

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

As an entitlement community, Salem receives an annual allocation of federal funds based upon HUD approval of a five-year strategic plan laying out the use to support low- and moderate-income people. The purpose of this document, known as the *Consolidated Annual Performance and Evaluation Report (CAPER)*, is to report to the community and HUD the performance outcomes derived from the 2021 federal funding allocation. The CAPER requirements are available to read in the Federal Register (CFR) Code, 24 CFR Part 91.520, *Performance Reports*. This report covers the period from July 1, 2021 through June 30, 2022, which is the City of Salem's Fiscal Year (FY) 2022 and the Federal Fiscal Year (FFY) 2021.

The Consolidated Plan is a 5-year comprehensive planning document that identifies a jurisdiction's overall needs for affordable and supportive housing, for homeless shelters and services, for community and economic development, and for building public and private partnerships. The Consolidated Plan also defines the City's strategy, priorities, and objectives for addressing identified needs. The Consolidated Plan is a requirement of the federal government for a participating jurisdiction to receive funding under the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) programs.

A One-Year Action Plan is required for each of the five years of the Consolidated Plan. The One-Year Action Plan for FFY 2021 (Annual Action Plan/AAP) is year two of the City's 2020-2024 Consolidated Plan. The AAP contained a description of how Salem intended to utilize funds from the programs included in the Consolidated Plan to meet the identified needs. The AAP incorporated recommendations for the use of CDBG and the HOME resources. The goals of the CDBG and HOME programs are to provide decent housing, a suitable living environment, and economic opportunities for low- and moderate-income residents of Salem.

Table 1 below provides a comparison of the expected and actual outcomes for each Consolidated Plan goal. The FY 2021 Annual Action Plan, amendments and other pertinent documents may be accessed through the City's website at <https://www.cityofsalem.net/community/household/financial-assistance-grants/apply-for-federal-grants>.

A summary of the progress made during FFY 2021 include:

Goal #1- End Homelessness via Coordinated Supportive Services

- Activities Funded / Implemented in this and prior fiscal years: *Case Management and Facility Coordinated Access to Housing; Homeless Prevention Subsidies/Subsistence Payments; Homeless Prevention Case Management and Coordinated Access to Housing Rehabilitation*

COMPLETED ACTIVITIES:

Subrecipient	Funding Source	Activity	Progress Made
Center for Hope and Safety	2020 CDBG	Prevention of Domestic Violence	2021: Program activities were completed during this program year. CHS assisted a total of 1,760 individuals of which 1,698 contacted the domestic violence hotline and 62 received assistance while living in safe, welcoming housing as they rebuild their life free of violence. Completed. CHS carried over resources from 2020 designated for rent and utility assistance for survivors of domestic violence due to loss of income or illness associated with COVID-19 virus. 2004 individuals were served.
	2021 CDBG	Case Management/Crisis Hotline	
Northwest Human Services - HOST	2020 CDBG-CV	Emergency Housing Case Management for Homeless Youth	Completed. 116 youth experiencing homeless were served.
St. Francis Shelter	2020 CDBG	Homeless Case Management for TBRA recipients	Completed. 37 households (102 individuals) received case management services associated with qualifying to receive a TBRA voucher.
Women at the Well	2020 CDBG	Case management at shelter for homeless women	Completed. 21 women received case management services as they worked to find permanent housing.
Marion Polk Food Share	2021 CDBG	Meals on Wheels – home meal delivery and socialization for seniors.	Completed. Activities assisted 775 households.

ONGOING ACTIVITIES:

Subrecipients	Source	Activity	Progress Made
Mid-Willamette Valley Community Action Agency	2020 CDBG	Salem Warming Network	2019 activities are ongoing. To date, activities assisted 766 individuals.

Goal #2-End Homeless by Expanding Affordable Housing:

- Activities Funded / Implemented in this and prior fiscal years: *Rehabilitation for "Aging in Place" Rehabilitation/Conversion Affordable Housing Elderly and Disabled Housing Rehabilitation; New Construction Rental Housing/Tenant Based Rental Assistance*

COMPLETED ACTIVITIES:

Subrecipients	Funding Source	Activity	Progress Made
Salem Housing Authority	2019 HOME	Security Deposits	Assisted 263 households with security deposit funds.

ONGOING ACTIVITIES:

Subrecipients	Source	Activity	Progress Made
Salem Housing Authority	Multi Year CDBG Multi Year HOME	Yaquina Hall adaptive reuse of office space for affordable housing.	Construction in process. Completion anticipated in 2023.
Salem Housing Authority	2016 CDBG	Southfair Apts. Rehabilitation – preservation of affordable housing with ADA accommodations.	Ongoing activity. Funds have been drawn for predevelopment expenses.
DevNW	HOME CHDO Set-Aside	Adaptive reuse of former Evergreen Church into affordable housing units.	Financing in place, bids received and preparing to begin rehabilitation of church and parsonage.
Center for Hope and Safety	2018 CDBG	Demolition and remediation of former Greyhound bus terminal and adjacent property to construct affordable housing for domestic violence survivors.	Demolition completed in PY 2018. Financing in place, bids received and contractor hired. Housing component expected to be completed in 2023/2024.

