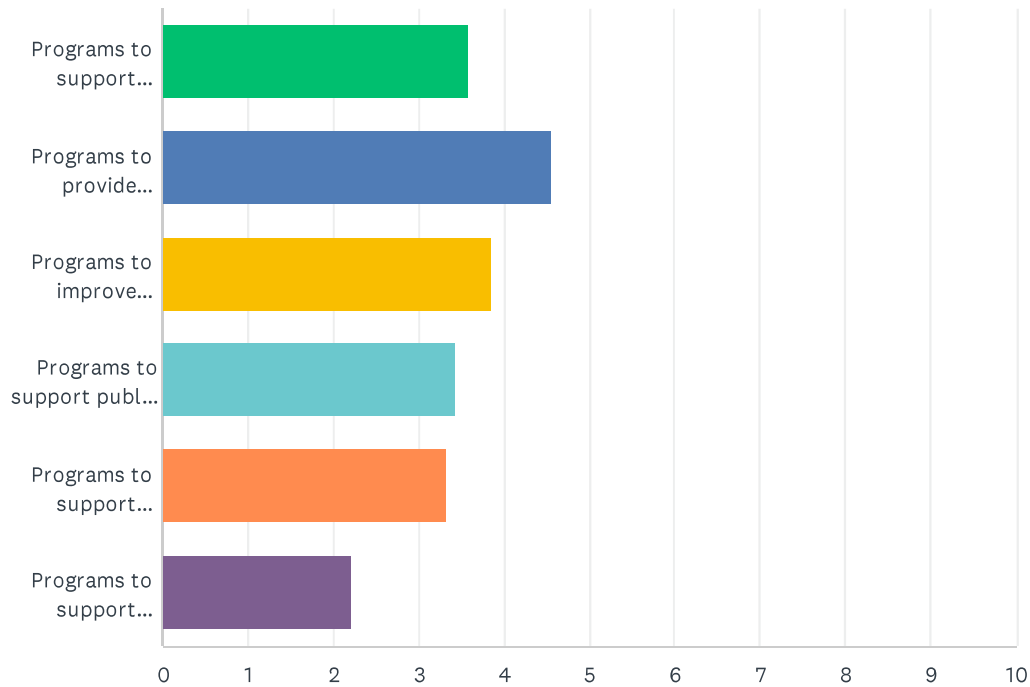
2023-2024 CDBG / HOME Annual Survey Questions

1. Eligible Activity Priority (Rank the list by priority)
 - a. Programs to support affordable home ownership.
 - b. Programs to provide affordable rental housing.
 - c. Programs to improve infrastructure to support affordable housing development.
 - d. Programs to support public services addressing homelessness and affordable housing.
 - e. Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.
 - f. Programs to support improvements that increase employment opportunities for low- and moderate-income individuals.
2. Which of the following are lacking in your community? (Select all that apply)
 - a. Programs to support affordable home ownership.
 - b. Programs to provide affordable rental housing.
 - c. Programs to improve infrastructure to support affordable housing development.
 - d. Programs to support public services addressing homelessness and affordable housing.
 - e. Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.
 - f. Programs to support improvements that increase employment opportunities for low- and moderate-income individuals.
3. Which of these programs does your agency provide? (Select all that apply)
 - a. Programs to support affordable home ownership.
 - b. Programs to provide affordable rental housing.
 - c. Programs to improve infrastructure to support affordable housing development.
 - d. Programs to support public services addressing homelessness and affordable housing.
 - e. Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.
 - f. Programs to support improvements that increase employment opportunities for low- and moderate-income individuals.
4. Rank the following factors in order of priority (Rank the list in priority order)
 - a. Affordable home ownership
 - b. Availability of affordable rentals
 - c. Accessing community support services i.e., youth programs, senior services, services to individuals with disabilities, services to individuals with mental illness, etc.
 - d. Vocational training and support programs to improve opportunities for low- to moderate-income individuals to access employment.

