

FINAL Salem-Keizer

**2020-2024
Consolidated
Plan**

**Approved by
Council on**

June 22, 2020

TABLE OF CONTENTS

Executive Summary.....	1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
The Process	7
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	7
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	8
PR-15 Citizen Participation.....	16
Needs Assessment.....	18
NA-05 Overview	18
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	18
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	38
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	40
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	42
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	42
NA-35 Public Housing – 91.205(b)	45
NA-40 Homeless Needs Assessment – 91.205(c).....	50
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	52
NA-50 Non-Housing Community Development Needs – 91.215 (f)	55
Housing Market Analysis	57
MA-05 Overview	57
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	57
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	65
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	73
MA-25 Public and Assisted Housing – 91.210(b)	81
MA-30 Homeless Facilities and Services – 91.210(c)	84
MA-35 Special Needs Facilities and Services – 91.210(d)	86
MA-40 Barriers to Affordable Housing – 91.210(e)	89
MA-45 Non-Housing Community Development Assets – 91.215 (f)	90
MA-50 Needs and Market Analysis Discussion	102
Strategic Plan.....	119
SP-05 Overview	119
SP-10 Geographic Priorities – 91.215 (a)(1).....	121
SP-25 Priority Needs - 91.215(a)(2).....	122
SP-30 Influence of Market Conditions – 91.215 (b).....	125
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	126
SP-40 Institutional Delivery Structure – 91.215(k)	128
SP-45 Goals Summary – 91.215(a)(4)	133
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	137

SP-55 Barriers to affordable housing – 91.215(h).....	139
SP-60 Homelessness Strategy – 91.215(d).....	142
SP-65 Lead based paint Hazards – 91.215(i)	144
SP-70 Anti-Poverty Strategy – 91.215(j)	146
SP-80 Monitoring – 91.230	147
AP-15 Expected Resources – 91.220(c)(1,2)	148
Annual Goals and Objectives	150
AP-35 Projects – 91.220(d)	151
AP-38 Project Summary	152
AP-50 Geographic Distribution – 91.220(f).....	153
Affordable Housing.....	154
AP-55 Affordable Housing – 91.220(g)	154
AP-60 Public Housing – 91.220(h).....	155
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	157
AP-75 Barriers to affordable housing – 91.220(j)	158
AP-85 Other Actions – 91.220(k)	159
Program Specific Requirements	161
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	161
Appendix – Public Input Meetings	162

EXECUTIVE SUMMARY

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

1. Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME). The new single-planning process was intended to more comprehensively fulfill three basic goals:

1. To provide decent housing;
2. To provide a suitable living environment; and
3. To expand economic opportunities.

The multi-layered task was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

The City of Salem partners with the City of Keizer in its HOME Consortium. This Plan will include data from both the cities of Salem and Keizer.

As the lead agency for the Consolidated Plan, the City of Salem hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan.

The City of Salem has prepared this Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: **The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.**

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG and HOME programs are to provide decent housing, a suitable living environment for the cities' low and moderate income residents, and economic opportunities for low moderate income residents. The Cities strive to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:

- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low and moderate income persons without discrimination; and increasing the supply of supportive housing.

- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low and moderate income persons; making down payment and closing cost assistance available for low and moderate income persons; promoting long term economic and social viability; and empowering low income persons to achieve self-sufficiency.

The Coronavirus Aid, Relief and Economic Security Act (CARES Act) (Public Law 116-136) makes available \$5 billion in supplemental Community Development Block Grant (CDBG) funding for grants to prevent, prepare for, and respond to coronavirus (CDBG-CV grants).

Additionally, the CARES Act provides CDBG grantees with flexibilities that make it easier to use CDBG-CV grants and fiscal years 2019 and 2020 CDBG Grants for coronavirus response and authorizes HUD to grant waivers and alternative requirements. The Department has announced the allocations of the first \$2 billion in CARES Act funding for CDBG grantees,

Needs Assessment Narrative Addition:

Due to the downward economic effect caused by the global coronavirus (COVID-19) pandemic, many basic needs of Salem's citizenry will be unmet. An analysis of COVID-19 impact data (unemployment, education, public health and business) along with community outreach that included for-profit and nonprofit entities these prominent needs were added to the ConPlan strategies. The three are food, mortgage/rent payments and micro/small business assistance.

- Over 2,000 businesses have been impacted by Governor Brown's March 23, 2020 executive order that resulted in closures or changes to service offerings. These businesses include: furniture stores, personal care stores, sporting goods stores, clothing stores, food services and drinking establishments, education services, professional services, etc.
- A survey conducted by Business Oregon, Travel Salem and Oregon Small Business Development Center Network determined that more than 28% of businesses experienced an unprecedented decline of 90% in revenue when compared April of 2019 to 2020. This impacted women and minority-owned businesses hardest.
- The cost of basic foods (eggs, bread, milk, chicken and beef) have increased up to 5%. This increase will impact seniors on fixed incomes, in addition to persons who are no longer employed.
- In April, the Salem Keizer School District implemented distance learning and the distribution of more than 500,000 meals for any child 18 and younger. The mental and social impact on youth is concerning.
- The statewide rent and mortgage moratoriums provide immediate relief; however, the forbearance declarations may result in a tsunami of evictions that will result in an exponential increase of unsheltered citizens.

- According to the Oregon Employment Department claims for cash assistance through the Pandemic Emergency Unemployment Program continued to come from the accommodation and food services sector, with 64,700 initial claims filed in the industry since March 15. Other sectors with the largest initial claims totals since March 15 include health care and social assistance (39,700) and retail trade (33,100).

This ConPlan aligns priorities and goals based upon the current need for emergency assistance directly related to the negative impact of COVID-19. The addition of food services, small business assistance and mortgage assistance will result in the Consolidated Plan needs assessment reflecting today's environment.

3. Evaluation of past performance

The City of Salem's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). These documents state the objectives and outcomes identified in each year's Annual Action Plan and include an evaluation of past performance through measurable goals and objectives compared to actual performance. These documents can be found on the City of Salem's website at:

<https://www.cityofsalem.net/Pages/application-process-for-grant-funds.aspx>

The City of Salem has been successful in allocating the HUD Office of Community Planning and Development (CPD) funds through CDBG and HOME program activities. In Fiscal Year 2018-2019, the City accomplished the following undertakings:

- *Goal #1: Promote Economic Development*
 - Microenterprise training and technical assistance
- *Goal #2: End Homelessness*
 - Interim Housing (one-time Rental Assistance / Subsistence Payments)
 - TBRA in conjunction with supportive services
 - Case Management support for transitional housing
- *Goal #3: Expand Affordable Housing*
 - Rehabilitation/Conversion/Acquisition
 - Affordable Housing Elderly and Disabled Housing Rehabilitation

4. Summary of citizen participation process and consultation process

Public outreach and citizen participation were instrumental in developing this Draft Consolidated Plan. The 2017 Housing and Community Development survey was used to help establish priorities for the Cities by gathering feedback on the level of need for housing and community development categories. Two public meetings were held prior to the release of the draft plan to garner feedback on preliminary findings. The Plan released for 30 days of public review and comment will be followed by a public

hearing. Each process is designed to offer residents and stakeholders the opportunity to comment on the plan.

5. Summary of public comments

Two public input meetings were held in August, 2019. A summary of comments from these meetings are included below. A complete set of transcripts from these meetings are included in the Appendix. An internal summary of the comments is provided below:

- There are more homeless persons in the area than what is shown in the data.
- Affordable housing is a primary concern for residents.
- There are areas in need of renovation and rehabilitation.
- There are areas that are highly segregated.
- There should be more options for affordable housing development, such as being used with accessory dwelling units.
- The cities should buy and develop housing.
- The cities should allow tent communities to be erected.

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

At the date of this draft, no written comments have been received. The verbal comments expressed the two public meetings were accepted and are attached to this document. Upon receipt, all comments will be accepted, reviewed and made part of the final Consolidated Plan.

7. Summary

The Needs Assessment and Market Analysis, which has been guided by the 2017 Housing and Community Development Survey and public input, identified five priority needs. These are described below.

- **Homelessness:** Homelessness continues to be a great need in Salem and Keizer. While the Cities continue to support efforts that seek to end homelessness, it remains the highest priority. Needs include measurable homeless prevention activities, additional emergency shelters for families, youth and adult subpopulations, establishment of permanent supportive housing with wrap around services, and supportive services to assist homeless persons.
- **Low-to-Moderate Income Housing:** Housing for low to moderate income households continue to be a high priority in the Cities as so many households face cost burden and other housing barriers.
- **Special Needs Populations:** There are numerous special needs populations in the Cities of Salem and Keizer that are in-need of support. These households have a variety of housing and service needs. These special populations are a high priority in addressing needs. The population include the elderly, persons with substance abuse problems, persons with disabilities, and persons facing food insecurity. The data illustrates that many of the special needs population are also most likely to be among those who are unsheltered.

- **Public Facilities:** Public Facilities, including infrastructure, continues to be a need in Salem and Keizer. This includes community centers and childcare facilities.
- **Economic Development:** Findings from the Cities' survey and public input suggest that there is need for job training to increase access to jobs to support self-sufficiency. The correlation between the Cities efforts to bring in industry should be tied to economic efforts of the low to moderate income communities. An example is the Amazon fulfillment center located in Salem.

The priority needs are addressed with the following goals:

Support Efforts to End Homelessness

This goal is to support service provider efforts to combat homelessness through coordinated homeless prevention activities, additional emergency shelters for families and youth, transitional housing, services for homeless households, establishment of permanent supportive housing with wrap around services and HOME Tenant Based Rental Assistance (TBRA).

Expand Affordable Housing

The expansion of affordable housing in Salem and Keizer includes the development of new affordable housing units, preservation of existing housing through renovation of rental and owner-occupied housing. This will increase access to affordable housing options for low to moderate income households.

CHDO Set-Aside

This goal will account for the HOME Program mandatory minimum 15% set-aside for Community Housing Development Organizations (CHDO) during the FY 2020-2024.

Provide Support for Public Service Programs

This goal aims to increase access to public services in Salem for at-need populations including the elderly, persons with disabilities, persons with substance abuse issues, and food insecure households. Maximum allowable amount for public service costs is 15%.

Enhance Access to Public Facilities

This goal includes modifications and / or rehabilitation of public facilities in Salem, including increasing access to facilities for special needs and low-income populations.

Promote Economic Development

This goal will provide households with access to a greater number of economic opportunities through job training and employment connection. This goal aims to promote self-sufficiency and economic mobility for low to moderate income households in Salem. In many cases HUD regulations consider this activity to be counted in the 15% allowable for public services.

Program Administration

Administration costs associated with HOME (maximum of 15%) and CDBG (maximum of 20%).

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SALEM	Urban Development Department
CDBG Administrator	SALEM	Urban Development Department
HOME Administrator	SALEM	Urban Development Department

Table 1 – Responsible Agencies

Narrative

The City of Salem Urban Development Department's Federal Programs staff manages housing and community development activities with CDBG and HOME funds. HOME funds are received through the Salem/Keizer HOME Consortium, which is an intergovernmental partnership between the cities of Salem and Keizer. The City of Salem receives both CDBG and HOME funds.

Annually, the City awards funding through an application process. These funds provide financing for housing activities, community development, social services (public services), economic development, and public improvements for the benefit of low and moderate income individuals, families, and neighborhoods across the area.

Activities and programs funded by both CDBG and HOME are carried out in cooperation with several partners: community based non-profit organizations, for-profit organizations, faith-based groups, private developers, and other City departments.

Consolidated Plan Public Contact Information

The Federal Programs staff is housed in the City's Urban Development Department. The mailing address is 350 Commercial Street NE, Salem, OR 97301. The Federal Programs staff may be reached by calling 503-588-6178; TTY 503-588-6370.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The citizen participation process implemented by the City is developed to encourage input from community stakeholders and citizens of Salem and Keizer. These entities, along with community members are given an opportunity to review and comment on the information contained in this Annual Action Plan and other plans and reports developed by the City.

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(l)).

This Consolidated Plan relies on planning efforts conducted by the Mayors and Councils for both Salem and Keizer, Oregon Housing and Community Services (OHCS), Salem Housing Authority, and service providers. Staff also participated in conferences, seminars and policy/strategy sessions to learn about best and promising practices in housing. Reoccurring themes include meaningful community involvement, program sustainability, equity, and homelessness intervention and prevention.

The Cities are committed to work alongside the community to reduce homelessness and serve the needs of homeless families and individuals. Salem's City Council also formed the Downtown Homeless Solutions Task Force. The task force recommendations were reported back to the Council in January. Task Force information is located on the City's website: <https://www.cityofsalem.net/Pages/downtown-homeless-solutions-task-force.aspx>.

The City of Keizer developed a Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI). This plan fed into the City's Housing Strategy, which outlined the following Strategic Priorities:

- Strategic Priority 1: Land Supply and Availability
- Strategic Priority 2: Encourage a Broader Mix of Housing Types
- Strategic Priority 3: Identify Strategies to Support Affordable Housing
- Strategic Priority 4: Evaluate Funding Tools to Support Residential Development

The Mid-Willamette Homeless Initiative (MWHI) Strategic Plan (Strategic Plan) was adopted in February of 2017. The Cities of Salem, Keizer, Independence and Monmouth, and Marion County funded a Program Coordinator position housed with the Mid-Willamette Valley Council of Governments to implement the Strategic Plan. The collaboration resulted in a Service and Resource Inventory Map, a Money Map based upon 2017-2018 information, research on panhandling programs and an analysis of the Continuum of Care organizational structure. Homeless Initiative information can be found on the Mid-Willamette Valley Council of Governments (COG) website: <http://www.mwvcog.org/programs/homeless-initiative/>.

OHCS completed the Oregon Statewide Housing Plan – Breaking New Ground. The City of Salem participated in the plan development. A summary can be found at this link: <https://www.oregon.gov/ohcs/DO/shp/SWHP-Executive-Summary.pdf>. This plan has a number of priorities which include:

- *Affordable Rental Housing:* Work to close the affordable rental housing gap and reduce housing cost burden for low income Oregonians.

- *Homeownership*: Provide more low and moderate income Oregonians with the tools to successfully achieve and maintain homeownership, particularly in communities of color.
- *Permanent Supportive Housing*: Invest in permanent supportive housing, a proven strategy to reduce chronic homelessness and reduce barriers to housing stability.

The framework set by these initiatives helped serve as guides for the allocation of federal and local funds via this Consolidated Plan.

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 City Federal Programs staff actively participate in the Continuum of Care (CoC). The staff is a member of the HMIS and Coordinated Entry workgroups. Monthly meetings are held to address policies and procedures for the member entities. Staff is also involved in the benchmarking of accomplishments and development of scoring for project funding.

Salem and Keizer are a part of the Rural Oregon Continuum of Care (ROCC) (Balance of State Continuum of Care), which allows for homelessness to be addressed on a larger scale. Homelessness continues to be a top priority in the state and funds are provided to service providers for outreach efforts, homelessness prevention, and sheltering options.

The layered Continuum of Co-Current Systems provides a network of services for homeless households in Salem and Keizer. This includes the Coordinated Homelessness Response System and options for housing opportunities within and outside of Salem and Keizer.

Both cities are part of the entity separating from the ROCC to direct the CoC efforts in a more targeted manner.

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

Mid-Willamette Valley Community Action Agency (MWVCAA) administers the McKinney-Vento resources for the City. The MWVCAA, as a member of the Rural Oregon Continuum of Care (CoC), also coordinates the local CoC effort for Marion and Polk counties. The City is working with MWVCAA to ensure that the Emergency Solutions Grants (ESG) resources align with previously mentioned community efforts to address homelessness. These community efforts include street outreach, expansion of the day resource center, homelessness prevention and rapid rehousing, emergency shelter facilities, warming center network and coordinated entry assessments. The jurisdiction worked with MWVCAA to develop standards, policies and procedures for these efforts.

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

Table 2 – Agencies, groups, organizations who participated

	Agency/Group/Organization	Marion Polk Food Share
	Agency/Group/Organization Type	Services - food
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Community meetings. Invited to take survey
	Agency/Group/Organization	Catholic Community Services Foundation
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Community meetings. Invited to take survey
	Agency/Group/Organization	Polk CDC
	Agency/Group/Organization Type	CDC
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Community meetings. Invited to take survey
	Agency/Group/Organization	Fair Housing Council of Oregon
	Agency/Group/Organization Type	Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Community meetings. Invited to take survey
	Agency/Group/Organization	Northwest Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community meetings. Invited to take survey
	Agency/Group/Organization	St. Francis Shelter
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community meetings. Invited to take survey
Agency/Group/Organization	Salem Housing Authority
Agency/Group/Organization Type	PHA
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community meetings. Invited to take survey
Agency/Group/Organization	Grace House
Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community meetings. Invited to take survey
Agency/Group/Organization	MERIT
Agency/Group/Organization Type	Services-Education Services-Employment
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community meetings. Invited to take survey

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Salem made every effort to be inclusive in its outreach efforts.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Salem Housing Needs Assessment and Housing Strategy	City of Salem	The City of Salem Housing Needs Assessment outlines the housing needs in Salem and outlines the need for affordable housing to meet the needs of current and future Salem residents. This is reflected in this Consolidated Plan by the affordable housing goal established with CDBG and HOME funds.
City of Salem Strategic Plan	City of Salem	The City of Salem's Strategic Plan provides a framework for addressing homelessness and affordable housing needs. HRAP, Homeless Day Center and supportive services outlined in the plan are aligned with Con Plan priorities.
Continuum of Care	ROCC	The 2020-2024 Con Plan will steer community housing, and economic development programs to ensure that homeless persons recover, and acquire necessary support services that ensure self-sufficiency.
Mid-Willamette Homeless Initiative Strategic Plan	Mid-Willamette Homeless Initiative	The goals in this plan are many of the same needs that are seen in Salem and Keizer. The City considered these efforts when establishing its own goals.
City of Keizer Housing Needs Assessment and Housing Strategy	City of Keizer	The City of Keizer Housing Needs Assessment outlines the housing needs in Keizer and outlines the need for affordable housing to meet the needs of current and future Keizer residents. This is reflected in this Consolidated Plan by the affordable housing goal established with HOME funds that are utilized by the City of Keizer.
Oregon Homelessness	Oregon Community Foundation	The 2019 report, "Homelessness in Oregon: A Review of Trends, Causes, and Policy Options" outlines the need to address homelessness throughout the State and presents a comprehensive framework for responding to homelessness. This Consolidated Plan incorporates addressing homelessness and at-risk households through the direction of HOME and CDBG funds towards these efforts.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative (optional):

The City of Salem works in coordination with the State of Oregon's Housing and Community Services (OHCS) monitoring projects with joint funding. These projects containing funds from the City and various OHCS affordable housing grants and loans are monitored through the streamlining program. The City of Salem conducts the physical inspections of the units while the State completes the tenant file monitoring. This streamlined approach provides for less disruption to the tenants and a cooperative relationship between the City and the State.