Salem Interfaith Hospitality Network	2019 HOME	TBRA Rent Assistance and Security Deposits	Ongoing activity.
Polk Community Development Corporation	2019 CDBG	LMI Owner-Occupied Housing Rehabilitation. Salem Community Development Block Grant	Ongoing activity.
Integrated Supports for Living, Inc.	2019 CDBG 2020 CDBG	Rehabilitation of Fisher / Sizemore Apartments	Ongoing activity. Construction currently proceeding. Anticipated completion 2023.
WestCare Oregon, Inc.	2019 CDBG	Veterans transitional housing facility improvements	Ongoing activity.
Mid-Willamette Valley Community Action Agency	2019 HOME	TBRA rental assistance and security deposits.	Ongoing activity.
St. Francis Shelter	2020 HOME	TBRA rental assistance and security deposits.	Ongoing activity.
Seed of Faith Ministries	2021 CDBG	Rehabilitation of a public facility providing transitional housing and services.	Ongoing activity. Construction currently proceeding. Anticipated completion 2023.
DevNW	HOME CHDO Set-Aside	Development of new construction homeowner affordable housing subdivision located on McLeay Road.	Ongoing activity. Financing in place, property acquired, and contractor procured. anticipated completion 2024.
Community Development Partners (CDP)	2021 HOME	Development of new construction affordable housing (184 apartments).	

CANCELLED ACTIVITIES:

Subrecipients	Source	Activity	Progress Made
Applegate LLC	HOME	Applegate Landing Apartments	Cancelled due to lack of financing.

Goal #3- End Homelessness via Public Facility Improvements

Activities Funded / Implemented in this and prior fiscal years: *Public Facilities*

ONGOING ACTIVITIES:

Subrecipients	Source	Activity	Progress Made
Marion and Polk YMCA	2021 CDBG	Improvements to the downtown YMCA facility.	Ongoing activity. Anticipated completion fall 2022.
Bridgeway Recovery Services	2019 CDBG	Procurement and installation of an emergency backup generator for the public detox facility.	Generator procured and installation ongoing.

Goal #4- Promote Economic Development

- Activities Funded / Implemented in this and prior fiscal years: *Facilities Modernization*

COMPLETED ACTIVITIES:

Subrecipient	Source	Activity	Progress Made
Garten Services	2019 CDBG	Recycling Center Facility Modernization Phase III – Baler Replacement to retain jobs at the recycling center	Completed. 9 jobs for persons living with disabilities were retained.

The City received two tranches of CDBG funding to prepare, prevent and respond to the COVID-19 virus. The 2019 CDBG Annual Action Plan (AAP) was amended twice to fund the following activities:

COMPLETED ACTIVITIES:

Subrecipient	Source	Activity	Progress Made
Island Boy Camp	CDBG-CV	Rent and utility assistance	Completed. Assisted 65 households.
Mano a Mano (dba Mano a Mano Family Center)	CDBG-CV	Rent and utility assistance	Completed. Assisted 50 households.
Seed of Faith Ministries	CDBG-CV	Rent and utility assistance	Completed. Assisted 113 households.

Island Boy Camp - Youth Sports Program	CDBG-CV	Mental and physical health for underserved youth	Completed. Assisted 221 households.
YMCA Emergency Day Care	CDBG-CV	Childcare services for families when most childcare centers were closed due to COVID	Completed. Assisted 262 households.

ONGOING ACTIVITIES:

Subrecipient	Source	Activity	Progress Made
Mid-Willamette Valley Community Action Agency	CDBG-CV	Home Youth Services: Taylor House Transition Youth Navigator	Scheduled to complete Fall of 2022. As of 6/30/2022 the program assisted 43 youth experiencing homelessness.
Salvation Army	CDBG-CV	Rent and Utilities	Scheduled to complete in 2023. As of 6/30/2022 the program assisted 63 households.
JD Health and Wellness	CDBG-CV	PPE, staff support and water dispenser for homeless persons.	Scheduled to complete in 2023. As of 6/30/2022 the program assisted 2059 individuals.
Saxon Youth Football	CDBG-CV	Physical and mental wellbeing of youth experiencing impacts of COVID	Activities are completed and will be captured in the 2022 CAPER.
SFS Rental Repayment Assistance	CDBG-CV	Rent and Utilities	Scheduled to complete in 2023. As of 6/30/2022 the program assisted 9 households.
MWVCAA/CCR&R CDBG COVID- Child Care Provider Business Development Proposal	CDBG-CV	Training for individuals who are either licensed as childcare providers or would like to be licensed.	Scheduled to complete in 2023. As of 6/30/2022 the program assisted 13 individuals.
NWHS Emergency Financial Assistance Due to COVID	CDBG-CV	Rent and Utilities	Scheduled to complete in 2023. As of 6/30/2022 the program assisted 26 households.

CANCELLED ACTIVITIES:

Subrecipients	Source	Activity	Progress Made
Salem Housing Authority	CDBG-CV	Rent and Utility Assistance	Cancelled due to staffing capacity to carryout activity. Other funding was available to meet community need.
Salem Housing Authority	CDBG-CV	Mortgage Assistance	Cancelled due to staffing capacity to carryout activity.

In addition to the federal resources, during the FY year, Salem expended general funds, urban renewal and other resources to support various housing and community development priorities identified in the Consolidated Plan.

After a 15-day public comment period (September 1-16, 2022) and a public hearing scheduled for September 26, 2022, the report will be uploaded to HUD’s Integrated Disbursement and Information System (IDIS) for review and approval.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

This CAPER reflects the second year of the Consolidated Plan. Several community identified goals are on target to be completed by the end of FFY 2024. CDBG funding was used to invest in critical public services, which provided residents with youth and senior services, facilities and support programs for those experiencing homelessness and housing rehabilitation for special needs populations. Other investment areas included single-family and multi-family housing rehabilitation, and microenterprise technical assistance.