5. From your agency's perspective what are the leading causes of homelessness?
(select if it is: Not a Cause, Minor Cause, Somewhat a Cause, Major Cause, Primary Cause)
 - a. Extended loss of income or financial crisis i.e., large unexpected medical expenses, unplanned major repairs, loss of employment, etc.
 - b. Domestic violence / human trafficking
 - c. Youth who are no longer able to live with their parents / guardians
 - d. Mental illness
 - e. Substance abuse and addiction
6. Please provide any other input that your agency feels would be helpful to provide to this program.
7. Agency name
8. Your name
9. Your email address
10. Phone number

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

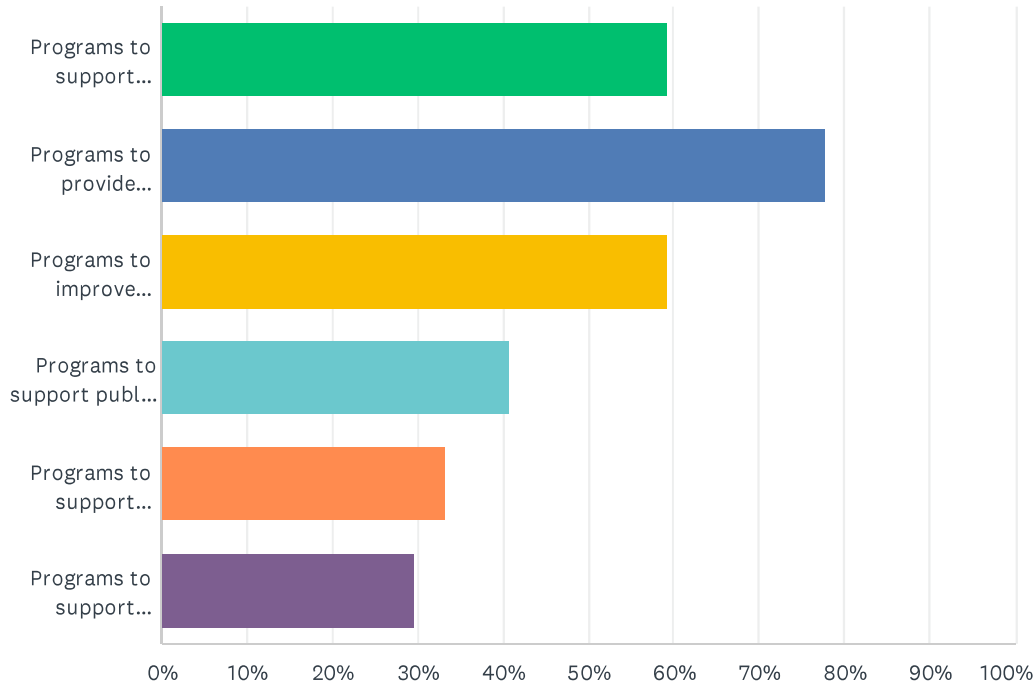
Answered: 27 Skipped: 0



	1	2	3	4	5	6	TOTAL	SCORE
Programs to support affordable home ownership	14.81% 4	22.22% 6	25.93% 7	3.70% 1	11.11% 3	22.22% 6	27	3.59
Programs to provide affordable rental housing	29.63% 8	33.33% 9	11.11% 3	14.81% 4	11.11% 3	0.00% 0	27	4.56
Programs to improve infrastructure to support affordable housing development	18.52% 5	22.22% 6	14.81% 4	22.22% 6	14.81% 4	7.41% 2	27	3.85
Programs to support public services addressing homelessness and affordable housing	18.52% 5	7.41% 2	18.52% 5	22.22% 6	22.22% 6	11.11% 3	27	3.44
Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	11.11% 3	7.41% 2	25.93% 7	18.52% 5	33.33% 9	3.70% 1	27	3.33
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	7.41% 2	7.41% 2	3.70% 1	18.52% 5	7.41% 2	55.56% 15	27	2.22