The City of Salem is in a consortium with the City of Keizer for HOME funding. The City of Salem is the lead in the consortium. During public outreach and available comment periods, plans and reports are made available at the City of Keizer's City Hall. During the outreach process, the Housing and Community Needs Survey was available for completion by Salem and Keizer residents.

The Mid-Willamette Homeless Initiative is a collaborative effort among the cities of Salem and Keizer and Marion and Polk counties. The initiative's purpose is to identify and launch proven strategies that will reduce homelessness in the Marion-Polk county region, encompassing the cities of Keizer and Salem. The collaborative's Strategic Plan was adopted in 2017 to address homelessness in the area. It includes the following goals:

- Goal 1: Affordable Housing
- Goal 2: Transitional Housing and Shelters
- Goal 3: Supportive Services and Education
- Goal 4: Public Safety
- Goal 5: Financial
- Goal 6: Targeted Populations
- Goal 7: Community Engagement

The City of Keizer's Housing Needs Assessment outlines the projected housing needs over the next 20 years. The report emphasizes the need for additional housing units, including an affordable housing stock that will meet the needs of current and future residents. The report found that about 28% of Keizer's future households will have income below 50% of Marion County's median family income (less than \$33,650 in 2016 dollars) and about 41% will have incomes between 50% and 120% of the county's MFI (between \$33,650 and \$80,760).¹

¹ <https://www.keizer.org/housing-needs-analysis-and-buildable-lands-inventory>

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

A public outreach effort for this Consolidated Plan included a Housing and Community Development survey, available in English, Russian, and Spanish. It also included two (2) public input meetings on August 21, 2019. Transcripts from these meetings are included in the Appendix.

Table 4 – Citizen Participation Outreach

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	Internet Outreach	Non-targeted/broad community	115 responses to date	The 2019 Housing and Community Development Survey results are included throughout this plan.	Not applicable.	
2	Public Meeting	Non-targeted/broad community	Two public input meetings were held in August.	A complete set of transcripts is included in the Appendix.	Not applicable.	
3	Public Hearing	Non-targeted/broad community	See appendix for response and roster.	See appendix	N/A	https://www.youtube.com/watch?v=vqFOH9yqyo8&list=PLSUQ1gg6M78VKOuqulugWwZJ2MERL1ul8&index=2&t=0s

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

The population in the cities of Salem and Keizer has grown by over 5 percent between 2010 and 2017. A significant number of households in Salem-Keizer face housing cost burdens, paying more than 30 percent of their income on housing. In 2017, an estimated 35.4 percent of households faced cost burdens. This rate has fallen since 2010, but still remains a critical need in Salem-Keizer as this accounts for over 25,000 households.

The homeless population continues to need a variety of services, as the homeless population has remained fairly steady since 2016, from 1,660 in Marion and Polk Counties to 1,462 in 2019, according to Point-in-Time counts. In addition, there are a variety of non-homeless special needs populations in the Cities. This includes the elderly population, which is growing at a significant rate.

While the proportion of households earning more than \$100,000 increased since 2010, the percentage of the population in poverty increased as well. In 2017, an estimated 15.7 percent of the population lived in poverty, up from 13.8 percent in 2010.

The following Needs Assessment and Market Analysis include two different table types. The first is the default data sets that come from the eCon Planning Suite. These tables are green. The second is a set of tables that has the most up-to-date data available for the Cities of Salem and Keizer. These tables are blue. Most of the narrative in the following sections will reference the blue tables by table number.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	154,637	160,005	3%
Households	55,445	57,730	4%
Median Income	\$43,528.00	\$47,191.00	8%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Population Estimates

The populations in the Cities of Keizer and Salem grew from 191,115 in 2010 to 201,564 in 2017, a growth of 5.5 percent.

Population by race and ethnicity through 2017 is shown in Table NA-10.1. In 2017, the population distribution by race was 81.9 percent white (165,136 people), 1.2 percent black (2,511 people), and 22 percent Hispanic (44,362 people). The total non-Hispanic population was 157,202 people (78 percent) and the Hispanic population was 44,362 (22 percent). Between 2010 and 2017, there was a 4.7 percent increase in the Asian population, a 24.5 percent decrease among American Indians, a 2.4 percent

decrease in the Black population, 16.6 percent increase in the Hispanic population, and an 8.4 percent increase for whites. The non-Hispanic population decreased 2.7 percent, as did two or more races (74.2 percent), Native Hawaiian/Pacific Islanders (52.8 percent), and Other (46.5 percent). Between 2010 and 2017, the Hispanic population increased 14.2 percent, from 38,052 to 44,362 people. The non-Hispanic population increased 2.7 percent, from 153,063 to 157,202 people during the same period.

Table NA-10.1 Population by Race and Ethnicity Salem-Keizer 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	152,323	79.7%	165,136	81.9%
Black	2,572	1.3%	2,511	1.2%
American Indian	2,764	1.4%	2,087	1.0%
Asian	4,814	2.5%	5,042	2.5%
Native Hawaiian/ Pacific Islander	1,690	0.9%	2,583	1.3%
Other	18,836	9.9%	10,070	5.0%
Two or More Races	8,116	4.2%	14,135	7.0%
Total	191,115	100.0%	201,564	100.0%
Non-Hispanic	153,063	80.1%	157,202	78.0%
Hispanic	38,052	19.9%	44,362	22.0%

The change in race and ethnicity between 2010 and 2017 is shown in Table NA-10.2. During this time, the total non-Hispanic population was 157,202 persons in 2017. The Hispanic population was 44,362.

Table NA-10.2 Population by Race and Ethnicity Salem-Keizer 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	136,742	89.3%	138,246	87.9%
Black	2,329	1.5%	2,320	1.5%
American Indian	2,123	1.4%	1,306	0.8%
Asian	4,703	3.1%	4,930	3.1%
Native Hawaiian/ Pacific Islander	1,653	1.1%	2,548	1.6%
Other	268	0.2%	183	0.1%
Two or More Races	5,245	3.4%	7,669	4.9%
Total Non-Hispanic	153,063	100.0%	157,202	100.0%
Hispanic				
White	15,581	40.9%	26,890	60.6%
Black	243	0.6%	191	0.4%
American Indian	641	1.7%	781	1.8%
Asian	111	0.3%	112	0.3%
Native Hawaiian/ Pacific Islander	37.0	0.1%	35.0	0.1%
Other	18,568	48.8%	9,887	22.3%
Two or More Races	2,871	7.5%	6,466	14.6%

Total Non-Hispanic	38,052	100.0	44,362	100.0%
Total Population	191,115	100.0%	201,564	100.0%

The group quarters population was 8,999 in 2010, compared to 9,164 in 2000. Institutionalized populations experienced a -12.0 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 24.4 percent change during this same time period.

Table NA-10.3 Group Quarters Population Salem-Keizer 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	4,423	67.1%	4,416	76.1%	-0.2%
Juvenile Facilities	.	.	237	4.1%	.
Nursing Homes	1,296	19.7%	829	14.3%	-36.0%
Other Institutions	874	13.3%	318.0	5.5%	-63.6%
Total	6,593	100.0%	5,800	100.0%	-12.0%
Non-Institutionalized					
College Dormitories	1,341	52.2%	1,828	57.1%	36.3%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	1,230	47.8%	1,371	42.9%	11.5%
Total	2,571	100.0%	3,199	100.0%	24.4%
Group Quarters Population	9,164	100.0%	8,999	100.0%	-1.8%

Household Characteristics

Households by type and tenure are shown in Table NA-10.4. Family households represented 64.4 percent of households, while non-family households accounted for 35.6 percent. These changed from 64.5 percent and 35.5 percent, respectively.

Table NA-10.4 Household Type by Tenure Salem-Keizer 2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	45,759	64.5%	46,717	64.4%
Married-Couple Family	32,783	71.6%	33,947	72.7%
Owner-Occupied	24,420	74.5%	24,690	72.7%
Renter-Occupied	8,363	25.5%	9,257	27.3%
Other Family	12,976	28.4%	12,770	27.8%
Male Householder, No Spouse Present	3,683	28.4%	3,488	28.8%
Owner-Occupied	1,464	39.8%	1,499	43.0%
Renter-Occupied	2,219	60.2%	1,989	57.0%
Female Householder, No Spouse Present	9,293	71.6%	9,282	72.8%
Owner-Occupied	3,457	37.2%	2,903	31.3%
Renter-Occupied	5,836	62.8%	6,379	68.7%
Non-Family Households	25,234	35.5%	25,873	35.6%
Owner-Occupied	10,926	43.3%	10,634	41.1%

Renter-Occupied	14,308	56.7%	15,239	58.9%
Total	70,993	100.0%	72,590	100.0%

Household Income and Poverty

Households by income for the 2010 and 2017 5-year ACS are shown in Table NA-10.5. Households earning more than \$100,000 per year represented 19.5 percent of households in 2017, compared to 14.9 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 10.7 percent of households in 2017, compared to 12.9 percent in 2010.

Table NA-10.5 Households by Income Salem-Keizer 2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	9,044	12.9%	7,772	10.7%
\$15,000 to \$19,999	4,003	5.7%	4,047	5.6%
\$20,000 to \$24,999	4,613	6.6%	3,544	4.9%
\$25,000 to \$34,999	9,231	13.1%	8,036	11.1%
\$35,000 to \$49,999	11,077	15.8%	10,584	14.6%
\$50,000 to \$74,999	13,734	19.6%	14,540	20.0%
\$75,000 to \$99,999	8,045	11.5%	9,944	13.7%
\$100,000 or More	10,460	14.9%	14,123	19.5%
Total	70,207	100.0%	72,590	100.0%

The rate of poverty for Salem-Keizer is shown in Table NA-10.6. In 2017, there were an estimated 30,390 persons living in poverty. This represented a 15.7 percent poverty rate, compared to 13.8 percent poverty in 2010. In 2017, some 12.9 percent of those in poverty were under age 6, and 6.8 percent were 65 or older. Maps showing where poverty is most heavily concentrated in Salem and Keizer is shown in MA-50.

Table NA-10.6 Poverty by Age Salem-Keizer 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	3,671	16.5%	3,911	12.9%
6 to 17	4,506	20.3%	6,444	21.2%
18 to 64	12,623	56.9%	17,966	59.1%
65 or Older	1,403	6.3%	2,069	6.8%
Total	22,203	100.0%	30,390	100.0%
Poverty Rate	13.8%	.	15.7%	.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,685	6,510	10,075	6,010	28,450
Small Family Households	2,565	2,110	3,910	2,490	13,365
Large Family Households	455	600	1,140	580	2,360
Household contains at least one person 62-74 years of age	1,050	1,455	1,650	1,045	6,570
Household contains at least one person age 75 or older	480	920	1,410	655	2,535
Households with one or more children 6 years old or younger	1,810	1,554	2,190	1,245	2,939

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	94	90	240	105	529	35	15	0	30	80
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	30	120	65	240	10	0	40	45	95
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	430	415	185	1,275	80	195	165	24	464
Housing cost burden greater than 50% of income (and none of the above problems)	3,550	1,655	430	75	5,710	770	800	730	380	2,680
Housing cost burden greater than 30% of income (and none of the above problems)	490	1,855	2,760	540	5,645	190	450	1,305	935	2,880
Zero/negative Income (and none of the above problems)	500	0	0	0	500	140	0	0	0	140

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,910	2,205	1,210	435	7,760	895	1,010	935	475	3,315
Having none of four housing problems	1,025	2,375	4,810	2,645	10,855	215	915	3,120	2,450	6,700
Household has negative income, but none of the other housing problems	500	0	0	0	500	140	0	0	0	140

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,940	1,490	1,550	4,980	220	370	755	1,345
Large Related	334	380	160	874	70	159	339	568
Elderly	539	1,000	630	2,169	585	610	620	1,815
Other	1,540	1,135	1,210	3,885	200	315	380	895
Total need by income	4,353	4,005	3,550	11,908	1,075	1,454	2,094	4,623

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,665	570	110	2,345	205	230	280	715
Large Related	234	80	0	314	60	100	59	219
Elderly	460	535	280	1,275	435	370	205	1,010
Other	1,390	570	125	2,085	160	255	195	610
Total need by income	3,749	1,755	515	6,019	860	955	739	2,554

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	304	435	395	135	1,269	90	195	165	19	469
Multiple, unrelated family households	15	10	65	55	145	0	0	40	49	89
Other, non-family households	0	15	70	60	145	0	0	0	0	0
Total need by income	319	460	530	250	1,559	90	195	205	68	558

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-10.7. In 2017, an estimated 3.1 percent of households were overcrowded, and an additional 0.8 percent were severely overcrowded.

Table NA-10.7 Overcrowding and Severe Overcrowding Salem-Keizer 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010	40,042	97.8%	656	1.6%	234	0.6%	40,932
2017	38,991	98.1%	563	1.4%	172	0.4%	39,726
Renter							
2010	27,508	94.0%	1,370	4.7%	397	1.4%	29,275
2017	30,755	93.6%	1,688	5.1%	421	1.3%	32,864
Total							
2010	67,550	96.2%	2,026	2.9%	631	0.9%	70,207
2017	69,746	96.1%	2,251	3.1%	593	0.8%	72,590

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 232 households with incomplete plumbing facilities in 2017, representing 0.3 percent of households in Salem-Keizer. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

Table NA-10.8 Households with Incomplete Plumbing Facilities Salem-Keizer 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	69,990	72,358
Lacking Complete Plumbing Facilities	217	232
Total Households	70,207	72,590
Percent Lacking	0.3%	0.3%

There were 1,277 households lacking complete kitchen facilities in 2017, compared to 894 households in 2010. This was a change from 1.3 percent of households in 2010 to 1.8 percent in 2017.

Table NA-10.9 Households with Incomplete Kitchen Facilities Salem-Keizer 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	69,313	71,313
Lacking Complete Kitchen Facilities	894	1,277
Total Households	70,207	72,590
Percent Lacking	1.3%	1.8%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; and severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and garbage collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Salem-Keizer, 20.6 percent of households had a cost burden and 14.8 percent had a severe cost burden. Some 26.3 percent of renters were cost burdened, and 22.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.6 percent and a severe cost burden rate of 5.8 percent. Owner occupied households with a mortgage had a cost burden rate of 19.3 percent, and severe cost burden at 9.1 percent.

Table NA-10.10
Cost Burden and Severe Cost Burden by Tenure

Salem-Keizer
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	18,161	60.1%	8,335	27.6%	3,649	12.1%	62	0.2%	30,207
2017 Five-Year ACS	19,490	71.2%	5,274	19.3%	2,502	9.1%	109	0.4%	27,375
Owner Without a Mortgage									
2010 Five-Year ACS	8,892	82.9%	1,209	11.3%	557	5.2%	67	0.6%	10,725
2017 Five-Year ACS	10,472	84.8%	1,057	8.6%	713	5.8%	109	0.9%	12,351
Renter									
2010 Five-Year ACS	13,955	47.7%	7,229	24.7%	7,234	24.7%	857	2.9%	29,275
2017 Five-Year ACS	15,536	47.3%	8,645	26.3%	7,525	22.9%	1,158	3.5%	32,864
Total									
2010 Five-Year ACS	41,008	58.4%	16,773	23.9%	11,440	16.3%	986	1.4%	70,207
2017 Five-Year ACS	45,498	62.7%	14,976	20.6%	10,740	14.8%	1,376	1.9%	72,590

Describe the number and type of single person households in need of housing assistance.

There are an estimated 3,333 one-person households in Keizer and 17,116 one-person households in Salem. These one-person households that are below 30 percent HUD Area Median Family Income (HAMFI) are the most likely to need housing assistance in the area.

Table NA-10.11 Household Type by Size City of Salem 2017 Five-Year ACS Data				
Household Size	2017 Five-Year ACS			
	Family	Non-Family	Percent of Total	Total
1-person household	.	17,116	29.2%	17,116
2-person household	15,445	3,346	32.0%	18,791
3-person household	8,153	409	14.6%	8,562
4-person household	7,546	330	13.4%	7,876
5-person household	3,287	146	5.9%	3,433
6-person household	1,641	118	3.0%	1,759
7-or-more person household	1,086	9	1.9%	1,095
Total	37,158	21,474	100.0%	58,632

Table NA-10.12 Household Type by Size City of Keizer 2017 Five-Year ACS Data				
Household Size	2017 Five-Year ACS			
	Family	Non-Family	Percent of Total	Total
1-person household	.	3,333	23.9%	3,333
2-person household	4,189	966	36.9%	5,155
3-person household	1,988	63	14.7%	2,051
4-person household	1,931	21	14.0%	1,952
5-person household	926	16	6.7%	942
6-person household	344	0	2.5%	344
7-or-more person household	181	0	1.3%	181
Total	9,559	4,399	100.0%	13,958

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability by age, as estimated by the 2017 ACS, is shown in Table NA-10.13. The disability rate for females was 15.5 percent, compared to 14.7 percent for males. The disability rate grew precipitously higher with age, with 52.5 percent of those over 75 experiencing a disability.