As described in the chart provided below, CDBG entitlement and program income resources were used to address the top two highest

priority community needs - address homelessness and expand affordable housing.

St. Francis Shelter	Homeless Case Management for TBRA recipients	Completed. Activities assisted 37 households received case management services.
Women at the Well	Case management at shelter for homeless women	Completed. Activities assisted 21 individuals received onsite case management at the shelter.
Marion Polk Food Share	Meals on Wheels – home meal delivery and socialization for seniors.	Completed. Activities assisted 775 households.
Salem Housing Authority	Yaquina Hall	Construction in process. Completion anticipated in 2023.
Salem Housing Authority	Southfair Apts. Rehabilitation	Construction in process. Completion anticipated in 2023.
Integrated Supports for Living, Inc.	Rehabilitation of Fisher / Sizemore Apartments	Construction in process. Completion anticipated in 2023.
WestCare Oregon, Inc.	Veterans transitional housing facility improvements	Ongoing activity. Anticipated completion 2023.
Seed of Faith Ministries	Rehabilitation of a transitional housing facility. Onsite social services provided to the community (food bank, AA meetings, hot meals, etc.)	Construction in process. Completion anticipated in 2023.
Bridgeway Recovery Services	Emergency backup generator at the detox center.	Construction completed after 6/30/2022.

As described in the chart provided below, HOME entitlement and program income resources were used to address the top two highest priority community needs - address homelessness and expand affordable housing.

Subrecipients	Funding Source	Activity	Progress Made
Salem Housing Authority	2019 HOME	Security Deposits	Assisted 263 households with security deposit funds.

Salem Housing Authority	2018 HOME	Yaquina Hall adaptive reuse of office space for affordable housing.	Construction in process. Completion anticipated in 2023.
DevNW	HOME CHDO Set-Aside	Adaptive reuse of former Evergreen Church into affordable housing units.	Financing in place, bids received and preparing to begin rehabilitation of church and parsonage.
Salem Interfaith Hospitality Network	2019 HOME	TBRA Rent Assistance and Security Deposits	Ongoing activity.
Mid-Willamette Valley Community Action Agency	2019 HOME	TBRA rental assistance and security deposits.	Ongoing activity.
St. Francis Shelter	2020 HOME	TBRA rental assistance and security deposits.	Ongoing activity.
DevNW	HOME CHDO Set-Aside	Development of 24 new construction affordable single family housing subdivision located on McLeay Road.	Ongoing activity. Financing in place, property acquired, and contractor procured. Anticipated completion 2024.
Community Development Partners (CDP)	2021 HOME	Development of new construction affordable housing (184 apartments).	Ongoing activity. Financing in place, property acquired, and contractor procured. Anticipated completion 2025.
Salem Housing Authority	2021 HOME	Development of new construction, permanent supportive housing named Sequoia Crossings. Sixty units located off Salem Parkway.	Ongoing activity. Financing in place, property acquired, and contractor procured. Anticipated completion 2025.

Working with 25 partner organizations, the City has diligently coordinated efforts to address the unmet needs for services and housing for low and moderate income families and individuals.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	6,673	127
Black or African American	319	33
Asian	41	0
American Indian or American Native	82	9
Native Hawaiian or Other Pacific Islander	194	5
Total	7,309	174
Hispanic	1,133	24
Not Hispanic	6,176	150

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

This table reflects the race and ethnicity of families directly impacted by CDBG and HOME funded programs.

Both CDBG and HOME require the City to gather race and ethnicity data for all individuals or households receiving a benefit. In some cases, individuals may report a race and then include the ethnicity as Hispanic and in some cases a race is not identified. If a race is not identified then the individual or family will be counted in the white race category. The numbers reflected in the Hispanic section are not included in the overall total, as this would cause duplication of numbers. The not-Hispanic category includes the client counts for all other clients not reported as Hispanic.

Demographic information is only collected for those units that are identified as HOME-assisted, under the HOME reported numbers above. Under the category of units assisted, the total numbers of units, in the project, are reported as collected in the Annual Plan to identify that the goal was met in previous sections.

As shown in the table above, there is a large Hispanic population in the City of Salem; this is also represented in the number of Low-and Moderate-Income clients served with the CDBG and HOME funds.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,802,395	1,493,101.96
CDBG-CV	public - federal		
HOME	public - federal	2,256,799	702,581.52

Table 2 - Resources Made Available

Narrative

The amounts listed in the above table include the annual allocation, program income, and prior year resources. Program Income (PI) is the gross income received by the grantee or subrecipient directly generated from the use of CDBG or HOME funds. Per HUD guidelines, PI may be used as an additional resource, but is subject to all the other program requirements and must be used prior to the entitlement funds. An estimate of PI is calculated and used to determine how much is anticipated in the coming program year. For 2021 the amount actually received, exceeded the amount anticipated. This is due to repayment of loans by Catholic Community Services Foundation for Center Court Transitional Housing.

Several projects were delayed due to increases in materials and labor. Projects with carryover funds will be reported in next year's CAPER.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Salem Citywide	72	100	Services provided to eligible individuals where throughout the City's jurisdiction.