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

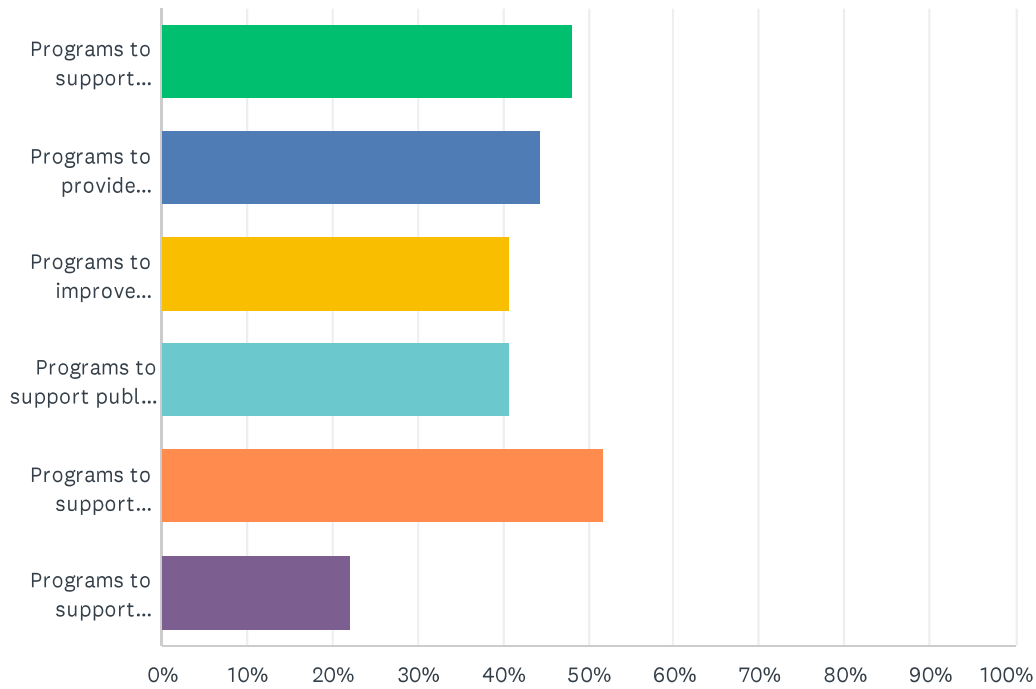
Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES	
Programs to support affordable home ownership	59.26%	16
Programs to provide affordable rental housing	77.78%	21
Programs to improve infrastructure to support affordable housing development	59.26%	16
Programs to support public services addressing homelessness and affordable housing	40.74%	11
Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	33.33%	9
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	29.63%	8
Total Respondents: 27		

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

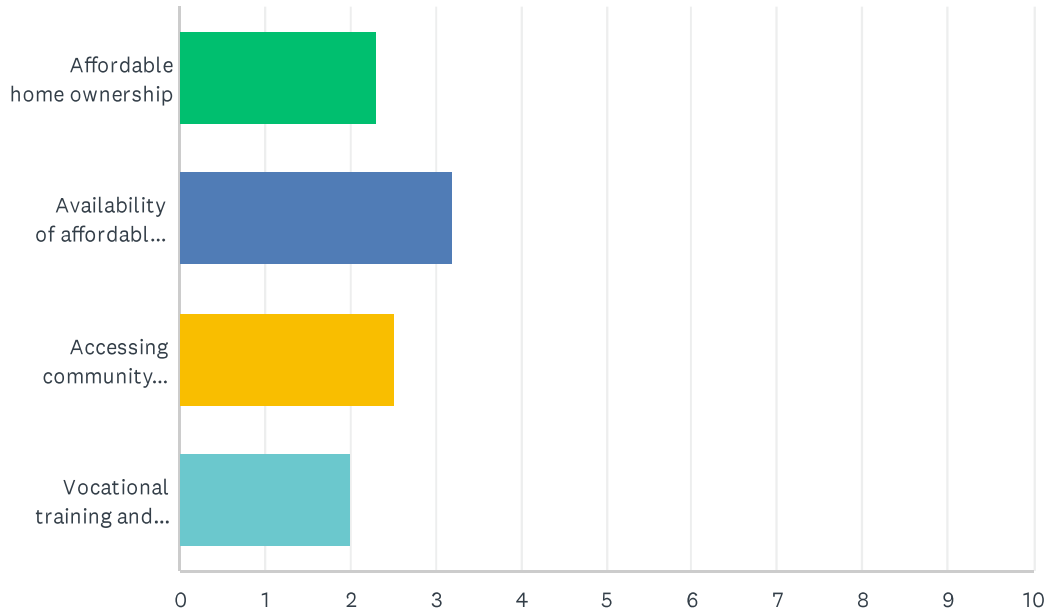
Answered: 27 Skipped: 0



ANSWER CHOICES	RESPONSES	
Programs to support affordable home ownership	48.15%	13
Programs to provide affordable rental housing	44.44%	12
Programs to improve infrastructure to support affordable housing development	40.74%	11
Programs to support public services addressing homelessness and affordable housing	40.74%	11
Programs to support services to individuals in crisis i.e., domestic violence, financial crisis, mental health, etc.	51.85%	14
Programs to support improvements that increase employment opportunities for low- and moderate-income individuals	22.22%	6
Total Respondents: 27		