Table NA-10.13 Disability by Age Salem-Keizer 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	88	1.3%	98.0	1.5%	186	1.4%
5 to 17	1,731	9.6%	875	5.0%	2,606	7.3%
18 to 34	2,319	9.9%	2,002	8.3%	4,321	9.1%
35 to 64	5,276	15.1%	6,687	18.1%	11,963	16.6%
65 to 74	2,214	31.2%	2,318	27.7%	4,532	29.3%
75 or Older	2,362	52.5%	3,644	52.5%	6,006	52.5%
Total	13,990	14.7%	15,624	15.5%	29,614	15.1%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-10.14. Some 7.6 percent have an ambulatory disability, 6.7 percent have an independent living disability, and 3.1 percent have a self-care disability.

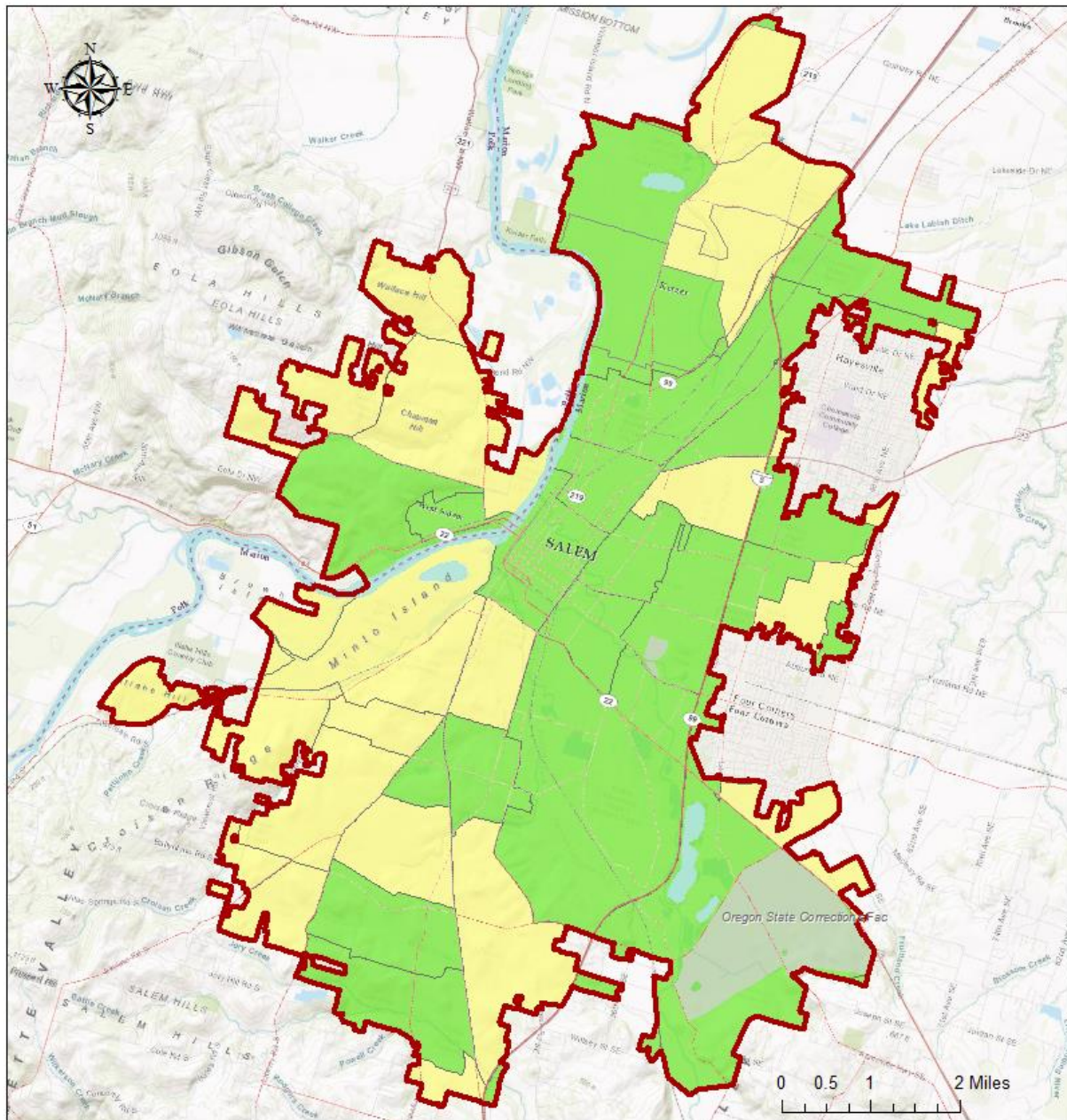
Table NA-10.14 Total Disabilities Tallied: Aged 5 and Older Salem-Keizer 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	8,643	4.4%
Vision disability	4,747	2.4%
Cognitive disability	12,577	6.9%
Ambulatory disability	13,879	7.6%
Self-Care disability	5,722	3.1%
Independent living disability	9,810	6.7%

Map NA-10.1 shows the distribution of persons with disabilities in 2017. The elderly population with disabilities is shown in Map NA-10.2. Those aged 65 and older are the most likely to have a disability and are also the most likely to be in need of supportive services. This population saw its highest concentration in the northwest portion of Keizer, as well as the northern and southern edges of Salem.

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, the Center for Hope and Safety, a local domestic violence service provider, averages approximately 21,000 contacts to their program per year².

² <https://hopeandsafety.org/about-us/>

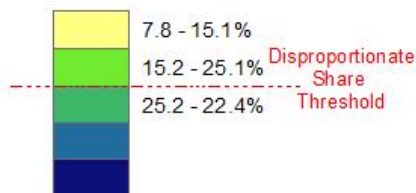
Map NA-10.1
2017 Persons with Disabilities
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Disabled

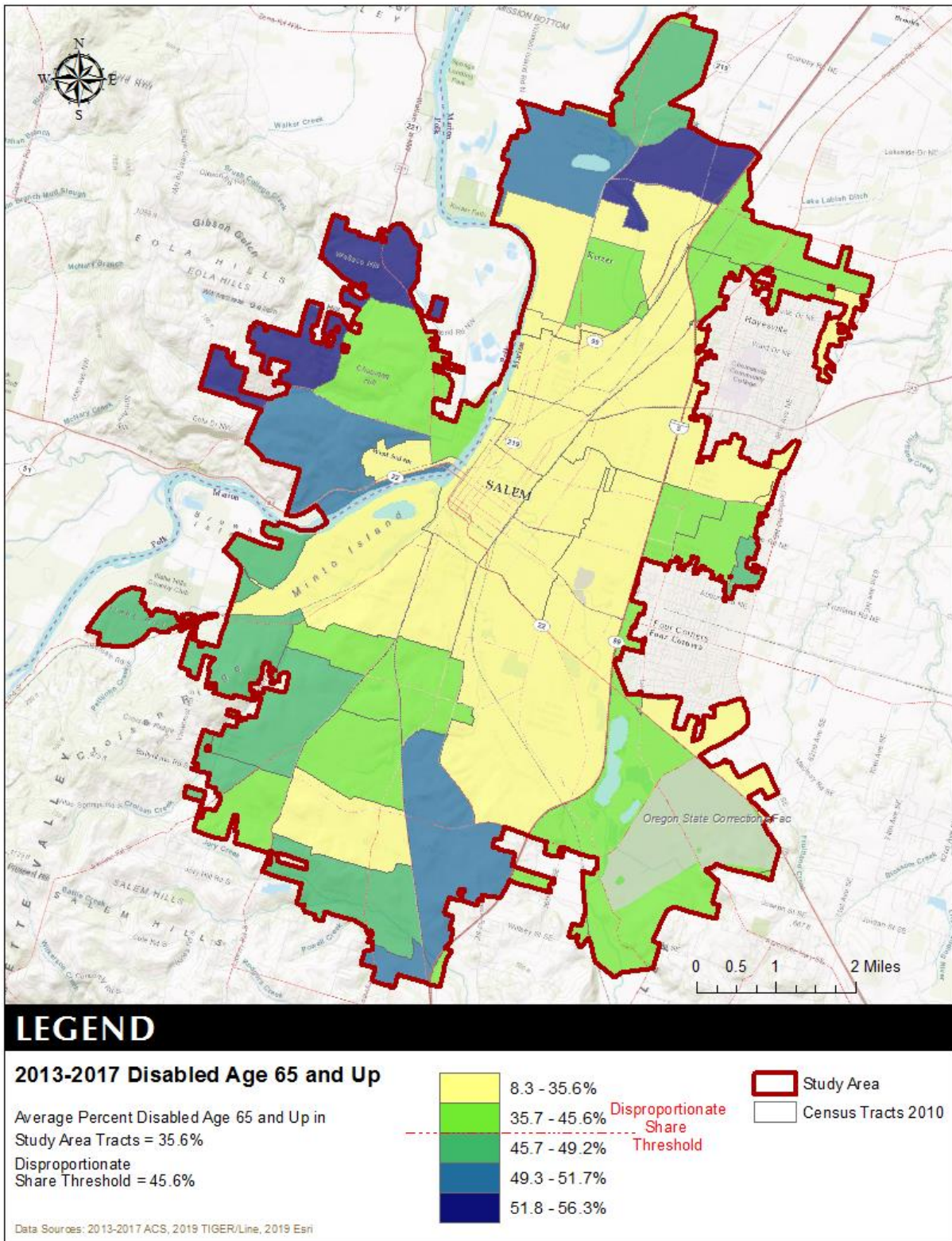
Average Percent Disabled in
 Study Area Tracts = 15.1%
 Disproportionate
 Share Threshold = 25.1%



- Study Area
- Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

Map NA-10.2
2017 Persons with Disabilities Age 65 and Older
 Salem and Keizer, OR
 2017 ACS, Tigerline



What are the most common housing problems?

In the Cities of Salem and Keizer, the most common housing problem is cost burden. In Salem-Keizer, 20.6 percent of households had a cost burden and 14.8 percent had a severe cost burden. Some 26.3 percent of renters were cost burdened, and 22.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.6 percent and a severe cost burden rate of 5.8 percent. Owner occupied households with a mortgage had a cost burden rate of 19.3 percent, and severe cost burden at 9.1 percent.

In City of Salem, alone, 20.8 percent of households had a cost burden and 15.1 percent had a severe cost burden. Some 26.4 percent of renters were cost burdened, and 22.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.5 percent and a severe cost burden rate of 5.9 percent. Owner occupied households with a mortgage had a cost burden rate of 18.6 percent, and severe cost burden at 9.7 percent.

In City of Keizer, alone, 20.1 percent of households had a cost burden and 13.4 percent had a severe cost burden. Some 26.1 percent of renters were cost burdened, and 24.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.4 percent and a severe cost burden rate of 5.4 percent. Owner occupied households with a mortgage had a cost burden rate of 21.5 percent, and severe cost burden at 7.2 percent.

Table NA-10.15
Cost Burden and Severe Cost Burden by Tenure

City of Salem
2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	14,456	60.0%	6,608	27.4%	2,997	12.4%	47	0.2%	24,108
2017 Five-Year ACS	15,247	71.2%	3,992	18.6%	2,072	9.7%	103	0.5%	21,414
Owner Without a Mortgage									
2010 Five-Year ACS	6,965	82.2%	1,011	11.9%	459	5.4%	42	0.5%	8,477
2017 Five-Year ACS	8,072	83.6%	912	9.5%	567	5.9%	99	1.0%	9,650
Renter									
2010 Five-Year ACS	10,976	45.7%	6,042	25.2%	6,188	25.8%	789	3.3%	23,995
2017 Five-Year ACS	13,147	47.7%	7,265	26.4%	6,233	22.6%	923	3.3%	27,568
Total									
2010 Five-Year ACS	32,397	57.3%	13,661	24.1%	9,644	17.0%	878	1.6%	56,580
2017 Five-Year ACS	36,466	62.2%	12,169	20.8%	8,872	15.1%	1,125	1.9%	58,632

Table NA-10.16
Cost Burden and Severe Cost Burden by Tenure

City of Keizer
2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	3,705	60.7%	1,727	28.3%	652	10.7%	15	0.2%	6,099
2017 Five-Year ACS	4,243	71.2%	1,282	21.5%	430	7.2%	6	0.1%	5,961
Owner Without a Mortgage									
2010 Five-Year ACS	1,927	85.7%	198	8.8%	98	4.4%	25	1.1%	2,248
2017 Five-Year ACS	2,400	88.9%	145	5.4%	146	5.4%	10	0.4%	2,701
Renter									
2010 Five-Year ACS	2,979	56.4%	1,187	22.5%	1,046	19.8%	68	1.3%	5,280
2017 Five-Year ACS	2,389	45.1%	1,380	26.1%	1,292	24.4%	235	4.4%	5,296
Total									
2010 Five-Year ACS	8,611	63.2%	3,112	22.8%	1,796	13.2%	108	0.8%	13,627
2017 Five-Year ACS	9,032	64.7%	2,807	20.1%	1,868	13.4%	251	1.8%	13,958

Are any populations/household types more affected than others by these problems?

Small and large family households with incomes below 30 percent of HUD Area Median Family Income (HAMFI) in Salem face housing problems at a rate of 81.1 percent for renters and 83.3 percent for homeowner households. Elderly families at this income level face housing problems at a rate of 96.7 percent for owner households and 95.5 percent of renter households. These are shown in Table NA-10.17, on the following page.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households most likely to be at risk of becoming unsheltered are those that with extremely low incomes that are severely cost-burdened. There are 4,520 households in Salem that are below 30 percent HAMFI and severely cost burdened and another 185 households in Keizer. These 4,705 households are the most at-risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

Discussion

As the population in Salem and Keizer continues to grow, the number of households with housing problems is expected to grow as well. Although the cities have seen a positive trend in the reduction of households with housing costs, the rate of poverty has increased in recent years, as well as an expected increase on the pressure in the housing market as the population grows. Addressing access to affordable housing will be a primary concern for Salem and Keizer in the foreseeable future.

Table NA-10.17 Owner-Occupied Households by Income and Family Status and Cost Burden City of Salem 2011–2015 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Cost Burden						
\$0 to \$20,820	35	55	10	65	20	185
\$20,821 to \$34,700	75	100	20	250	70	515
\$34,701 to \$55,520	220	530	270	215	150	1,385
\$55,521 to \$69,400	70	540	140	115	180	1,045
Above \$69,400	380	895	45	140	430	1,890
Total	780	2,120	485	785	850	5,020
Severe Cost Burden						
\$0 to \$20,820	80	195	70	265	200	810
\$20,821 to \$34,700	105	285	135	230	165	920
\$34,701 to \$55,520	80	295	45	130	175	725
\$55,521 to \$69,400	30	110	15	40	25	220
Above \$69,400	45	15	0	10	30	100
Total	340	900	265	675	595	2,775
Total						
\$0 to \$20,820	119	250	80	450	330	1,229
\$20,821 to \$34,700	285	425	205	750	245	1,910
\$34,701 to \$55,520	960	1,240	610	950	505	4,265
\$55,521 to \$69,400	540	1,165	345	460	510	3,020
Above \$69,400	4,340	10,010	1,610	2,035	2,300	20,295
Total	6,244	13,090	2,850	4,645	3,890	30,719

Table NA-10.18 Renter-Occupied Households by Income and Family Status and Cost Burden City of Salem 2011–2015 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
Cost Burden						
\$0 to \$20,820	4	295	115	90	200	704
\$20,821 to \$34,700	80	1,115	210	340	765	2,510
\$34,701 to \$55,520	120	1,425	170	245	1,075	3,035
\$55,521 to \$69,400	30	115	10	85	115	355
Above \$69,400	30	55	70	160	25	340
Total	264	3,005	575	920	2,180	6,944
Severe Cost Burden						
\$0 to \$20,820	80	1,380	210	505	1,535	3,710
\$20,821 to \$34,700	70	495	90	370	645	1,670
\$34,701 to \$55,520	40	225	20	165	80	530
\$55,521 to \$69,400	4	20	0	55	0	79
Above \$69,400	35	0	0	55	0	90
Total	229	2,120	320	1,150	2,260	6,079
Total						
\$0 to \$20,820	88	2,065	390	880	2,170	5,593
\$20,821 to \$34,700	160	1,785	365	900	1,555	4,765
\$34,701 to \$55,520	250	3,040	570	575	1,855	6,290
\$55,521 to \$69,400	169	1,080	195	470	870	2,784
Above \$69,400	615	3,585	475	910	2,450	8,035
Total	1,282	11,555	1,995	3,735	8,900	27,467

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,485	560	640
White	3,555	385	520
Black / African American	100	75	0
Asian	290	15	0
American Indian, Alaska Native	35	0	0
Pacific Islander	70	60	55
Hispanic	1,105	10	35

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,530	985	0
White	3,610	825	0
Black / African American	70	0	0
Asian	60	0	0
American Indian, Alaska Native	50	10	0
Pacific Islander	90	0	0
Hispanic	1,370	125	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,205	3,865	0
White	4,255	2,920	0
Black / African American	89	10	0
Asian	119	115	0
American Indian, Alaska Native	85	19	0
Pacific Islander	0	0	0
Hispanic	1,410	695	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,380	3,620	0
White	1,700	2,680	0
Black / African American	40	0	0
Asian	110	125	0
American Indian, Alaska Native	45	35	0
Pacific Islander	0	60	0
Hispanic	340	704	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section will describe the rate of disproportionate share of severe housing problems for racial and ethnic minorities in Salem and Keizer.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,805	1,240	640
White	3,170	775	520
Black / African American	30	145	0
Asian	290	15	0
American Indian, Alaska Native	35	0	0
Pacific Islander	35	95	55
Hispanic	965	150	35

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,215	3,290	0
White	2,070	2,360	0
Black / African American	45	25	0
Asian	45	8	0
American Indian, Alaska Native	20	35	0
Pacific Islander	69	20	0
Hispanic	835	660	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,145	7,930	0
White	1,365	5,820	0
Black / African American	49	50	0
Asian	84	150	0
American Indian, Alaska Native	4	100	0
Pacific Islander	0	0	0
Hispanic	610	1,490	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	910	5,095	0
White	510	3,865	0
Black / African American	0	40	0
Asian	69	170	0
American Indian, Alaska Native	25	55	0
Pacific Islander	0	60	0
Hispanic	250	789	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	35,650	12,075	9,370	640
White	29,110	8,755	6,615	520
Black / African American	375	200	100	0
Asian	895	140	445	0
American Indian, Alaska Native	145	135	64	0
Pacific Islander	200	125	50	55
Hispanic	4,180	2,095	1,710	35

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In the City of Salem, the average rate of housing problems is 38.7 percent. There are various racial and ethnic groups that face a disproportionate share of housing problems, or at a rate at least ten percentage points higher than the jurisdiction average. American Indian households face housing problems at a rate of 63.6 percent, Pacific Islander households face housing problems at a rate of 61.1 percent, “other” race households at a rate of 55.1 percent, and Hispanic households at a rate of 52.6 percent. This is shown in Table NA-30.1.