Table 3 – Identify the geographic distribution and location of investments

Narrative

Services were made available to all eligible residents. Construction projects are located in various areas of the City. HOME TBRA recipients are housed citywide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

To accomplish its Consolidated Plan objectives, the City leveraged its federal funds and program

income with City general funds and grants from other sources. With economic uncertainty, increased inflation and rising housing cost, the need in our community has increased for some households. CDBG and HOME resources required to fully address community needs far exceed the amount of funds available. As such, we encourage our partners to collaborate, partner and leverage resources wherever possible. Below are the types of resources HUD funds are generally leveraged with to attain City and HUD stated goals and outcomes:

- Low-Income Housing Tax Credits (LIHTC) Oregon Housing Tax Credits, Housing Trust Fund and State General Fund, administered by Oregon Housing and Community Services, are primary sources to rehabilitate or construct affordable housing units. Applicants receive additional application points when seeking LIHTC if they have an allocation of City HOME funding. In this highly competitive affordable housing process, points for HOME funding in the project can be the difference between an application being funded or not.
- Private resources largely generated through corporate donations and foundations.
- Project Based Vouchers support long-term affordability and are awarded by the Salem Housing Authority.

The City provides approximately \$400,000 in general funds for individuals and families in need of essential services including food, shelter, health, etc. The CDBG public service allocation works in conjunction with the general fund allocation towards meeting the same goals.

The City monitors the federal government’s Grants.gov website for Notices of Funding Availability (NOFA) opportunities that may help meet the Consolidated Plan goals.

For all programs/projects (regardless of federal funding source), the City requires a 25% match. The City captures this information through documents provided at the time of application and CAPER reporting. Due to the COVID – 19 pandemic, match requirements for HOME projects were waived by HUD for funds expended by a jurisdiction located in a Presidentially declared disaster area between October 1, 2019 and September 30, 2022.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	12,367,301
2. Match contributed during current Federal fiscal year	400,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	12,767,301
4. Match liability for current Federal fiscal year – PR 33 Report	156,766.26
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	12,610,534.74

Table 4 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
City of Salem General Fund	07/01/2021	400,000	0	0	0	0	0	400,000

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
TBD	727,428.36	417,128.70	TBD	TBD

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 7 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	383	4
Number of Non-Homeless households to be provided affordable housing units	2,011	0
Number of Special-Needs households to be provided affordable housing units	450	0
Total	2,844	0

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	236
Number of households supported through The Production of New Units	118	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	118	236

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Service providers experienced many challenges in administering programs during this reporting period. Although the number of persons infected with the COVID virus decreased there were many restrictions still in place. This impacted the number of persons that could be served. Staffing shortages and turnover due to burnout were also challenges impacting many partner organizations.

Affordable housing development is a highly complicated and challenging process that on average take 4-7 years to go from conception to lease-up. Several of the City's housing development projects are financed with private, federal, state and local funding streams. The regulations for use of funds varies and required procedures are not aligned. HOME is a very complex program without other funding. Layering the sources require highly skilled development teams.

The problems with supply chain and increased cost for building materials have resulted in delays for several construction projects. Inflation is at an all-time high level and not expected to be relieved until 2025. Rising interest rates to borrow capital is also a factor in the housing development field.

Despite the challenges, many organizations pivoted to continue providing services and move projects forward, as best possible.

Discuss how these outcomes will impact future annual action plans.

This CAPER include several projects goals that were not reported. If projects are unable to meet planned outcomes they will be cancelled, and the funds will be reallocated through the annual competitive grant process.

For 2021, Salem’s CDBG program met the timely expenditure of funds this program year. It is unsure if the 2022 timely expenditure for CDBG resources. Projects are making progress and will continue to be monitored to ensure they can meet contractual and regulatory requirements for completion. Two projects were cancelled late this year. A housing project unable to secure LIHTC funding was cancelled. Those funds will be used to close financing gaps due to material, labor or other budget increases.

On-going programs or projects that have been slow to spend may not be awarded funds in future AAP years until the balance of existing funds is spent down and the need for more funding can be demonstrated.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1992	0
Low-income	2437	0
Moderate-income	97	0
Total	4526	236

Table 12 – Number of Households Served

Narrative Information

The numbers in the above table represent affordable housing projects/programs completed during the 2021 PY.

Over 3,700 persons assisted by the Center for Hope and Safety, J D Health and Wellness, and Marion Paulk Foodshare are considered as a presumed benefit recipient. Persons in this designation are presumed by HUD to be made up principally by Low/Mod income persons (Abused Children, Elderly Persons, Battered Spouses, Homeless Persons, Severely Disabled Adults, Illiterate Adults, Persons Living with AIDS, and Migrant Farm Workers).

Programs funded in prior years and expected to draw all funds will have accomplishments reported next year.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Several City funded projects are active members with the Continuum of Care. They have direct access to unsheltered individuals. Programs assessing the individual needs of unsheltered persons include:

<u>Organization</u>	<u>CDBG/HOME Program Name</u>
• Family Promise	HOME TBRA – Homeless Families
• Mano A Mano	Rental Assistance – Homeless Prevention
• ARCHES	TBRA, Warming Shelter, Youth Homeless Shelter
• Northwest Human Services	Homeless Youth Shelter, Rental Assistance
• Seed of Faith	Transitional Housing, Food Pantry and Homeless Services
• St. Francis Shelter	Transitional Housing for Homeless Families
• Westcare / VetCare	Transitional Housing Shelter with Wraparound Services for Veterans
• Salem Housing Authority	Expand Affordable Housing, HOME TBRA

The City participates in the Annual Point in Time (PIT) count street outreach efforts to assess needs of unsheltered individuals.

The Day Center for homeless persons, which received CDBG funding in FY 2018, is a drop-in center operated by Mid-Willamette Valley Community Action Agency ARCHES Program. Homeless men and women can access resources to meet basic needs and get referrals to services. Services include one stop case management, mail, phones, messages, computer access, meals, and limited storage space. Client needs are assessed by taking the VISPADT, an extensive assessment tool which helps match homeless persons with housing resources.