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

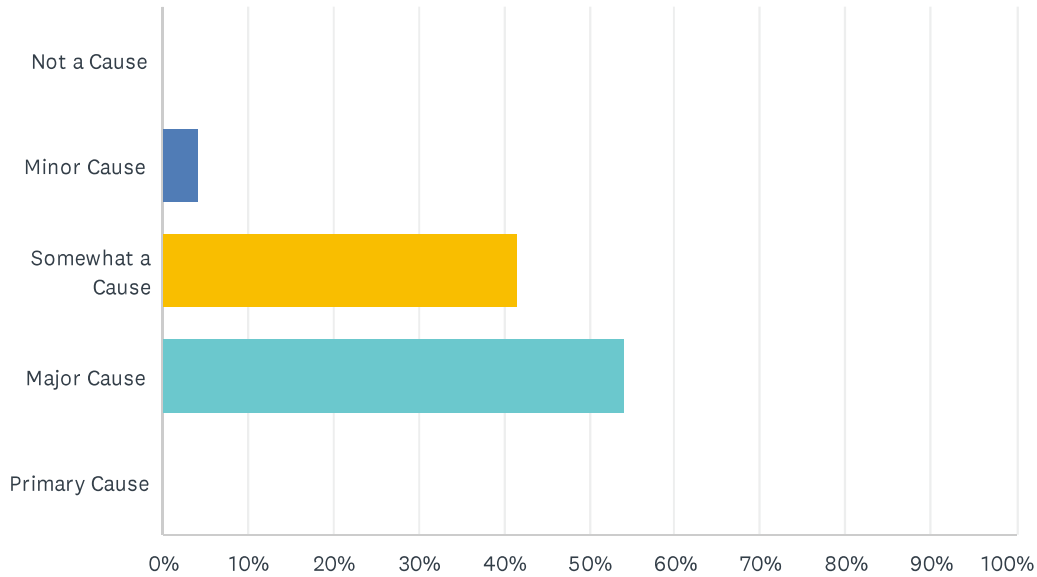
Answered: 27 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Affordable home ownership	29.63% 8	14.81% 4	11.11% 3	44.44% 12	27	2.30
Availability of affordable rentals	51.85% 14	22.22% 6	18.52% 5	7.41% 2	27	3.19
Accessing community support services i.e., youth programs, senior services, services to individuals with disabilities, services to individuals with mental illness, etc.	11.11% 3	44.44% 12	29.63% 8	14.81% 4	27	2.52
Vocational training and support programs to improve opportunities for low- to moderate-income individuals to access employment	7.41% 2	18.52% 5	40.74% 11	33.33% 9	27	2.00

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

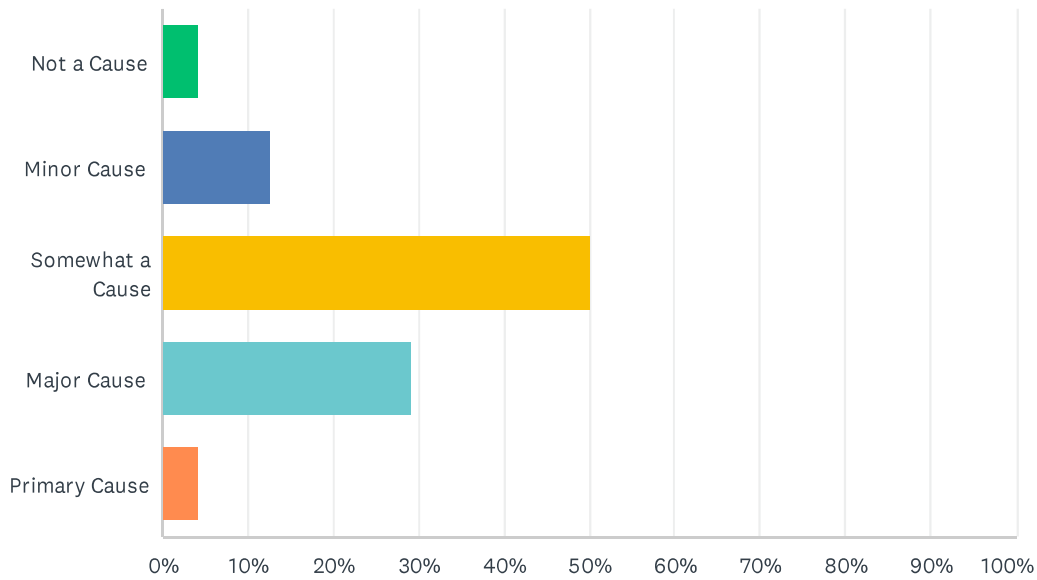
Answered: 24 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	4.17%	1
Somewhat a Cause	41.67%	10
Major Cause	54.17%	13
Primary Cause	0.00%	0
TOTAL		24