In the City of Keizer, the average rate of housing problems is 33.9 percent. The racial and ethnic groups that face a disproportionate share of housing problems include American Indian households at 48.1 percent, “other” race households at 51.3 percent, and Hispanic households at 48.5 percent. However, American Indian households account for only 52 households in Keizer and may not be statistically significant.

If they have needs not identified above, what are those needs?

No other needs identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Hispanic households are disproportionately located in areas in the center of the City of Salem. This is discussed further in section MA-50.

Table NA-30.1								
Total Households with Housing Problems by Income and Race								
City of Salem								
2011–2015 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,820	3,790	100	200	24	55	265	1,040	5,474
\$20,821 to \$34,700	3,635	65	130	90	100	330	1,395	5,745
\$34,701 to \$55,520	4,470	105	130	60	10	160	1,315	6,250
\$55,521 to \$69,400	1,600	19	70	20	10	100	245	2,064
Above \$69,400	2,590	0	25	14	45	40	295	3,009
Total	16,085	289	555	208	220	895	4,290	22,542
Total								
\$0 to \$20,820	4,780	175	225	24	115	345	1,175	6,839
\$20,821 to \$34,700	4,385	65	140	90	100	330	1,580	6,690
\$34,701 to \$55,520	7,680	105	220	74	55	235	2,185	10,554
\$55,521 to \$69,400	4,555	59	235	55	10	129	760	5,803
Above \$69,400	24,275	205	640	84	80	585	2,445	28,314
Total	45,675	609	1,460	327	360	1,624	8,145	58,200

Table NA-30.2								
Total Households with Housing Problems by Income and Race								
City of Keizer								
2011–2015 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,820	690	25	10	0	0	110	240	1,075
\$20,821 to \$34,700	870	0	0	25	4	20	255	1,174
\$34,701 to \$55,520	995	10	0	0	0	55	260	1,320
\$55,521 to \$69,400	320	0	0	0	0	15	30	365
Above \$69,400	630	0	0	0	0	35	85	750
Total	3,505	35	10	25	4	235	870	4,684
Total								
\$0 to \$20,820	745	25	10	0	0	114	244	1,138
\$20,821 to \$34,700	1,120	0	0	25	4	24	263	1,436
\$34,701 to \$55,520	1,810	10	0	8	0	150	330	2,308
\$55,521 to \$69,400	895	0	29	0	70	25	155	1,174

Above \$69,400	6,525	84	115	19	55	145	800	7,743
Total	11,095	119	154	52	129	458	1,792	13,799

NA-35 Public Housing – 91.205(b)

Introduction

The Salem Housing Authority (SHA) owns and operates 245 public housing units for families, seniors and persons with disabilities under the HUD Public Housing Program. HUD funds annual operating subsidies for public housing, as well as a Capital Fund Grant for capital improvements of the housing stock and management systems.

The quasi-governmental entity also own 392 non-federal, affordable housing units to meet needs of persons of low to moderate income. Over the next 24 months, SHA and its equity investors will add additional units of affordable housing to its current portfolio with Fisher Road/Redwood Crossing and Yaquina Hall.

SHA administers several rental voucher programs. A chart of the total.

Voucher Type	Allocation
<i>Regular Vouchers</i>	2,889
<i>Family Unification (FUP) SPRF</i>	19
<i>Family Unification (FUP)Vouchers</i>	100
<i>Veterans Administration Supportive Housing (VASH) Vouchers</i>	64
<i>Section 8 Mod Rehab</i>	36
<i>VASH Project Based Vouchers</i>	4
	3,112

SHA is under the umbrella of the City's Urban Development Department. This is the same City Department supporting the CDBG, HOME, Opportunity Zone and Urban Renewal Area (URA) resources. The utilization rate for Salem Housing Authority is shown below. The data is provided by HUD systems.

Utilization

	2016	2017	2018	2019 YTD
UML	34,482	31,950	34,074	18,910
ACC	35,736	35,796	35,796	20,944
	96.5%	89.3%	95.2%	90.3%

HAP	\$ 16,824,188	\$ 16,313,788	\$ 18,372,269	\$ 10,430,856
ACC	\$ 15,518,375	\$ 16,824,343	\$ 17,230,474	\$ 19,629,619
	108.4%	97.0%	106.6%	53.1%
Success Rates:	65%	60%	60%	46%

(Success Rate is the total number of families that lease up divided by the total number of families that receive a voucher)

The West Valley Housing Authority issues vouchers in West Salem the Salem-Keizer area. The voucher utilization rate is shown in the table below for 2019 and over the period from 2016 to 2019 (as of July 2019).

Year	Month	# Issued	# Leased in 0 to 30 Days	# Leased in 31 to 60 Days	# Leased in 61 to 90 Days	# Leased in 91 to 120 Days	# Leased in > 120 Days	Successfully Leased	Utilization Rate
2019	1	47	13	4	5	2	0	24	51.06%
	2	53	8	12	6	2	1	29	54.72%
	3	53	9	4	4	5	1	23	43.40%
	4	28	6	7	2	0	0	15	53.57%
	5	22	1	2	2	0	0	5	22.73%
	6	49	2	5	1	0	0	8	16.33%
	7	48	3	0	0	0	0	3	6.25%
Total for 2016-2019		628	236	47	37	16	21	357	

Success rates are directly linked to housing availability and the payment standards. Without additional housing units the issuance of vouchers to low and moderate income families will remain below normal utilization standards.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	33	305	2,765	0	2,717	2	0	33

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	5,656	15,513	11,725	0	11,666	9,761	0
Average length of stay	0	2	3	5	0	5	0	0
Average Household size	0	1	3	2	0	2	1	0
# Homeless at admission	0	3	40	1	0	1	0	0
# of Elderly Program Participants (>62)	0	3	66	510	0	497	0	0
# of Disabled Families	0	10	17	995	0	975	0	0
# of Families requesting accessibility features	0	33	305	2,765	0	2,717	2	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	28	276	2,504	0	2,458	2	0	31
Black/African American	0	3	5	111	0	109	0	0	2
Asian	0	1	2	37	0	37	0	0	0
American Indian/Alaska Native	0	0	9	71	0	71	0	0	0
Pacific Islander	0	1	13	42	0	42	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	73	431	0	422	0	0	3
Not Hispanic	0	30	232	2,334	0	2,295	2	0	30

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Access to affordable housing options continues to be a challenge for those applicants on the waiting list and those trying to access publicly assisted housing. The Salem Housing Authority recently implemented Small Areas FMRs, which increased payment standards to help more households access suitable housing. Prospective applicants and tenants may require affordable housing with convenient access to public transportation and health care services, as well as structural adaptations to accommodate wheelchairs and other assistive devices. Housing needs can include independent home environments, homes with special modifications and design features and live-in care options.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing and housing choice voucher holders is accessing affordable housing and, in some cases, preventing homelessness. These needs are complicated by the availability of accessing units that will accept vouchers, and the amount of need in the area. This is demonstrated by the voucher utilization rate for both the Salem Housing Authority and the West Valley Housing Authority.

How do these needs compare to the housing needs of the population at large

These needs are seen in a much higher rate and are more urgent than the population at large. The low-income levels of households utilizing publicly supported housing dramatically increases the likelihood of housing problems and risk of homelessness. In addition, the rate of disabilities among those in public housing is higher than the general population, requiring additional accommodations in housing units.

Discussion

Salem Housing Authority provides a number of services and programs that are intended to address the needs of its residents, including programs that support education, employment, leadership development, and homeownership.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness in Marion and Polk Counties has remained a high need. The Point-In-Time (PIT) count in 2014 found there to be 1,815 homeless persons in the County, and 1,462 in 2019. The results from the ROCC are included in the HUD provided table.

Table NA-30.1 Homeless Persons Marion and Polk Counties Point-in-Time Counts						
	2014	2015	2016	2017	2018	2019
Total Homeless Count	1,815	1,660	1,617	1,152	1,218	1,462

Population	Estimate the # of persons experiencing homelessness on a given night	
	Sheltered	Unsheltered
Persons in Households with Adult(s) and Child(ren)	615	1,358
Persons in Households with Only Children	50	193
Persons in Households with Only Adults	1,193	2,983
Chronically Homeless Individuals	278	1,225
Chronically Homeless Families	21	113
Veterans	128	36
Unaccompanied Child	50	193
Persons with HIV	10	36

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,499	4,002
Black or African American	69	67
Asian	9	9
American Indian or Alaska Native	73	213
Pacific Islander	28	46
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	222	428
Not Hispanic	1636	4,106

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In the ROCC's data there were 1,973 persons in households with children, including 1,102 children under the age of 18. There were also 243 persons in households with only children. A total of 474 veterans were counted in 2018, some 346 of whom were unsheltered.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

A majority of those counted were white, followed by African-American persons. As for ethnicity, there were 650 persons counted. Additional details are shown in the table above.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Some 70.1 percent of homeless persons counted in the 2018 PIT data were unsheltered. The rate for households without children being unsheltered was 71.4 percent, and 68.9 percent for households with children. Some 1,858 were sheltered and 4,534 were unsheltered.

Discussion:

Homelessness continues to be an issue in the area. The Point in Time numbers do not capture the full amount of those that are experiencing homelessness because unsheltered persons are difficult to count. These numbers show that the homeless population in Marion and Polk Counties have remained steady, signifying a continued need for funds and services.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

As of 2018, there are an estimated 41,742 persons over the age of 65 in Salem and Keizer. This is the fastest growing population in the area. It is also among the fastest growing population of homeless persons. Those over age 65 increased at a rate of 13.1 percent between 2010 and 2018, compared to the overall growth of 10.0 percent during that same time period.

Table NA-45.1							
Population by Age and Gender							
Salem-Keizer							
2010 Census and Current Census Estimates							
Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	Male	Female	Total	Male	Female	Total	
Under 14 years	35,601	33,795	69,396	36,722	34,769	71,491	3.0%
15 to 24 years	23,149	21,672	44,821	23,597	21,955	45,552	1.6%
25 to 44 years	22,266	20,728	42,994	25,120	23,832	48,952	13.9%
45 to 54 years	20,290	19,213	39,503	22,655	21,678	44,333	12.2%
55 to 64 years	20,551	20,600	41,151	20,495	19,954	40,449	-1.7%
65 and Over	17,775	19,146	36,921	20,142	21,600	41,742	13.1%
Total	157,117	158,218	315,335	172,899	173,969	346,868	10.0%
% of Total	49.8%	50.2%	.	49.8%	50.2%	.	

People with Disabilities

Disability by age, as estimated by the 2017 ACS, is shown in Table NA-45.2. The disability rate for females was 15.5 percent, compared to 14.7 percent for males. The disability rate grew precipitously higher with age, with 52.5 percent of those over 75 experiencing a disability.

Table NA-45.2 Disability by Age Salem-Keizer 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	88	1.3%	98.0	1.5%	186	1.4%
5 to 17	1,731	9.6%	875	5.0%	2,606	7.3%
18 to 34	2,319	9.9%	2,002	8.3%	4,321	9.1%
35 to 64	5,276	15.1%	6,687	18.1%	11,963	16.6%
65 to 74	2,214	31.2%	2,318	27.7%	4,532	29.3%
75 or Older	2,362	52.5%	3,644	52.5%	6,006	52.5%
Total	13,990	14.7%	15,624	15.5%	29,614	15.1%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table NA-45.3. Some 7.6 percent have an ambulatory disability, 6.7 percent have an independent living disability, and 3.1 percent have a self-care disability.

Table NA-45.3 Total Disabilities Tallied: Aged 5 and Older Salem-Keizer 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	8,643	4.4%
Vision disability	4,747	2.4%
Cognitive disability	12,577	6.9%
Ambulatory disability	13,879	7.6%
Self-Care disability	5,722	3.1%
Independent living disability	9,810	6.7%

People with Alcohol and Drug Addictions

According to County Health Rankings, an estimated 17 percent of adults in Marion County reported excessive alcohol drinking, and an estimated 312 drug overdose deaths per 100,000 persons.³ Both of these rates are lower than the estimated average for the State of Oregon, at 18 percent excessive alcohol consumption, and 13 drug overdose deaths per 100,000.

Victims of Domestic Violence

The number of victims of domestic violence is difficult to pinpoint due to low reporting. However, the Center for Hope and Safety, a local domestic violence service provider, averages approximately 21,000 contacts to their program per year⁴.

³ <https://www.countyhealthrankings.org/app/oregon/2019/rankings/marion/county/outcomes/overall/snapshot>

⁴ <https://hopeandsafety.org/about-us/>

What are the housing and supportive service needs of these populations and how are these needs determined?

Respondents to the Housing and Community Development Survey reported a high need for services and facilities for homeless persons (85 respondents), persons with severe mental illness (79 respondents), persons with substance abuse addictions (74 respondents), and persons recently released from prison (66 respondents).

Table NA-45.5 Needs of Special Populations City of Salem Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Other	Missing	Total
Please rate the need for SERVICES and FACILITIES for each of the following special needs groups in Salem:							
Homeless persons	3	3	9	85	15	0	115
Persons with severe mental illness	3	3	12	79	18	0	115
Persons with substance abuse addictions	5	2	17	74	17	0	115
Persons recently released from prison	6	4	20	66	19	0	115
Victims of domestic violence	6	8	19	62	20	0	115
Persons who are food insecure	6	8	18	62	21	0	115
Persons with developmental disabilities	5	7	33	49	21	0	115
The frail elderly (85+)	5	7	33	48	22	0	115
Persons with physical disabilities	4	5	39	47	20	0	115
Veterans	7	9	31	46	22	0	115
The elderly (65+)	6	10	40	38	21	0	115
Persons with HIV/AIDS	8	25	37	22	23	0	115

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Oregon Health Authority, there are an estimated 159 males and 27 females in Marion County living with HIV, and 267 males and 40 females living with AIDS, last updated in May 2019⁵. The total count is 493 persons living in Marion County, at a rate of 144.5 per 100,000. This rate is compared to the State's 186.6 per 100,000. Various racial and ethnic groups in Marion County face different rates of infection. White persons have a rate of 148.6, black persons have a rate of 567.1, and Hispanic persons have a rate of 139.6.

Discussion:

There is a high level of need for the various non-homeless special needs populations in the Cities of Salem and Keizer.

⁵

<https://www.oregon.gov/oha/PH/DISEASES/CONDITIONS/COMMUNICABLEDISEASE/DISEASESURVEILLANCEDATA/HIVDATA/Pages/epiprofile.aspx>

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Respondents from the 2019 Housing and Community Development Needs survey reported a high need for childcare facilities (51 respondents), youth centers (50 respondents), residential treatment centers (41 responses), and community centers (40 responses).

Table NA-50.1 Providing a Suitable Living Environment City of Salem Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Other	Missing	Total
Pease rate the need for the following COMMUNITY and PUBLIC FACILITIES activities in the City:							
Childcare facilities	3	14	30	51	17	0	115
Youth Centers	5	10	34	50	16	0	115
Residential treatment centers	9	14	31	41	20	0	115
Community Centers	6	18	33	40	18	0	115
Parks, playgrounds, and recreational centers	8	17	37	36	17	0	115
Public buildings with improved accessibility	13	28	28	27	19	0	115
Healthcare facilities	10	30	32	25	18	0	115
Senior center	9	29	36	20	21	0	115

How were these needs determined?

These needs were determined using the 2019 Housing and Community Development needs survey.

Describe the jurisdiction's need for Public Improvements:

Survey respondents reported a high need for sidewalk improvements (52 respondents), bridge improvements (48 respondents), bicycle and walking paths (48 respondents), and street and road improvements (39 respondents).

Table NA-50.2 Providing a Suitable Living Environment City of Salem Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Other	Missing	Total
Pease rate the need for the following INFRASTRUCTURE activities in the City:							
Sidewalk improvements	4	12	33	52	14	0	115
Bridge improvements	8	19	22	48	18	0	115
Bicycle and walking paths	9	18	27	48	13	0	115
Street and Road improvements	6	21	34	39	15	0	115
Water quality improvements	9	28	26	34	18	0	115
Flood drainage improvements	7	24	34	30	20	0	115
Solid waste facility improvements	11	32	22	28	22	0	115
Water system capacity improvements	8	31	29	26	21	0	115
Sewer system improvements	7	38	24	25	21	0	115
Storm sewer system improvements	7	30	31	24	23	0	115

How were these needs determined?

These needs were determined using the 2019 Housing and Community Development needs survey.

Describe the jurisdiction's need for Public Services:

The highest rated human and public facilities needs included mental health/chemical dependency services (81 respondents), transportation services (68 respondents), food assistance (61 respondents), and youth services (60 respondents).