The City’s strategy of reducing, preventing, and supporting the elimination of homelessness is to support community agencies providing services needed to help move people from homelessness into permanent housing. Through partnerships with local service agencies, housing developers, and job training programs, barriers for persons experiencing homelessness will be reduced, providing the stability, support, and means for those experiencing homelessness to move into permanent housing. This strategy is aligned with HUD’s goal of eliminating homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Salem Interfaith Hospitality Network provided Transitional Tenant Based Rental Assistance funded with HOME. Center for Hope and Safety provided essential services including emergency shelter for victims of domestic violence and human trafficking. Northwest Human Services provided services including emergency shelter to homeless youth during the Program Year.

Salem's largest homeless shelter for men, Union Gospel Mission, completed an initial year of operation at a new 57,000 square foot shelter, with room for nearly 300 more shelter beds. The shelter includes a designated medical triage space, in which a CDBG funded program, J D Health and Wellness is operating. With supportive care and comfort, it is believed that breaking the cycle of homelessness is possible.

The United Way of the Mid-Willamette Valley is continuing efforts to build Cottage Clusters for low-income seniors who are at-risk of homelessness due to economic insecurity on land donated by the City. The goal is to create micro-communities of rental cottages at a price point that is less than \$450 per month.

The City Council supports managed camps. Additionally, this winter, a new low-barrier navigation center is in Salem's future in response to the shelter crisis. Recently, Salem City Council approved acceptance of a \$5 million grant for development and operation of the project from the State of Oregon and the purchase of a property in Salem for the navigation center shelter. The navigation center will provide 50 low-barrier shelter beds with case management and access to basic needs.

Salem's navigation center will work in partnership with the Mid-Willamette Valley Community Action Agency, providing intensive case management to help people stabilize and connect people to additional services. The center will be based on successful regional and national examples, drawing from local service providers and case managers.

Salem's plan to relocate 40 micro-shelters to 1280 Center continues to move forward as development of the land area (addition of power) and additional preparations are underway. Another micro-shelter site is being planned for Turner Rd. This site will hold 20 micro-shelters and house up to 40 individuals, ages 18-14.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City supports a number of programs to assist low-income individuals and families to avoid homelessness, including providing rapid re-housing assistance to unsheltered persons, allocating funds to keep people in their homes in times of financial crisis, food assistance and case management is available to help persons and families recover and avoid returning to being unsheltered.

Launched in July 2017, Homeless Rental Assistance Program (HRAP) is one of the City of Salem’s key strategies to reduce the number of chronically homeless individuals in Salem. It is one of the largest “Housing First” programs in Oregon. The program combines rental assistance, intensive case management services, and funding to reduce other barriers to client success. The program is administered by the Salem Housing Authority.

The City continues to support the regional activities to address homelessness. An annual contribution is made to fund contracted services necessary to coordinate Continuum of Care efforts.

During the Program Year, Salem Interfaith Hospitality Network and St. Francis Shelter received funding for their TBRA Programs, in which provide a preference to families with children experiencing homelessness.

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

Westcare Oregon, also known as/VetCare, completed improvements to the Veterans Housing facility. Twenty-seven vets are no longer on the street. They have access to onsite supportive services.

Garten Services Inc. received CDBG funding for their Facility Modernization project. This project retained employment opportunities for persons with disabilities allowing them to earn living wages and providing stability in income and subsequently stability in housing.

CDBG funds supported the acquisition and rehabilitation of Salem Housing Authority’s supportive housing development known as Redwood Crossings. This housing Redwood Crossings offers Single Room Occupancy units for single person households that include a private living/sleeping area and kitchenette with a shared bathroom and foyer for each two units. The development also includes one 1-bedroom apartment. Resident Services staff at Redwood Crossings will work with residents to develop a service plan designed to help residents successfully maintain their housing and improve their self-sufficiency if that is their goal.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

SHA currently administers 3,012 Housing Choice Vouchers, 63 of which are project-based (with another 171 committed to projects that are in various stages of development), 192 Mainstream Vouchers, 34 Emergency Housing Vouchers and 137 Public Housing units (for a combined total of 3,375 households). Additionally, SHA owns and operates over 500 affordable housing units that have been developed using low-income housing tax credits, state funds, local funds, and federal resources such as the Project-Based Rental Assistance program through HUD Multifamily. SHA has an additional approximate 100 units currently in development, including two projects that will provide Permanent Supportive Housing units. SHA has a high utilization rate for all of its housing stock. Utilization for tenant-based Voucher funding has consistently remained over 90% over the past three years and is expected to be at 98% in 2023. Overall leasing rates for our properties between May 1, 2021 and April 30, 2022 was 95.65%.

The City awarded HOME funding to the Salem Housing Authority (SHA) for development of Sequoia Crossings and Yaquina Hall, CDBG funds are invested in Southfair Apartments and Yaquina Hall. These multifamily affordable housing projects will address the much-needed housing crisis in Salem.

SHA operates a Family Self Sufficiency Program that connects Section 8 or Public Housing tenants to outside resources to remove barriers that prevent families from being self-sufficient and that helps them achieve better living conditions. SHA staff assists tenants in setting individual goals such as: financial management, preparation for homeownership, completion of a GED, or vocational training to acquire job skills, often translating into higher income jobs and self-sufficiency. These goals are converted into a five-year contract that includes completion dates or deadlines to help keep tenants accountable. Staff meets with tenants on a quarterly basis, or more frequently if needed, to offer encouragement and moral support throughout the five-year period.

SHA has dedicated staff that assists senior clients residing in public housing who rely on resources to continue to live independently.