Q6 Domestic Violence / Human Trafficking

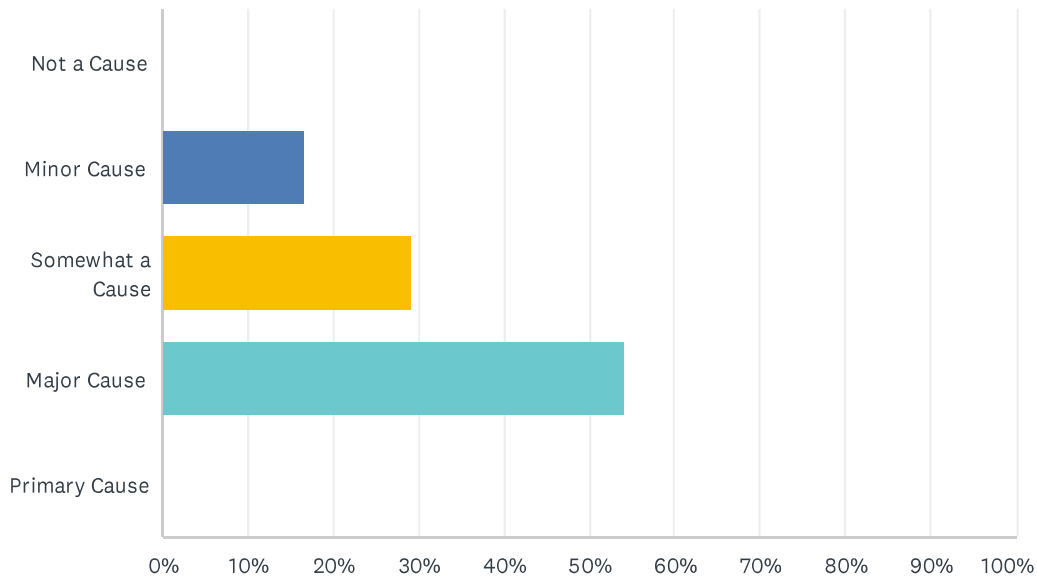
Answered: 24 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not a Cause	4.17%	1
Minor Cause	12.50%	3
Somewhat a Cause	50.00%	12
Major Cause	29.17%	7
Primary Cause	4.17%	1
TOTAL		24

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

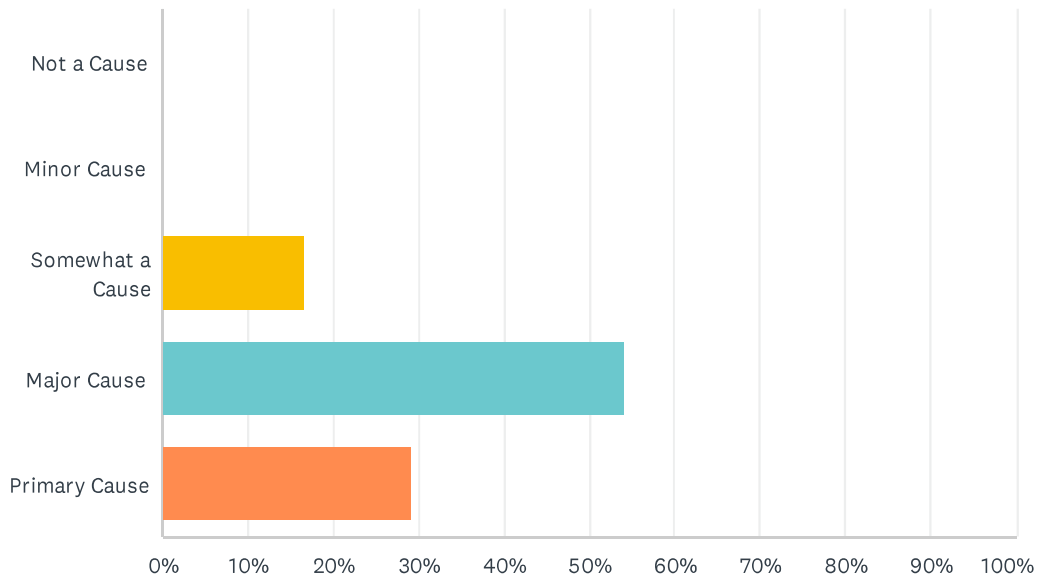
Answered: 24 Skipped: 3



ANSWER CHOICES	RESPONSES	
Not a Cause	0.00%	0
Minor Cause	16.67%	4
Somewhat a Cause	29.17%	7
Major Cause	54.17%	13
Primary Cause	0.00%	0
TOTAL		24