Table NA-50.3 Providing a Suitable Living Environment City of Salem Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Other	Missin g	Tota l
Pease rate the need for the following HUMAN and PUBLIC FACILITIES activities in the City:							
Mental health/chemical dependency services	4	0	13	81	17	0	115
Transportation services	4	6	18	68	19	0	115
Food Assistance	5	9	21	61	19	0	115
Youth service	5	6	26	60	18	0	115
Fair housing activities	7	7	20	59	22	0	115
Fair housing education	5	17	19	53	21	0	115
Childcare services	5	15	23	52	20	0	115
Employment services	5	5	33	49	23	0	115
Tenant/Landlord counseling	5	15	28	47	20	0	115
Senior services	5	11	38	42	19	0	115
Healthcare services	7	17	34	38	19	0	115
Home-buyer education	8	17	39	29	22	0	115
Crime awareness education	13	19	34	28	21	0	115
Mitigation of lead-based paint hazards	9	33	26	25	22	0	115
Mitigation of asbestos hazards	10	29	31	22	23	0	115
Mitigation of radon hazards	10	32	34	17	22	0	115
Other	3	0	1	7	104	0	115

How were these needs determined?

These needs were determined using the 2019 Housing and Community Development needs survey.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

Between 2010 and 2017, the number of housing units in Salem-Keizer increased by 4.5 percent. However, the housing market has seen a reduction production in more recent years. Meanwhile, housing costs have continued to rise and there has been an increase in the number of vacant housing units between 2010 and 2017.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table MA-10.1, below, shows housing units by type in 2010 and 2017. In 2010, there were 74,170 housing units, compared with 77,616 in 2017. Single-family units accounted for 64.3 percent of units in 2017, compared to 65.1 in 2010. Apartment units accounted for 20.2 percent in 2017, compared to 20.2 percent in 2010.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	37,005	60%
1-unit, attached structure	2,800	5%
2-4 units	5,525	9%
5-19 units	7,585	12%
20 or more units	5,170	8%
Mobile Home, boat, RV, van, etc.	3,340	5%
Total	61,425	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Table MA-10.1 Housing Units by Type Salem-Keizer 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	48,321	65.1%	49,892	64.3%
Duplex	2,187	2.9%	2,471	3.2%
Tri- or Four-Plex	4,637	6.3%	5,458	7.0%
Apartment	14,960	20.2%	15,658	20.2%
Mobile Home	4,018	5.4%	4,010	5.2%
Boat, RV, Van, Etc.	47	0.1%	127	0.2%
Total	74,170	100.0%	77,616	100.0%

Table MA-10.2 shows housing units by tenure from 2010 to 2017. In 2017, there were 77,616 housing units, of which an estimated 54.7 percent were owner-occupied and 6.5 percent were vacant.

Table MA-10.2 Housing Units by Tenure Salem-Keizer 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	70,993	93.8%	72,590	93.5%
Owner-Occupied	40,267	56.7%	39,726	54.7%
Renter-Occupied	30,726	43.3%	32,864	45.3%
Vacant Housing Units	4,728	6.2%	5,026	6.5%
Total Housing Units	75,721	100.0%	77,616	100.0%

The distribution of unit types by race are shown in Table MA-10.3. An estimated 66.8 percent of white households occupy single-family homes, while 33.4 percent of black households do. Some 18.8 percent of white households occupied apartments, while 33.8 percent of black households do. An estimated 65.2 percent of Asian, and 44.6 percent of American Indian households occupy single-family homes.

Table MA-10.3 Distribution of Units in Structure by Race Salem-Keizer 2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	66.8%	33.4%	44.6%	65.2%	43.9%	56.7%	48.3%
Duplex	3.3%	3.7%	1.0%	5.4%	0%	4.1%	2.7%
Tri- or Four-Plex	5.9%	24.9%	7.0%	3.8%	38.8%	10.6%	13.6%
Apartment	18.8%	33.8%	44.9%	19.1%	17.4%	23.9%	29.4%
Mobile Home	5.0%	4.2%	2.6%	4.7%	0%	4.7%	5.0%
Boat, RV, Van, Etc.	0.1%	0%	0%	1.9%	0%	0%	1.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table MA-10.4 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009 account for 11.8 percent of households in 2010 and 13.0 percent of households in 2017. Housing units built in 1939 or earlier represented 8.5 percent of households in 2017 and 8.7 percent of households in 2010.

Table MA-10.4 Households by Year Home Built City of Salem 2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	4,904	8.7%	4,988	8.5%
1940 to 1949	3,689	6.5%	3,054	5.2%
1950 to 1959	6,351	11.2%	6,184	10.5%
1960 to 1969	6,007	10.6%	5,511	9.4%
1970 to 1979	11,481	20.3%	13,352	22.8%
1980 to 1989	6,926	12.2%	6,847	11.7%
1990 to 1999	10,534	18.6%	9,730	16.6%
2000 to 2009	6,688	11.8%	7,593	13.0%
2010 or Later	.	.	1,373	2.3%
Total	56,580	100.0%	58,632	100.0%

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	75	0%	695	3%
1 bedroom	435	1%	5,905	22%
2 bedrooms	5,325	17%	12,620	47%
3 or more bedrooms	24,750	81%	7,925	29%
Total	30,585	99%	27,145	101%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Federal funds will be targeted to households experiencing housing problems in the Cities of Salem and Keizer. As seen in Tables MA-10.5 and MA-10.6, there are 22,519 households in Salem with housing problems and 4,693 households in Keizer with housing problems.

Table MA-10.5
Housing Problems by Income and Tenure
City of Salem
2011–2015 HUD CHAS Data

Housing Problem	\$0 to \$20,820	\$20,821 to \$34,700	\$34,701 to \$55,520	\$55,521 to \$69,400	Above \$69,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	25	10	0	25	80	140
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	10	4	40	25	25	104
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	165	205	35	195	680
Housing cost burden greater than 50% of income (and none of the above problems)	710	760	720	225	100	2,515
Housing cost burden greater than 30% of income (and none of the above problems)	180	510	1,345	1,005	1,850	4,890
Zero/negative income (and none of the above problems)	185	0	0	0	0	185
has none of the 4 housing problems	45	460	1,955	1,720	18,035	22,215
Total	1,235	1,909	4,265	3,035	20,285	30,729
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	220	80	230	215	240	985
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	15	40	170	65	30	320
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	210	460	260	170	210	1,310
Housing cost burden greater than 50% of income (and none of the above problems)	3,420	1,555	435	35	30	5,475
Housing cost burden greater than 30% of income (and none of the above problems)	600	2,150	2,845	270	255	6,120
Zero/negative income (and none of the above problems)	445	0	0	0	0	445
has none of the 4 housing problems	685	485	2,350	2,025	7,270	12,815
Total	5,595	4,770	6,290	2,780	8,035	27,470
Total						
Lacking complete plumbing or kitchen facilities	245	90	230	240	320	1,125
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	44	210	90	55	424
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	290	625	465	205	405	1,990
Housing cost burden greater than 50% of income (and none of the above problems)	4,130	2,315	1,155	260	130	7,990
Housing cost burden greater than 30% of income (and none of the above problems)	780	2,660	4,190	1,275	2,105	11,010
Zero/negative income (and none of the above problems)	630	0	0	0	0	630
has none of the 4 housing problems	730	945	4,305	3,745	25,305	35,030
Total	6,830	6,679	10,555	5,815	28,320	58,199

TableMA-10.6
Housing Problems by Income and Tenure
City of Keizer
2011–2015 HUD CHAS Data

Housing Problem	\$0 to \$20,820	\$20,821 to \$34,700	\$34,701 to \$55,520	\$55,521 to \$69,400	Above \$69,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	65	15	0	4	84
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	50	0	20	70
Housing cost burden greater than 50% of income (and none of the above problems)	305	95	135	55	20	610
Housing cost burden greater than 30% of income (and none of the above problems)	30	195	335	170	535	1,265
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	20	135	455	425	5,510	6,545
Total	359	490	990	650	6,089	8,578
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	40	50	15	20	125
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	10	0	10	0	24
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	55	115	15	30	240
Housing cost burden greater than 50% of income (and none of the above problems)	595	455	95	0	75	1,220
Housing cost burden greater than 30% of income (and none of the above problems)	110	265	525	105	50	1,055
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
has none of the 4 housing problems	20	130	530	385	1,485	2,550
Total	774	955	1,315	530	1,660	5,234
Total						
Lacking complete plumbing or kitchen facilities	0	40	50	15	20	125
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	75	15	10	4	108
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	55	165	15	50	310
Housing cost burden greater than 50% of income (and none of the above problems)	900	550	230	55	95	1,830
Housing cost burden greater than 30% of income (and none of the above problems)	140	460	860	275	585	2,320
Zero/negative income (and none of the above problems)	24	0	0	0	0	24
has none of the 4 housing problems	40	265	985	810	6,995	9,095
Total	1,133	1,445	2,305	1,180	7,749	13,812

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Multifamily Housing mortgages are scheduled to mature within the next five years. These units operating under a HUD Section 8 contract are shown in Map MA-10.1. There are twelve mortgages maturing in the next five years. Two will expire in the first year of the Consolidated Plan. One will expire in 2021 and nine (9) will mature in the year 2022 or later.

These units are a critical resource for low income tenants in the community. HUD has a recapitalization program to assist in refinancing the mortgages. Oregon Housing and Community Services worked with partners to develop a preservation plan. The City worked on the plan and will continue to support the preservation initiative.

Does the availability of housing units meet the needs of the population?

As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most markedly in the rate of cost burdens in the Cities. In 2017, an estimated 35.4 percent of the population was cost burdened. Renters and low-income households are more likely to be impacted by cost burdens, at 49.2 percent, and are therefore most likely to not have housing units that meet their needs.

Describe the need for specific types of housing:

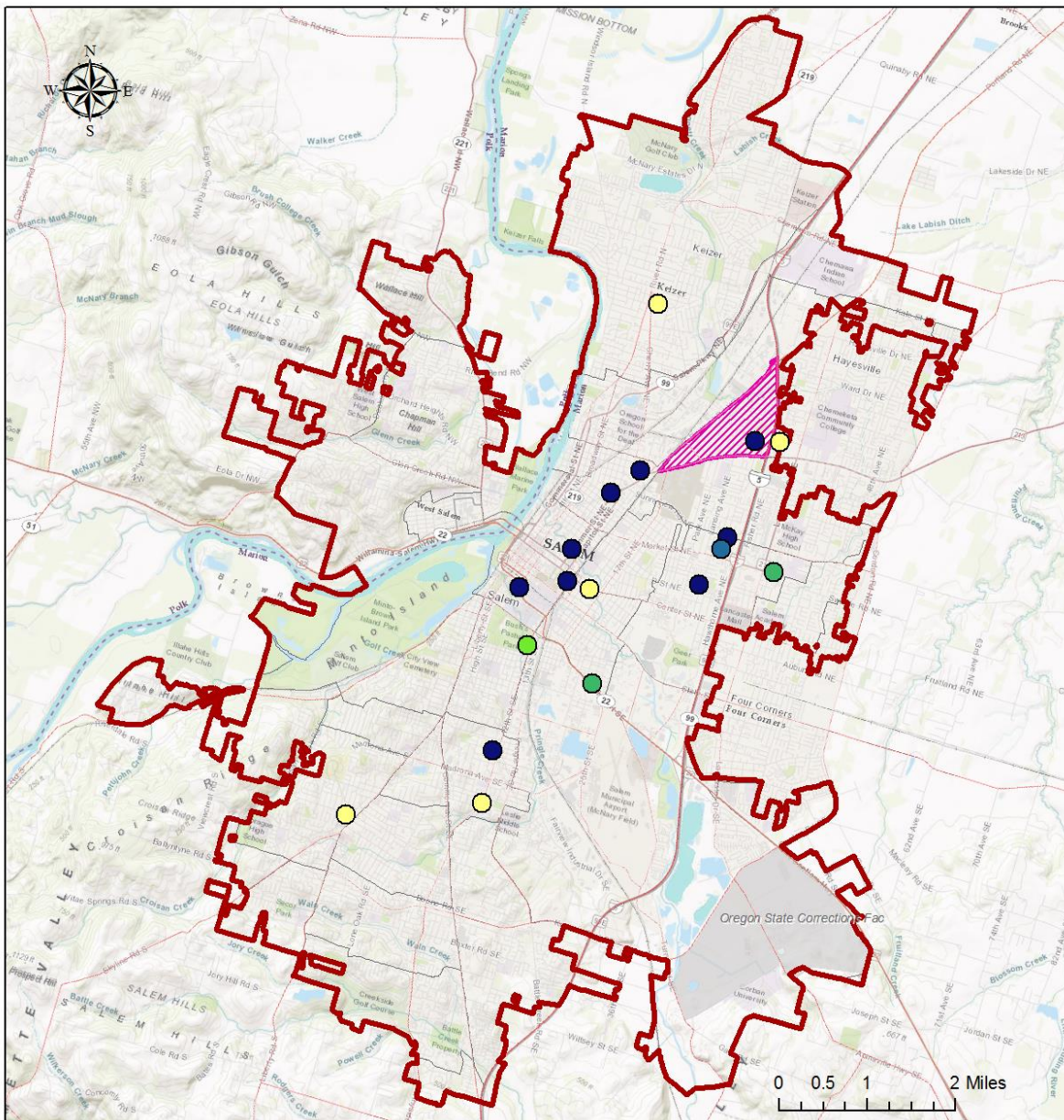
The highest rated needs for housing include supportive housing for people who are homeless or disabled and rental housing for very low-income households. This was followed by construction of new affordable rental housing, rental assistance, and preservation of federal subsidized housing.

Table NA-10.7 Providing Decent Housing Salem-Keizer Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Other	Missing	Total
Please rate the need for the following HOUSING activities in the City:							
Supportive housing for people who are homeless or disabled	2	4	9	96	4	0	115
Rental housing for very low-income households	3	5	9	94	4	0	115
Construction of new affordable rental housing	6	3	17	87	2	0	115
Rental assistance	2	7	19	83	4	0	115
Preservation of federal subsidized housing	5	12	20	74	4	0	115
Construction of new affordable for sale housing	9	15	24	65	2	0	115
Mixed income housing	7	10	33	60	5	0	115
Senior-friendly housing	6	9	33	60	7	0	115
Homeownership in communities of color	8	8	35	59	5	0	115
First-time home-buyer assistance	7	21	30	51	6	0	115
Retrofitting existing housing to meet seniors' needs	7	14	39	50	5	0	115
Energy efficient retrofits	6	18	38	48	5	0	115
Mixed use housing	8	16	38	45	8	0	115
Rental housing rehabilitation	7	15	46	40	7	0	115
Homeowner housing rehabilitation	9	26	43	33	4	0	115
Downtown housing	13	35	32	29	6	0	115
Other	1	1	2	24	87	0	115
Housing demolition	28	56	15	7	9	0	115

Discussion

While housing production grew rapidly in the early 2000's, it has leveled off and may not be meeting the needs of the population within Salem and Keizer, particularly lower income households and the growing senior population.

Map MA-10.1
Expiring Section 8 Contracts
 Salem-Keizer
 2018 HUD, Tigerline



LEGEND

Section 8 Expiration Dates

- 2018
- 2019
- 2020
- 2021
- 2022+

- Study Area
- Census Tracts 2010
- R/ECAP

Data Sources: 2018 HUD, 2019 TIGER/Line, Esri

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	189,300	182,800	(3%)
Median Contract Rent	588	682	16%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Marion County increased from 302 authorizations in 2016 to 319 in 2017.

The real value of single-family building permits decreased from \$287,809 in 2016 to \$290,403 in 2017. Additional details are given in Table MA-15.1.

The concentration of homeowner households are shown in Map MA-15.1. The highest rates of homeownership were seen on the outer edges of both Salem and Keizer. The lowest rates, were conversely, in and around the city centers. Renter households are shown in Map MA-15.2. Renter households are more heavily concentrated in and around the city centers.

Median home values and median contract rents were both highest in the western and northern portions of the study area. The median home value exceeded \$228,000 in areas on the western edges of Salem and Keizer. They were lowest, between \$32,600 and \$146,700 in areas in eastern and central Salem. Median contract rents were highest in central Keizer and the northern and southwestern edges of Salem, exceeding \$828. The lowest rents were in downtown Keizer and areas adjacent to the Salem city center, at rates between \$608 and \$693. Median contract rents are for all bedroom sizes.