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

The Housing Authority of the City of Salem (SHA) is proactive in incorporating resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of one tenant serving on the board with a goal of at least three to five tenants attending. There is no restriction of the maximum number of tenants allowed to participate. Tenants are always welcome to attend meetings without serving on the committee.

SHA currently operates a Family Self-Sufficiency (FSS) program, which had 175 active participants from the Voucher and Public Housing programs during the 2021 calendar year. FSS program outreach occurs at initial lease-up and annual recertification. FSS Coordinators meet with clients to discuss and track program goals, establish actionable steps to pursue those goals, and explain the function and funding of the escrow account as earned income increases throughout the term of the client's program participation. Additionally, FSS Coordinators provide regular coaching, assess progress towards reaching program goals, and identify needs for additional resources. SHA regularly communicates with local community partners in order to leverage additional opportunities for FSS participants to assist them in achieving their goals.

Additionally, SHA administers Individual Development Accounts (IDAs) through a partnership with CASA of Oregon. The IDA program offers matched savings accounts that enable families with limited financial resources to save and build assets. Savings are invested in purchasing a home, fulfilling educational goals, developing a small business, or pursuing another approved asset. All IDA participants are provided financial education and support to build their financial capability and successfully reach their goals. This very successful program has distributed \$37 million in matching funds to approximately 7,000 savers since 2008.

Specific outreach efforts utilized to engage residents include membership on the Resident Advisory Board (RAB), social media platforms, email and direct mail.

All tenants are given a 30-60 day period to comment on updated utility allowances, changes made to the security deposits, updates to maintenance charges, modifications to the Admission and Continued Occupancy Policy, as well as revisions to leases and addendums or other items that could directly affect them.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the City of Salem is not designated as troubled under 24 CFR Part 902.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City provides System Development Charge (SDC) waivers for organizations constructing new affordable housing that utilize federal funds. This waiver reduces the cost of construction which provides incentives to construct affordable housing for families that earn 60% or less of the local area median income. Organizations utilizing HOME and/or CDBG funds are required to maintain the property as affordable for a prescribed number of years. To ensure the maintenance of affordable housing, the City monitors subrecipients on a regular basis.

Other actions taken:

- Federal Programs staff continue to participate in various land use application review processes.
- Continued to educate nonprofit and for-profit affordable housing developers and public service agencies regarding new or changing program requirements.
- Through the Our Salem process updated its zoning and development code, establishing new rules around pedestrian access, and other issues. The Oregon Legislature passed, and Governor Brown signed into law SB1533 ending Oregon's 17-year ban on inclusionary zoning. Counties in Oregon now have more options to require developers to include affordable housing units in new construction of multifamily units.
- The Council approved the creation of single-property or single tax lot TIF Districts in areas of the city currently not included in an existing urban renewal area. Taxes on new development ("tax increment") will be rebated to the property owner in exchange for affordable units within the development. The actual rebate amount and number of affordable units in the development will be subject to an agreement between the Salem Urban Renewal Agency ("Agency") and the property owner and based on a menu of options.
- Continued to provide property tax exemptions for low-income housing held by charitable, nonprofit organizations. The tax exemption is intended to benefit low-income residents and support the availability of low-income housing units in the City.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Actions taken during the 2021 PY include:

- Resources were allocated to partners with mission focused on serving persons living with disabilities.
- Assisted with low barrier housing development.
- Established micro-shelter housing.
- Maintain its support of nonprofit agencies, the local housing authorities, homeless providers, and special needs groups in their goal to meet the underserved needs of the community. The City will continue to provide technical assistance to providers in pursuit of Federal, State, and other funding sources.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

According to the Code of Federal Regulations (CFR) 24 part 35, any housing rehabilitation project involving housing constructed before 1978, and receiving \$5,000 or more in Federal funds, shall be tested for lead-based paint. All projects meeting those parameters with identified lead-based paint hazards are to be mitigated or abated. City policy is to abate all reported lead-based paint with levels exceeding the acceptable limits.

The City conduct inspections of HOME and CDBG funded projects for LBP hazards and educate partners on LBP requirements. Properties constructed prior to 1978 are subject to LBP assessment, evaluation, and mitigation per the federal regulations.

HOME TBRA program requires a visual assessment for LBP hazards as part of the Housing Quality Standards (HQS) inspection if the unit was built prior to 1978 and the household includes a child under six years of age. If the visual assessment reveals LBP, the owner must remediate/mitigate before the family can move into the unit. All adults receiving TBRA are given the brochure "Protect Your Family from Lead in Your Home." Subrecipients must report LBP findings to the Marion County Health Department.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City has committed to provide 15% of its total allocation of CDBG to organizations that serve individuals and families living below the poverty line. Some of these services include funding to organizations such as Center for Hope and Safety (Mid-Valley Women's Crisis Services), St. Francis Shelter, and Salem Interfaith Hospitality Network's Family Case Management. These programs help alleviate obstacles many families face due to living below

the poverty line while providing tools for them to move beyond their current circumstances.

Section 3 is encouraged for all applicable projects/programs. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons. The Opportunity Portal and Business Registry are tools to connect potential employees with employers.

Poverty reduction strategies, in the area, encompass a variety of processes providing support for the needs of individuals and households as they progress toward economic independence and self-sufficiency. CHDOs have worked meticulously with City housing service agencies to provide decent, safe, and sanitary housing that is affordable to low- and moderate-income persons. All housing support programs and activities, in the area, provide stability in the lives of individuals and families. More and more organizations are including wrap-around services to the clients living in their rental units.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City recognize that collaboration and coordination with our community partners is the best method to address regional homelessness.