Q8 Mental Illness

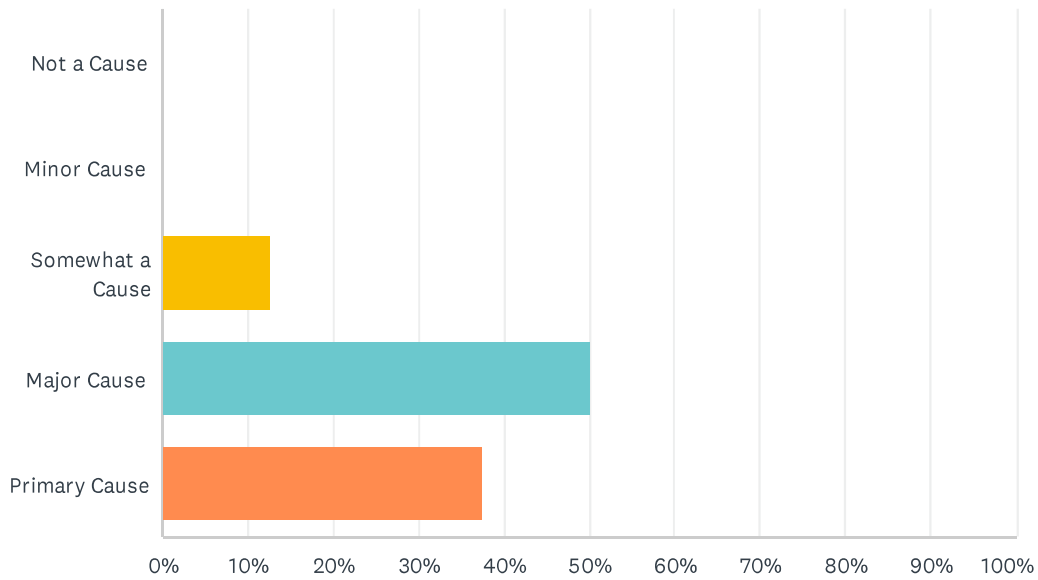
Answered: 24 Skipped: 3



ANSWER CHOICES	RESPONSES
Not a Cause	0.00% 0
Minor Cause	0.00% 0
Somewhat a Cause	16.67% 4
Major Cause	54.17% 13
Primary Cause	29.17% 7
TOTAL	24

Q9 Substance abuse and addiction

Answered: 24 Skipped: 3



ANSWER CHOICES	RESPONSES
Not a Cause	0.00% 0
Minor Cause	0.00% 0
Somewhat a Cause	12.50% 3
Major Cause	50.00% 12
Primary Cause	37.50% 9
TOTAL	24

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

Answered: 8 Skipped: 19

#	RESPONSES	DATE
1	Substance as a result of mental illness. Majority of our population have serious mental illnesses and a lack of support to provide PSH.	5/26/2023 1:16 PM
2	Elimination of System Development Charges to our Habitat for Humanity non-profit and help with grants for infrastructure.	5/25/2023 11:53 AM
3	I am not sure the intent of this survey but it doesn't seem geared toward a local government. I am not sure the questions or answers are going to help provide meaningful information. An "other" or "none of the above" should have been provided on the lists.	5/25/2023 10:37 AM
4	There are a few causes that are missing including incarceration, family crisis, lack of housing vouchers, rent rises, rent burdens of over 50% for lower income households, and being precariously housed with no social or familial safety net. And these are just the most common ones.	5/25/2023 8:54 AM
5	Land acquisition and infrastructure funding are probably the two most critical uses of HOME/CDBG that would enable more and faster development - and also leverage additional state/federal resources into Marion County. Services are also critical, but there are a lot of other funding streams for services - especially in the last couple of years. I would love to see as much money as possible go to development of new units! (Both rental and ownership.)	5/25/2023 8:18 AM
6	Lack of programs building people up to offer contributions to the communities they live in. Accountability for actions and recognition for contributions	5/24/2023 5:44 PM
7	none I can think of	5/24/2023 4:03 PM
8	N/A	5/24/2023 3:13 PM

Median Home Price Data

[place holder]