Table MA-15.1
Building Permits and Valuation
City of Salem
Census Bureau Data, 1980–2018

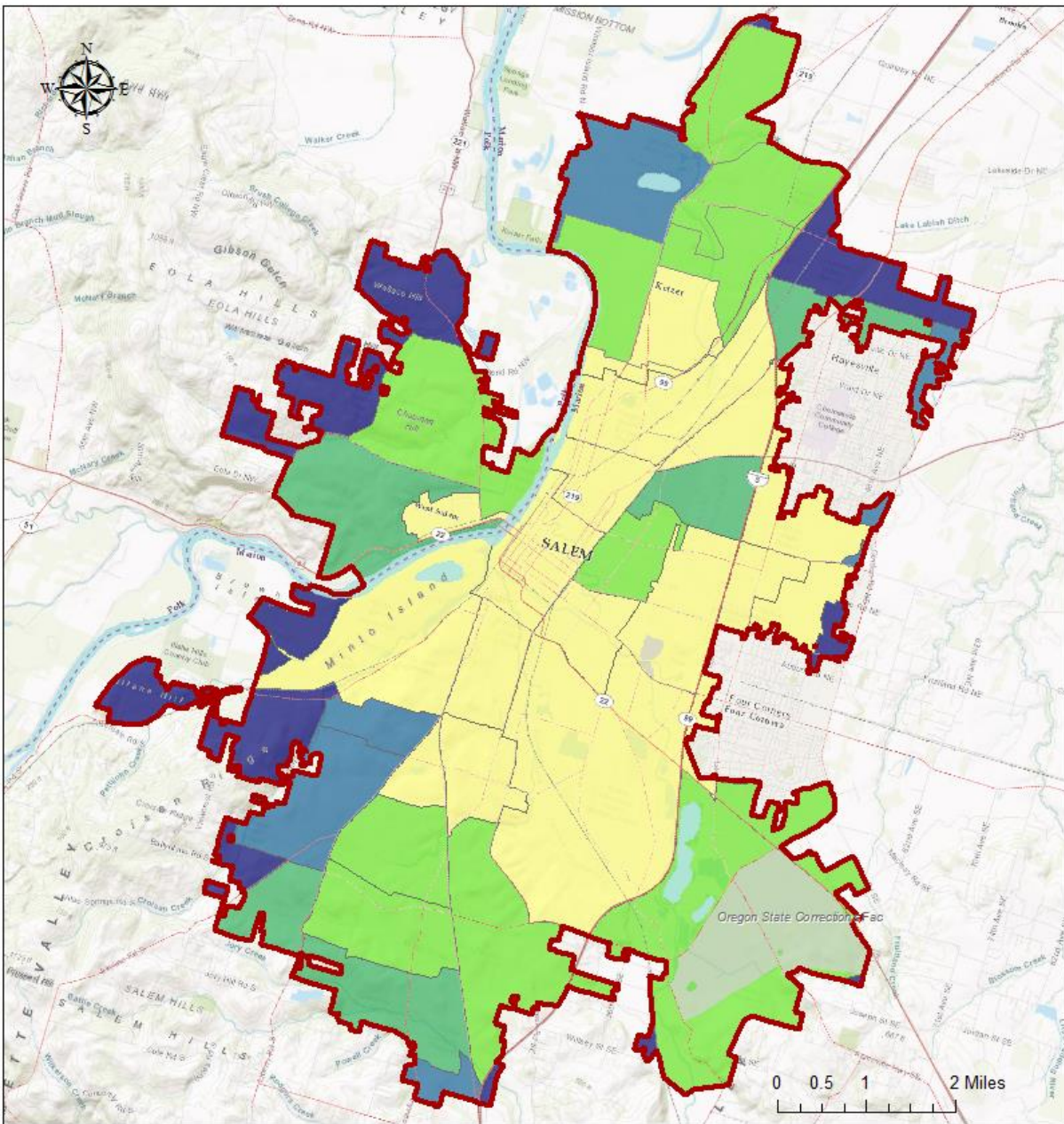
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	574	46	8.0	200	828	116,191	35,718
1981	298	12.0	15.0	94	419	116,187	49,129
1982	123	4.0	0	0	127	101,115	0
1983	154	0	8.0	107	269	109,461	43,445
1984	142	12.0	4.0	40	198	109,393	36,121
1985	154	2.0	0	56	212	109,569	27,811
1986	286	18.0	3.0	86	393	108,474	28,598
1987	367	12.0	4.0	40	423	107,547	47,872
1988	351	30.0	44.0	390	815	103,197	32,573
1989	520	34.0	23.0	562	1,139	109,030	29,587
1990	482	40.0	12	489	1,023	123,298	37,683
1991	433	50.0	39.0	253	775	131,858	46,036
1992	589	24.0	58.0	304	975	145,220	81,938
1993	598	50.0	18.0	413	1,079	169,295	51,149
1994	575	36	4.0	72	687	185,141	56,450
1995	555	72	54	469	1,150	190,606	56,387
1996	687	62	28.0	750	1,527	188,492	59,060
1997	629	44	15	464	1,152	201,537	60,636
1998	545	44	38.0	259	886	216,967	55,934
1999	573	48.0	6.0	125	752	167,582	59,258
2000	516	6.0	36.0	103	661	165,131	52,874
2001	526	4.0	21.0	280	831	194,215	65,044
2002	636	8.0	12.0	154	810	174,259	73,715
2003	668	12.0	4.0	30	714	182,675	56,676
2004	814	22.0	46.0	327	1,209	196,874	71,590
2005	828	32.0	28.0	164	1,052	212,349	68,680
2006	594	26.0	25.0	222	867	200,144	66,983
2007	543	30.0	6.0	193	772	291,328	90,892
2008	269	18.0	0	60	347	252,678	113,694
2009	237	4.0	3.0	158	402	248,556	104,913
2010	211	6.0	6.0	9	232	242,987	118,385
2011	160	2.0	0	108	270	242,179	102,953
2012	179	2.0	12.0	186	379	245,677	104,997
2013	283	2.0	0	292	577	244,673	104,181
2014	270	10.0	4.0	7	291	284,323	74,269
2015	271	4.0	0	165	440	298,493	97,640
2016	302	24.0	4.0	462	792	290,403	116,487
2017	319	22.0	0	633	974	287,809	101,569

Rent Paid	Number	%
Less than \$500	5,035	18.6%
\$500-999	18,105	66.7%
\$1,000-1,499	3,080	11.4%
\$1,500-1,999	525	1.9%
\$2,000 or more	405	1.5%
Total	27,150	100.0%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

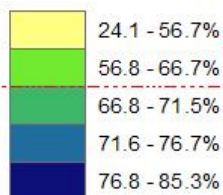
Map MA-15.1
2017 Homeowner Households
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Home Owner

Average Percent Home Owner in
 Study Area Tracts = 56.7%
 Disproportionate
 Share Threshold = 66.7%

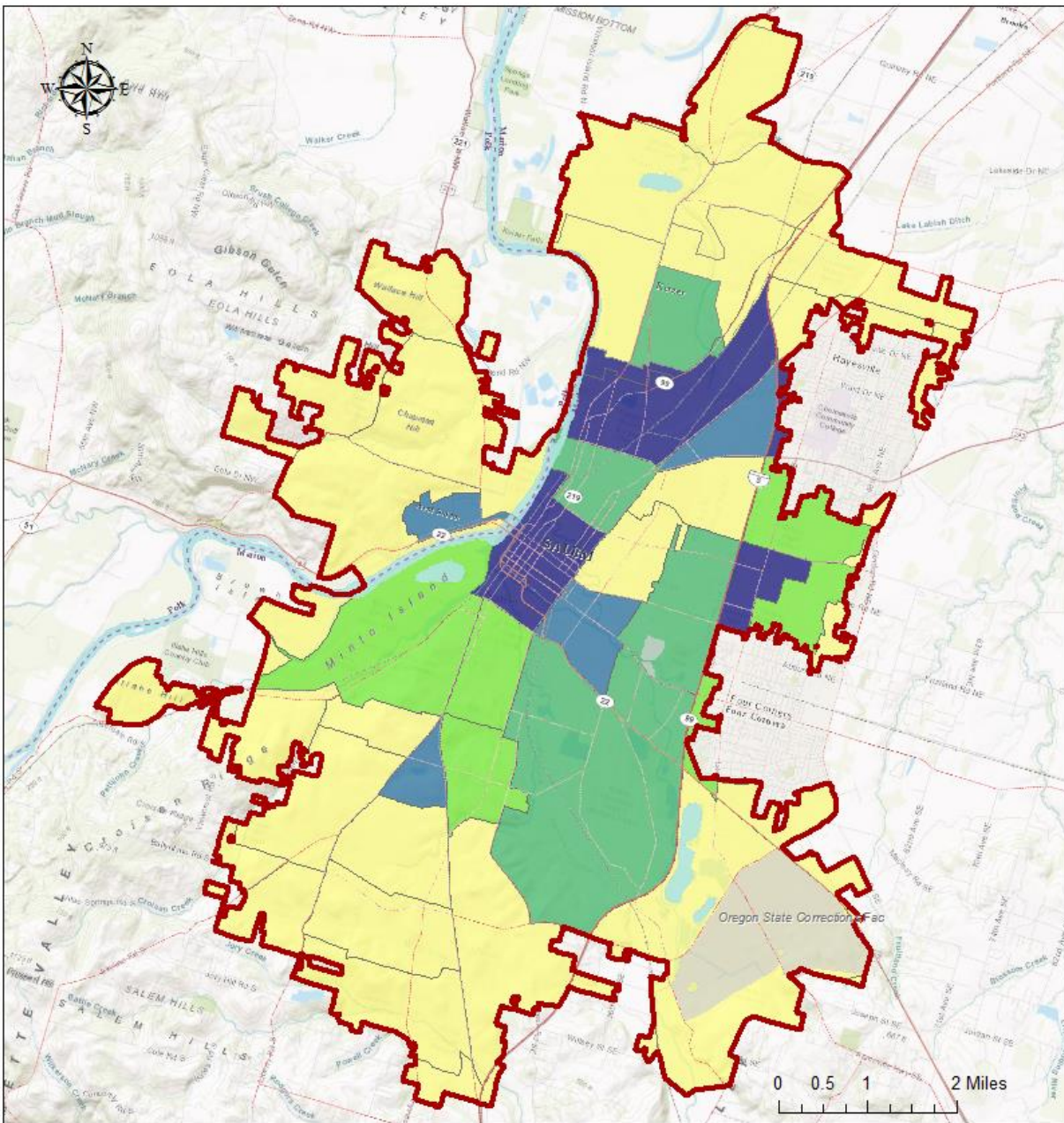


Disproportionate
 Share
 Threshold

- Study Area
- Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

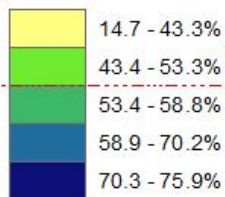
Map MA-15.2
2017 Renter Households
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Renter

Average Percent Renter in
 Study Area Tracts = 43.3%
 Disproportionate
 Share Threshold = 53.3%

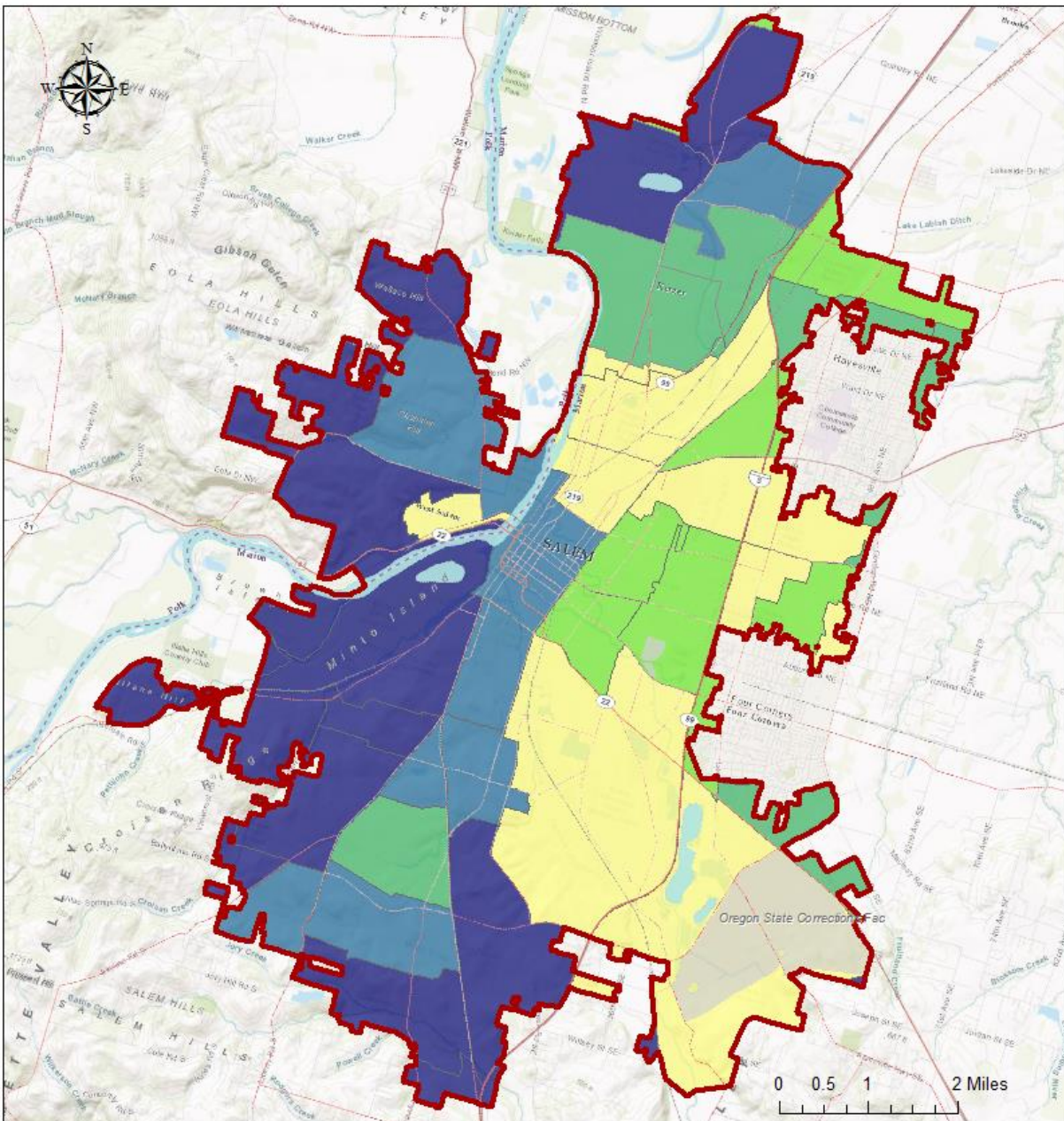


Disproportionate
 Share
 Threshold

Study Area
 Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

Map MA-15.3
2017 Median Home Value
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Median Home Value

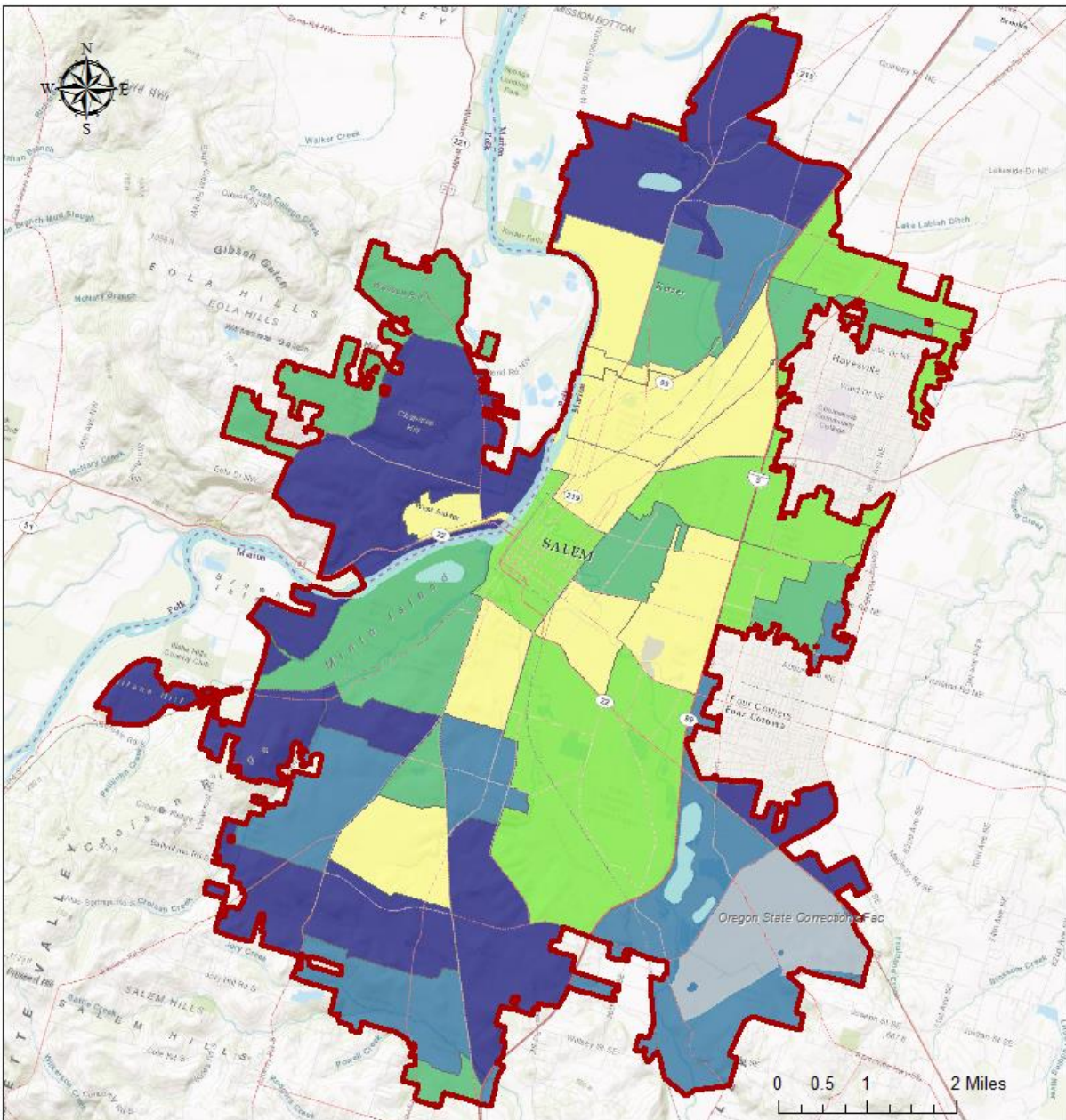
Average Median Home Value in
 Study Area Tracts = \$416,300.00

	\$32,600.00 - \$146,700.00
	\$146,700.01 - \$162,100.00
	\$162,100.01 - \$197,900.00
	\$197,900.01 - \$228,000.00
	\$228,000.01 - \$385,500.00

	Study Area
	Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

Map MA-15.4
2017 Median Contract Rent
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Median Contract Rent

Average Median Contract Rent in
 Study Area Tracts = \$1,541.00

	\$608.00 - \$693.00
	\$693.01 - \$729.00
	\$729.01 - \$763.00
	\$763.01 - \$828.00
	\$828.01 - \$956.00

	Study Area
	Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,245	No Data
50% HAMFI	4,000	933
80% HAMFI	14,770	4,522
100% HAMFI	No Data	8,012
Total	20,015	13,467

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$709	\$761	\$1,001	\$1,444	\$1,757
High HOME Rent	\$607	\$651	\$781	\$902	\$1,007
Low HOME Rent	\$658	\$736	\$972	\$1,139	\$1,251

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens, with over 81.4 percent of households below 30 percent HAMFI facing housing problems in Salem. This points to the fact that there is not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

Respondents to the Housing and Community Development Survey reported a high need for housing for low-income, homeless, and disabled populations, including supportive housing for people who are homeless or disabled (96 respondents), rental housing for very low-income households (94 respondents), construction of new affordable rental housing (87 respondents), and rental assistance (83 respondents).