The Continuum of Care (CoC) is one collaborative to develop stronger institutional structure. The City is a member of the steering committee and participate in various CoC workgroups.

The Federal Programs staff continued online learning to ensure compliance with HOME CDBG-CV and entitlement CDBG.

The City of Salem Federal Programs staff continued to provide technical assistance and support to the newly formed Marion County Urban County entitlement program along with supporting the Northwest Association of Community Development Managers.

Partner agencies receive technical assistance and support from City staff.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Coordination between public and private housing and social services agencies is an extremely important activity. The City attend the Continuum of Care (CoC) collaborative meetings, which is comprised of various housing and social service agencies.

The pre-pandemic social services meetings, began to meet during this period. Two such collaborative groups include the Emergency Housing Network administered by the Salem Housing Authority and the Salem Keizer Collaboration led by the Salvation Army. Federal Programs staff attend the meetings to share information and learn from service providers to learn the needs of the low to moderate income residents and how the identified needs may be supported with HOME or CDGB resources.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Impediments to Fair Housing Choice are defined as any actions, omissions, or decisions taken because of protected class status that have an effect of restricting housing choice or the availability of housing choice. The federally protected classes are race, color, religion, sex, disability, familial status, or national origin. The State of Oregon adds the following classes as protected classes within the State of Oregon: marital status, source of income, sexual orientation including gender identity, honorably discharged veterans/military status, and domestic violence. At a local level, age is added. The analysis reviews the laws, regulations, administrative procedures, and practices of the entitlement community. It assesses how laws affect the location, availability, and accessibility of housing while considering conditions, both public and private, affecting fair housing choice for all protected classes within the jurisdiction.

Efforts for 2021 provided by the Fair Housing Council of Oregon performed under contract with the City:

Education & Outreach

The Fair Housing Council of Oregon (FHCO) performed thirty-four education and outreach activities in order to address the impediments to fair housing in the City of Salem. More than 1,500 people received fair housing information focused on their connection to housing issues. Audiences included school district staff and educators, tenants, realtors, social service advocates, shelter and transitional housing providers, City of Salem Housing Authority managers and staff, immigrants and refugees, and elected officials.

FHCO's consistent presence and ability to deliver a strong message about the presence of discrimination in housing has allowed us to develop strong relationships with Salem stakeholders. One of the outcomes of this has been the ability to have more nuanced conversations about bias and disparate impact and find new audiences eager to understand better the history of housing discrimination in Oregon.

FHCO was able to continue to run public service announcements on Radio Poder, reaching a Spanish language audience in the Salem area.

Following are examples of FY 2021 trainings:

11/2/21 – Fair Housing training for St. Francis Family Shelter

St. Francis Family Housing provides transitional housing to homeless families. They focus on helping families heal and stabilize before entering permanent housing.

Five staff members attended this shelter/transitional housing training. Questions in the training revolved around supervision rules for families with children, occupancy standards for families with children, landlords charging higher rent per person which would directly impact families

with children, and offering reasonable accommodations to residents who are living with disabilities.

2/17/22 – Better Together Outreach

FHCO presented to a group of housing providers and advocates of seniors at the Better Together Meeting held at The Center for 50 in Salem. Participants were senior housing providers, social service providers and jurisdictional leaders. Topics covered: Introduction to The Fair Housing Council of Oregon, protected classes, definitions, future training opportunities. Questions were about racial discrimination and how to identify it, barriers to reporting and the history of discrimination in Oregon.

5/31/22 – Salem Neighborhood Association – Fair Housing and Inclusive Communities Webinar
FHCO presented a virtual webinar for Salem Neighborhood Association members. The webinar was held from 5:30 pm – 7:30 p.m. Topics included: Fair Housing Basics, History of land use laws, current housing crisis and addressing NIMBYISM.

Enforcement: Intake and Referrals

During FY2021, 123 complaints were screened, and 18 cases were processed from clients with bona fide allegations of housing discrimination. Further investigations were conducted on 10 of those cases. FHCO was able to use the tools provided by fair housing law to informally resolve 70% or 7 of the 10.

No cases were referred to legal aid during this reporting period.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Limited desk review is conducted for each activity seeking reimbursement for eligible expenses. This is completed at the time draw requests are received: Draw requests and invoices are reviewed, beneficiaries are counted, and it is verified that the draw is consistent with the City's written agreement. Every claim for reimbursement must include complete documentation to support the request or funds will not be disbursed until the information is received. Documentation typically includes Client Eligibility Forms, timesheets, tenant based rental assistance set up forms, and/or invoices.

The City also communicate with subrecipients on a quarterly basis. Major housing development projects are in constant communication with assigned program managers.

On-site monitoring conducted during the reporting period include HOME, CDBG and CDBG-CV. When programs or projects are out of compliance, staff works diligently with subrecipients to correct issues. An important part of this effort includes coaching through the compliance process.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The notice of a 15-day public comment period providing citizens the opportunity to review and submit feedback was posted in the Statesman Journal. The City of Salem City Council will hold a public hearing on Monday, September 26, 2022 to receive testimony.

The Council Rules of the City of Salem City Council, which include the procedures for conduct of hearings before the City Council, are available at the City of Salem Recorder's Office, Civic Center, 555 Liberty Street SE, Room 205, Salem, Oregon 97301, 503-588-6097 and online at <https://www.cityofsalem.net>. Testimony may also be provided during the meeting via Zoom. Please pre-register between 8:00 a.m. and 2 p.m. on the day of the meeting at the following link: <https://www.cityofsalem.net>.

Interested persons may view the meeting in real-time online at CC: Media You Tube Channel.

The drafted CAPER is available on the City's website.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the Program Year the City did not change the program objectives as it pertained to the Consolidated Plan or the Annual Plan. The City has been conducting an internal review of existing policies and procedures for the CDBG and HOME programs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? N/A

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

To ensure compliance from the start of a project or program, City staff used the application process to start the monitoring process. Each application must go through an extensive review process that is conducted to ensure that each applicant meets a national objective and that the organizational goals are aligned with the goals identified in the City's Consolidated Plan.

At that time, contracts are written that identify governing regulations, scope of work, budgets and any other federal requirements and local requirements of the grant. Once fully executed contracts are in place, the assigned Program Managers are responsible for monitoring the agencies through the life of the loan agreements. The agencies are monitored for compliance with the program regulations as well as the content found in the City contracts.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Inspections of HOME assisted rental housing is conducted to ensure that housing quality standards are maintained. Tenant income limits and rent limits for HOME projects are verified at the time of project completion. Income and rent limits are reviewed annually.

All properties are inspected under the UPCS protocols. Tenant based rental assistance voucher units are inspected using the Housing Quality Standards (HQS) while transitioning to the new UPCS-V Inspection Standards.

Nonprofit owners/managers of a rental property or properties assisted with HOME funds are required to document that the HOME-assisted property is in compliance with all applicable HOME requirements, including conducting a physical inspection of each unit at least annually.

There were three HOME monitoring conducted during the 2021-2022 Program Year.

Several HOME funded projects owned by Catholic Community Services Foundation and their affiliate Salem Self-Help, Jason Lee Manor and Harbaugh House.

Monitoring of ongoing construction projects were conducted.

The City requires that all findings be resolved and that documentation be provided indicating

that the finding(s) has/have been resolved. For physical inspection findings, the City reserve the right to randomly re-inspects upon completion of resolutions. If during re-inspection it is determined that items have not been sufficiently resolved or not resolved, a third inspection is conducted at a cost to the owner. Responses to the initial monitoring letters sent out are required.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

Flyers are available at various locations, news articles are published in local newspapers, and information is available on the City's website, which details all available programs and the parameters under which citizens may gain access to services. All written information includes the following language to ensure that all citizens have access:

"It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, and source of income", as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities".

All HOME projects with five or more units are required to submit an Affirmative Fair Housing Marketing Plan (AFHMP) that includes the affirmative marketing actions undertaken. Review of the AFHMP occurs with owners during the HOME monitoring to ensure information continues to be current.

All programs funded through Federal Programs are required to post a statement documenting affirmative marketing on materials provided to clients for the program. Many of the organizations post this statement in applications, on websites, and in brochures for their programs.

The City does not anticipate changing the affirmative marketing actions.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received HOME and CDBG program income (PI). As projects request reimbursement, the City draws first from PI and then EN based on the amount of PI available.

One transitional housing project was found to be noncompliant with HOME regulations and the owner opted to repay the City for 100% of the HOME loan disbursed. These funds are considered to be IU and will be used as PI when funding future projects.

Please refer to attached HUD IDIS PR-05 and PR-09 for additional information.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City continues to help foster and maintain affordable housing by providing HOME funds to CHDOs and other nonprofit housing organizations with an affordable housing mission. These partnerships have helped to remove many housing barriers including limited availability and coordinated housing. Additionally, the combination of HOME and CDBG funds over the past year have provided programs including but not limited to subsistence payments, tenant based rental assistance, security deposits, job training programs, and case management activities. These programs assist in addressing barriers such as fees and charges, limitations, coordinated housing, job creation, and job training. The City provides System Development Charge waivers for organizations constructing new affordable housing using federal funds allocated through the Federal Programs Division. This waiver reduces the cost of construction which provides incentives to construct affordable housing for families that earn 60% or less of the local area median income. Organizations utilizing HOME funds are required to maintain the property as affordable for a prescribed number of years as outlined in the HOME and CDBG requirements. To ensure the maintenance of affordable housing, the City follows all compliance monitoring requirements on a regulated schedule.

At the time when property is acquired or rehabilitated, steps are taken to prevent as much tenant disruption as possible. Required notices are sent to tenants as part of the application process and at time of award. Verification that these steps have been taken is a condition of funding to the organization for the project.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	40				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 13 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.	1				
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	1				
--------	---	--	--	--	--

Table 14 – Qualitative Efforts - Number of Activities by Program

Narrative

The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons. Section 3 projects are housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000.

This requirement is applicable to the following CDBG/HOME projects:

Subrecipient	Activity
Salem Housing Authority	Yaquina Hall adaptive reuse of office space for affordable housing.
Salem Housing Authority	Southfair Apts. Rehabilitation – preservation of affordable housing with ADA accommodations.
DevNW	Adaptive reuse of former Evergreen Church into affordable housing units.
Center for Hope and Safety	Demolition and remediation of former Greyhound bus terminal and adjacent property to construct affordable housing for domestic violence survivors.
Integrated Supports for Living, Inc.	Rehabilitation of Fisher / Sizemore Apartments
Seed of Faith Ministries	Rehabilitation of a public facility providing transitional housing and services.
DevNW	Development of new construction homeowner affordable housing subdivision located on McLeay Road.
Community Development Partners (CDP)	Development of new construction affordable housing (184 apartments).

The City is working with developers, contractors to educate and assist in efforts to comply with Section 3 requirements. We are also working with public housing agencies to ensure PHA residents are registered on the Opportunity Portal site.