How is affordability of housing likely to change considering changes to home values and/or rents?

Salem and Keizer saw a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. Home values, in particular, have continued to rise in the Cities. This would lead to additional households facing cost burdens.

Table MA-15.1 Providing Decent Housing City of Salem Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Other	Missing	Total
Please rate the need for the following HOUSING activities in the City:							
Supportive housing for people who are homeless or disabled	2	4	9	96	4	0	115
Rental housing for very low-income households	3	5	9	94	4	0	115
Construction of new affordable rental housing	6	3	17	87	2	0	115
Rental assistance	2	7	19	83	4	0	115
Preservation of federal subsidized housing	5	12	20	74	4	0	115
Construction of new affordable for sale housing	9	15	24	65	2	0	115
Mixed income housing	7	10	33	60	5	0	115
Senior-friendly housing	6	9	33	60	7	0	115
Homeownership in communities of color	8	8	35	59	5	0	115
First-time home-buyer assistance	7	21	30	51	6	0	115
Retrofitting existing housing to meet seniors' needs	7	14	39	50	5	0	115
Energy efficient retrofits	6	18	38	48	5	0	115
Mixed use housing	8	16	38	45	8	0	115
Rental housing rehabilitation	7	15	46	40	7	0	115
Homeowner housing rehabilitation	9	26	43	33	4	0	115
Downtown housing	13	35	32	29	6	0	115
Other	1	1	2	24	87	0	115
Housing demolition	28	56	15	7	9	0	115

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in Salem and Keizer. This may be especially true for larger families that require larger units.

Discussion

The cost of housing in Salem and Keizer continues to be out of reach for many low to moderate income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options in Salem and Keizer.

The Housing and Community Development Survey has found that the need for new affordable rental housing, rental housing for very-low income households, and supportive housing for people who are homeless or disabled are the top priorities in the community. This is described further in Table NA-10.7. The survey has placed a greater emphasis on the need for additional rental housing access, particularly for low income households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section will describe the condition of housing in Salem and Keizer.

Definitions

The City of Salem does not have an existing manual with definitions of substandard condition or substandard condition but suitable for rehabilitation. Properties are considered substandard if they do not meet all of the code requirements of the City. Additionally, properties must meet the UPCS standards if provided HOME funding through the City. UPCS has been included in the Federal Programs Division's Policies and Procedures Manual. Both sets of criteria would need to be met at project completion. Determination of whether the property is suitable for rehabilitation is determined by the costs required to meet the above listed requirements and available funding.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,305	27%	12,855	47%
With two selected Conditions	460	2%	1,370	5%
With three selected Conditions	10	0%	64	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,815	71%	12,850	47%
Total	30,590	100%	27,139	99%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,010	16%	3,705	14%
1980-1999	8,645	28%	7,975	29%
1950-1979	12,015	39%	12,220	45%
Before 1950	4,915	16%	3,235	12%
Total	30,585	99%	27,135	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Table MA-20.1 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009 account for 11.5 percent of households in 2010 and 13.0 percent of households in 2017. Housing units built in 1939 or earlier represented 7.2 percent of households in 2017 and 7.2 percent of households in 2010.

Table MA-20.1 Households by Year Home Built Salem-Keizer 2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	5,024	7.2%	5,231	7.2%
1940 to 1949	4,096	5.8%	3,451	4.8%
1950 to 1959	7,642	10.9%	7,158	9.9%
1960 to 1969	7,914	11.3%	7,356	10.1%
1970 to 1979	15,081	21.5%	16,598	22.9%
1980 to 1989	8,423	12.0%	8,386	11.6%
1990 to 1999	13,960	19.9%	13,288	18.3%
2000 to 2009	8,067	11.5%	9,426	13.0%
2010 or Later	.	.	1,696	2.3%
Total	70,207	100.0%	72,590	100.0%

The age of a structure influences its value. As shown in Table MA-20.2, structures built in 1939 or earlier had a median value of \$373,200 while structures built between 1950 and 1959 had a median value of \$355,800 and those built between 1990 and 1999 had a median value of \$472,700. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of \$531,700 and \$655,700 respectively. The total median value in Salem-Keizer was \$416,300.

Table MA-20.2 Owner Occupied Median Value by Year Structure Built Salem-Keizer 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	373,200
1940 to 1949	349,600
1950 to 1959	355,800
1960 to 1969	391,500
1970 to 1979	373,700
1980 to 1989	426,100
1990 to 1999	472,700
2000 to 2009	506,900
2010 to 2013	531,700
2014 or later	655,700
Median Value	416,300

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,930	55%	15,455	57%
Housing Units build before 1980 with children present	5,384	18%	2,109	8%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

The disposition of vacant units between 2010 and 2017 are shown in Table MA-20.3. By 2017, for rent units accounted for 33.2 percent of vacant units, while for sale units accounted for 16.0 percent. “Other” vacant units accounted for 40.6 percent of vacant units, representing a total of 2,042 “other” vacant units.

Table MA-20.3
Disposition of Vacant Housing Units
Salem-Keizer
 2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	2,195	46.4%	1,668	33.2%
For Sale	1,150	24.3%	805	16.0%
Rented Not Occupied	90	1.9%	159	3.2%
Sold Not Occupied	133	2.8%	121	2.4%
For Seasonal, Recreational, or Occasional Use	256	5.4%	231	4.6%
For Migrant Workers	2.0	0%	0	0%
Other Vacant	902	19.1%	2,042	40.6%
Total	4,728	100.0%	5,026	100.0%

Vacant for rent units tended to be highest in the northern and central parts of Salem, as seen in Map MA-20.1. This was similar to vacant for sale housing, as seen in Map MA-20.2. “Other” vacant housing is shown for both 2010 and 2017, as seen in Maps MA-20.3 and MA-20.4. There was not much shift in the concentration of “other” vacant housing during that time. “Other” vacant housing units are units that are not for rent or for sale and are not otherwise available to the marketplace. This can be problematic when units are concentrated in one area as they may create a “blighting” effect. This can also offer an opportunity for the cities to concentrate investments for redevelopment. The areas with the highest “other” vacant units were in the southeastern corner of Salem, as well as in areas adjacent to the city center and the one northern tract of the City.

Need for Owner and Rental Rehabilitation

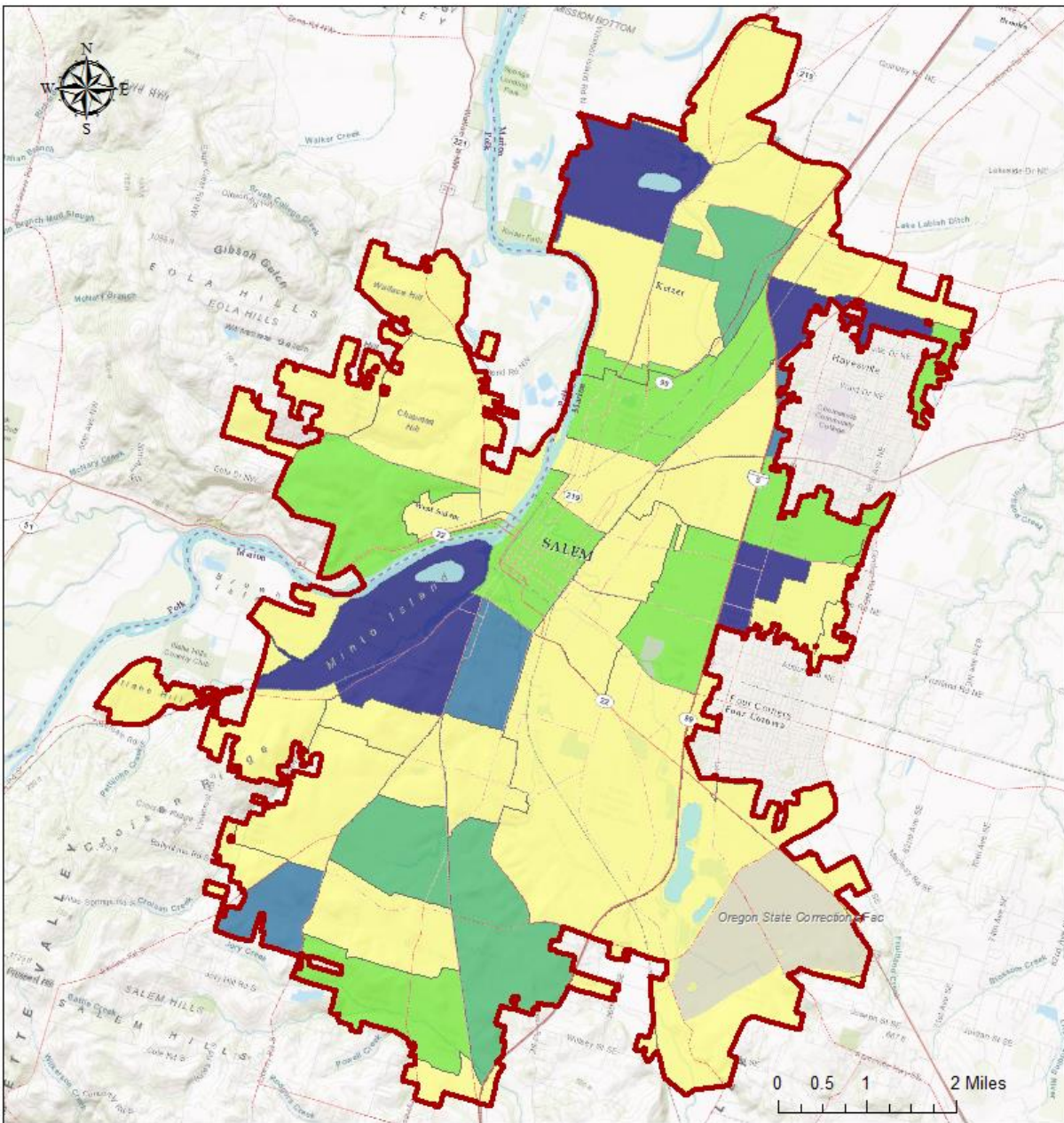
As seen in Section MA-10, table MA-10.7, there is a moderate need for owner rehabilitation. Rental rehabilitation is seen as a slightly higher need than owner rehabilitation but is still a low need when compared to other types of housing activities in the Cities.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Table MA-20.4 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 4,300 households built between 1940 and 1979 with young children present, and 730 built prior to 1939.

Table MA-20.4 Vintage of Households by Income and Presence of Young Children City of Salem 2011–2015 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$20,820	75	580	655
\$20,821 to \$34,700	55	440	495
\$34,701 to \$55,520	340	700	1,040
\$55,521 to \$69,400	100	520	620
Above \$69,400	160	1,995	2,155
Total	730	4,235	4,965
Built 1940 to 1979			
\$0 to \$20,820	630	2,595	3,225
\$20,821 to \$34,700	875	3,070	3,945
\$34,701 to \$55,520	815	4,405	5,220
\$55,521 to \$69,400	410	2,395	2,805
Above \$69,400	1,570	10,990	12,560
Total	4,300	23,455	27,755
Built 1980 or Later			
\$0 to \$20,820	945	2,005	2,950
\$20,821 to \$34,700	700	1,535	2,235
\$34,701 to \$55,520	950	3,345	4,295
\$55,521 to \$69,400	390	2,000	2,390
Above \$69,400	2,415	11,185	13,600
Total	5,400	20,070	25,470
Total			
\$0 to \$20,820	1,650	5,180	6,830
\$20,821 to \$34,700	1,630	5,045	6,675
\$34,701 to \$55,520	2,105	8,450	10,555
\$55,521 to \$69,400	900	4,915	5,815
Above \$69,400	4,145	24,170	28,315
Total	10,430	47,760	58,190

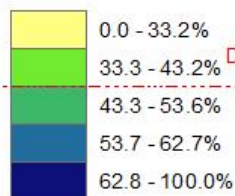
Map MA-20.1
2017 Vacant for Rent
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Vacant: For Rent

Average Percent Vacant: For Rent in
 Study Area Tracts = 33.2%
 Disproportionate
 Share Threshold = 43.2%

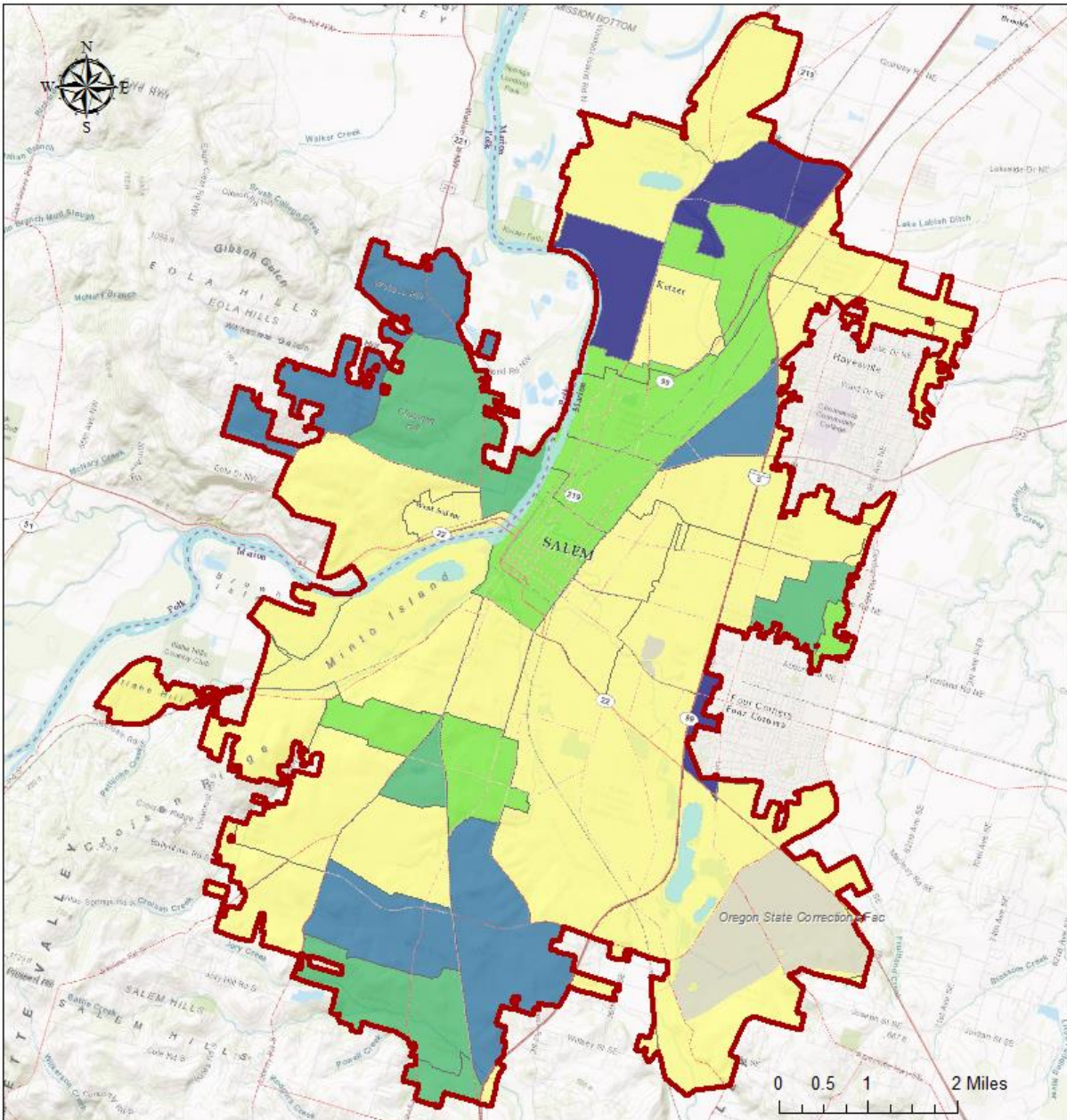


Disproportionate
 Share
 Threshold

 Study Area
 Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

Map MA-20.2
2017 Vacant for Sale
 Salem and Keizer, OR
 2017 ACS, Tigerline



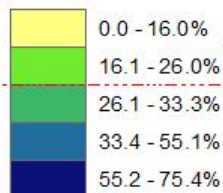
LEGEND

2013-2017 Vacant: For Sale

Average Percent Vacant: For Sale in
 Study Area Tracts = 16.0%

Disproportionate
 Share Threshold = 26.0%

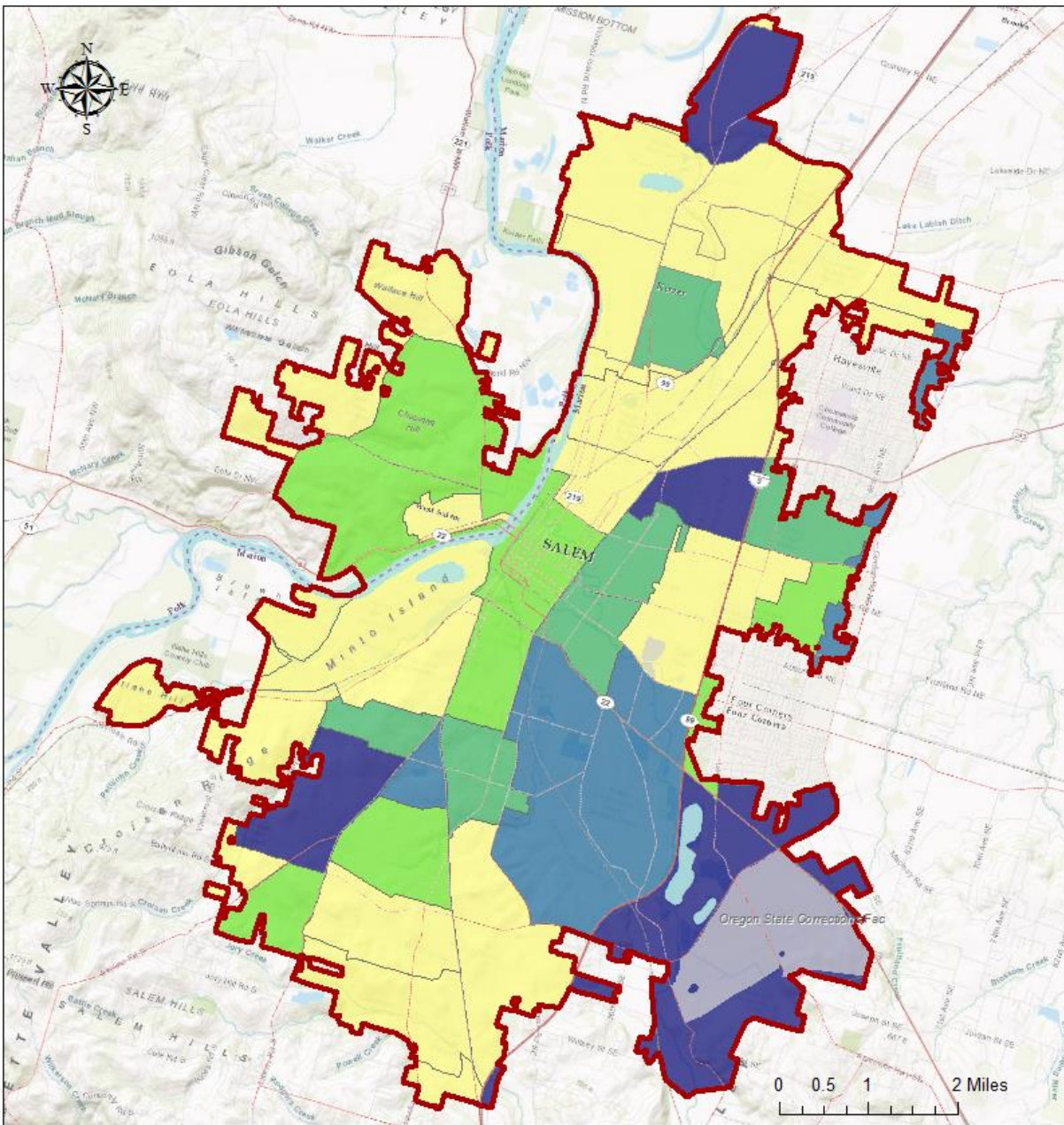
Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri



Disproportionate
 Share
 Threshold

- Study Area
- Census Tracts 2010

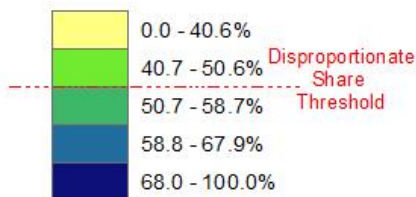
Map MA-20.3
2010 “Other” Vacant
 Salem and Keizer, OR
 2010 Census, Tigerline



LEGEND

2010 Vacant: Other

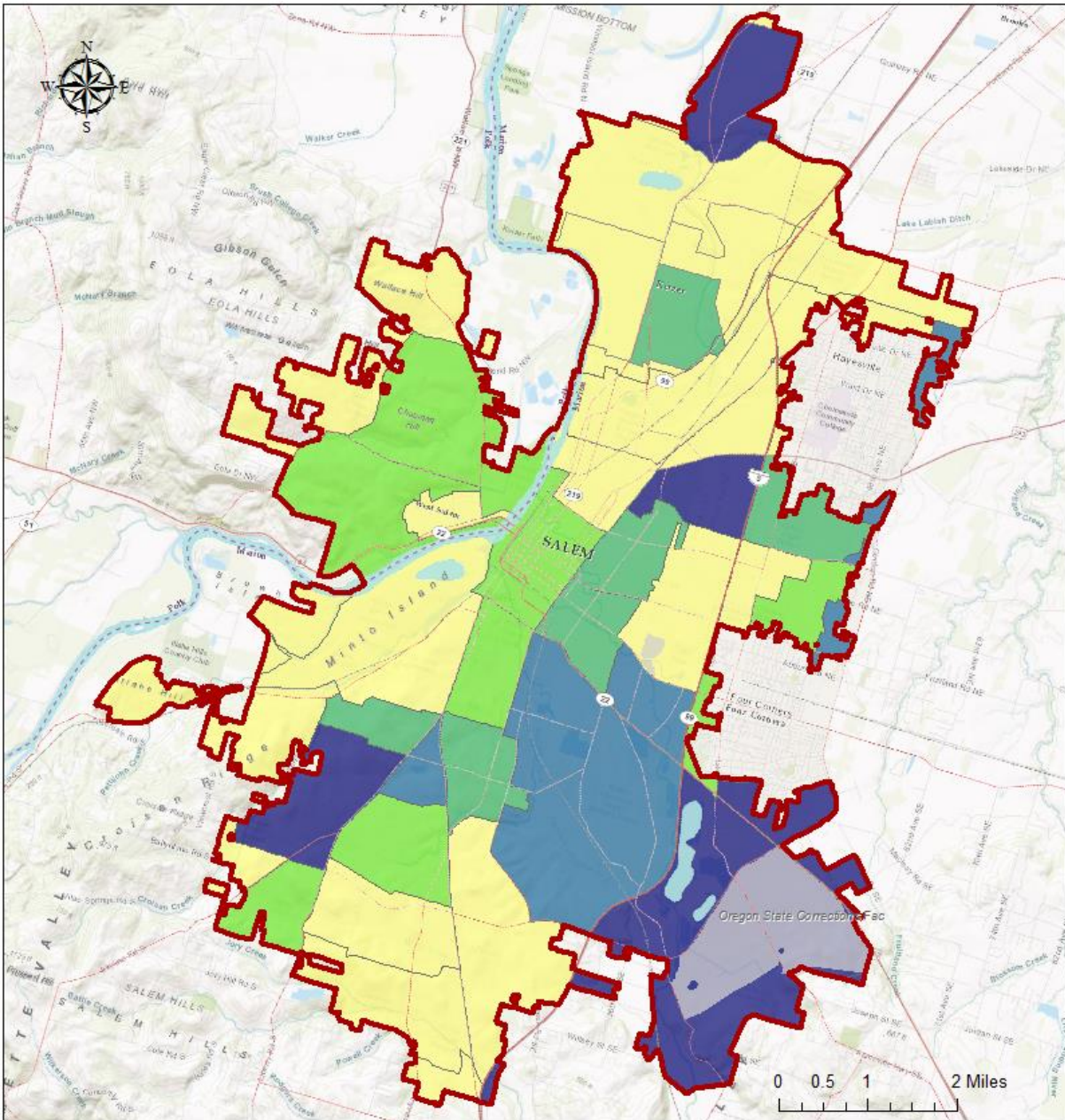
Average Percent Vacant: Other in
 Study Area Tracts = 40.6%
 Disproportionate
 Share Threshold = 50.6%



Study Area
Census Tracts 2010

Data Sources: 2010 U.S. Census, 2019 TIGER/Line, 2019 Esri

Map MA-20.4
2017 “Other” Vacant
 Salem and Keizer, OR
 2017 ACS, Tigerline

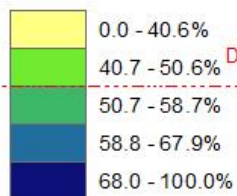


LEGEND

2013-2017 Vacant: Other

Average Percent Vacant: Other in
 Study Area Tracts = 40.6%

Disproportionate
 Share Threshold = 50.6%



Disproportionate
 Share
 Threshold

 Study Area
 Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Salem Housing Authority (SHA) administers Moderate Rehabilitation units, Public Housing units, and Vouchers. The voucher utilization for both the Salem Housing Authority and the West Valley Housing Authority are described in NA-35. The Salem Housing Authority (SHA) is permitted by HUD regulations to convert a maximum of 20 percent of its Housing Choice Voucher allocation to Project Based Vouchers (PBVs). SHA has been granting PBVs to projects including those that help house challenging populations such as the chronically homeless and individuals who require specific supportive services. SHA also continues to provide VASH project-based vouchers as outlined in its 2018 Annual Plan.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	32	307	2,868	0	2,868	22	179	1,554
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

SHA has six (6) multi-family projects that are 3, 4 and 5-bedroom townhomes. SHA has 87 scattered site units which include duplexes; triplexes; six-plexes and single family home. SHA has a 62 unit project where the head; spouse and/or co-head must be age 62 or older; however project is in the process of rehab/conversion to PBRA funding via RAD. The Salem Housing Authority (SHA) owns and operates 307 housing units for families, seniors and persons with disabilities under the HUD Public Housing Program. HUD funds annual operating subsidies for Public Housing, as well as a Capital Fund Grant for capital improvements of the housing stock, and management

systems. SHA not only oversees Public Housing facilities, but also has affordable housing facilities outside of the traditional Public Housing.

The City of Salem allocated \$200,000 from the City's Self Insurance Fund in FY 2019 for the Blight to Bright Program, which continues to convert some of the most dangerous and blighted properties to developable parcels.⁶

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score
11-9 Scattered Sites – 16 th St	70
11-4 Multifamily – Brush College Rd	70
Salem Parkway Apartments	87
West Salem Apartments	82
Robert Lindsey Towers	82

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HUD funding does not provide adequate funding to address all capital needs for public housing in a timely manner, therefore SHA will continue to need to access local federal and state funds in order to maintain viable decent safe sanitary housing.

In 2019, SHA intends to begin construction on RAD Phase 1 to rehabilitate its multifamily apartments. This project will not only preserve and update existing units, it will also change some of the larger five-bedroom units into smaller units, resulting in the addition of eight 1- and 2-bedroom units.⁷

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

SHA's PHA Plan Goal to Provide an improved living environment includes:

- All SHA-owned and managed properties have been designated as non-smoking sites.
- SHA works closely with residents to improve the sense of community at multi-family sites. One project utilizes a community garden to meet these goals.
- SHA maintains all properties in excellent condition.
- SHA timely and adequately responds to all maintenance requests

Discussion:

⁶ City of Salem

⁷ Salem Housing Authority 2019 Public Housing Authority Plan

According the Salem Housing Authority, SHA encourages input from the Resident Advisory Board; as well as from tenants when required by the Public Housing regulations; HAC bylaws and the Commission which include but are not limited to revisions to the Family Self-Sufficiency Program Action Plan; updated utility allowances; changes made to security deposits; updates to maintenance charges; modifications to the Admissions and Continued Occupancy Policy; as well as revisions to leases; addendums and other items that would directly affect tenants.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The following narrative describes available homeless facilities in CoC-505. This Continuum of Care data is for the ROCC known as the Rural Oregon Continuum of Care (ROCC).

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	200		200	366	
Households with Only Adults	938		579	726	
Chronically Homeless Households				9	
Veterans				544	
Unaccompanied Youth	90		50	142	

Table 37 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are to complement services targeted to homeless persons

There are a variety of services available to homeless persons in the area. This includes areas of health, mental health and employment services. The following list includes some of the services available in Marion and Polk Counties:

- Medical assistance, food, case management
- Prescription payments, clinic, Street Outreach Shelter, Crisis Hotline, case management
- Shangri-La-Supportive Housing
- Utility assistance
- Oregon Health Authority-Tenant Based Rental Assistance (TBRA) for families living with HIV/AIDS, case management
- Disability job consulting

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following list is a summary of the resources available to homeless families in Polk and Marion Counties.

Vision Services: Central Lions, Salvation Army

Dental Services: Salem Free Clinic, West Salem Dental Clinic, UGM Simonka House, Boys & Girls Club, Salud Medical Center, Gental Dental

Medical Resources: Polk County Free Clinic, Salem Free Clinic, Project Access, Med Assist, Northwest Human Services, Salud Medical, Salem Hospital Charity Care, Willamette Valley Hospice

Legal Assistance: Marion Polk Legal Aid, Polk County Court Facilitator

Domestic Violence Assistance: Sable House, Center for Hope and Safety, Abby's House, DHS DV Grant, Salvation Army

Transitional Housing Assistance: Safe Families, Titus House, River of Life House, Father Taaffee Homes, Woodmansee Community Apartments, Polk County Development Corporation, Salvation Army Lighthouse, Interfaith Hospitality Network, St. Francis Center

Homeless Services/Shelters: Arches Day Shelter, UGM, Northwest Human Services, Community Action, Easter Seals Homeless Vets, St. Joseph Shelter, Salem City Vibe, Home of the Brave, Central School District, Restoration House

Transportation Assistance: Trip Link, Dallas Resource Center, HOAP Van

Employment Assistance: WorkSource Oregon, Dallas Employment Resources Northwest, DHS Vocational Rehab, Goodwill Job Connections, UGM Seals Veteran's Work Program, HALO

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a variety of services available in the community for special needs populations, including at-risk youth, seniors, substance abuse, and persons with disabilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The special needs populations in Salem and Keizer face a variety of housing and supportive service needs. As seen in Table MA-35.1, respondents reported a high need for rapid rehousing rental assistance for homeless households (81 respondents), emergency shelters (78 respondents), permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities (78 respondents), and transitional housing (75 respondents). The elderly and frail elderly will need a variety of housing and service options as the elderly population grows. As seen previously, more than half of the frail elderly population has a disability and will need accessible housing and service options.

Table MA-30.1 Needs of Special Populations Salem-Keizer Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Other	Missin g	Tota l
Pease rate the need for the following HUMAN and PUBLIC FACILITIES activities in the City:							
Rapid rehousing rental assistance for homeless households	2	3	12	81	17	0	115
Emergency Shelter	3	4	14	78	16	0	115
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	3	3	15	78	16	0	115
Transitional housing	2	4	15	75	19	0	115
Shelters for youth	2	10	17	70	16	0	115
Housing designed for persons with disabilities	4	8	38	48	17	0	115
Senior housing, such as nursing homes or assisted living facilities	7	18	39	31	20	0	115

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Windsor Place owns affordable housing for brain injured clients. The facilities offer supportive services including meal preparation, social activities, physical fitness, special events, and other medical support provisions. The two facilities have community kitchens and recreation space and are set up like a traditional home. The units each have their own restroom facilities. Windsor Place receives referrals for placement through the Department of Human Services (DHS) to ensure that they provide the level of care necessary for the prospective client. DHS provides monetary subsidies to those clients in need for meal costs and supportive services on site.

Sunny Oaks provides a variety of facilities for individuals with varying disability needs. There are facilities for men, women, and mentally and physically disabled individuals. The Harabaugh House provides housing for disabled women and has received federal funding in the past. The facility has a community kitchen on site and support staff to assist with daily activities.

Shangri-La began providing permanent supportive housing for homeless individuals and families with disabilities through a partnership with the Department of Housing and Urban Development (HUD) in March of 2006. The program was named the Shangri-La Housing Assistance Program (SHAP).

Catholic Community Services is a non-profit, faith-based organization serving children, youth, adults and families with special needs in the Mid-Willamette Valley and Central Oregon Coast. Founded in Salem in 1938, CCS offers more than 15 programs providing Family Support Services; Independent Living Services; and Community Homes for children in long term foster care and for adults with developmental disabilities. They serve more than 1,200 people annually and employ nearly 300 members of our community. Dedicated to providing the highest quality services and research-based practices, CCS is nationally accredited by the Council on Accreditation for Child and Family Services, Behavioral Health Services and Group Living Services.

Spruce Villa provides supportive housing for persons with disabilities. The housing units are considered assisted care facilities.

The Community Housing Section (CHS) of the Oregon Development Disability Services assists persons with developmental disabilities to live successfully in community housing that is affordable and safe and contributes to their independence and quality of life. CHS supports services to persons with developmental disabilities in the following ways:

- Oversees the property management of homes developed for the former Fairview State Training Center residents.
- Develops and manages and funds home modification projects for Children's Intensive In-Home Services and Crisis Services for children and adults.
- Coordinates the operation of the Fairview Community Housing Trust that was established with revenue from the sale of Fairview. The Trust funds grants for home modifications to Oregonians with developmental disabilities living in their own or family home.
- Provides technical assistance to individuals, families, brokerages, and counties regarding housing issues faced by persons with developmental disabilities and best practices to implement solutions.

This is not an exhaustive list of supportive housing options, but rather an example of the types of housing and services available with the cities of Salem and Keizer.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs

identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

To be updated based on FY 2020 Activities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Respondents to the Housing and Community Development Survey reported several barriers to the development or preservation of affordable housing in Salem, including the Not In My Backyard (NIMBY) mentality (75 respondents), the high cost of land (57 respondents), a lack of affordable housing development policies (57 responses), and the high cost of materials(45 respondents).

Table NA-40.1	
Providing Decent Housing	
Salem-Keizer	
Housing and Community Development Survey	
Question	Response
Do any of the following act as barriers to the development or preservation of affordable housing in Salem:	
Not In My Back Yard (NIMBY) mentality	75
Cost of land or lot	57
Lack of affordable housing development policies	57
Cost of materials	45
Cost of labor	35
Density or other zoning requirements	32
Lack of available land	29
Building codes	26
Construction fees	25
Permitting fees	24
Permitting process	23
Impact charges	21
Lack of other infrastructure	19
Lot size	13
Lack of qualified contractors or builders	9
ADA codes	4
Lack of water	2
Lack of water system	1
Lack of sewer system	1

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section describes the economic atmosphere in the Cities of Salem and Keizer. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statics (BLS) data. BEA data is collected at the county level, and therefore is presented for Marion County. BLS data is presented for City of Salem and Keizer.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,638	774	5	1	-4
Arts, Entertainment, Accommodations	6,205	7,621	12	12	0
Construction	3,207	3,584	6	6	-1
Education and Health Care Services	9,963	15,781	20	25	5
Finance, Insurance, and Real Estate	2,718	3,992	5	6	1
Information	619	666	1	1	0
Manufacturing	5,670	5,380	11	8	-3
Other Services	2,324	3,058	5	5	0
Professional, Scientific, Management Services	3,060	4,081	6	6	0
Public Administration	3	0	0	0	0
Retail Trade	6,958	10,187	14	16	2
Transportation and Warehousing	1,368	1,466	3	2	0
Wholesale Trade	1,888	1,726	4	3	-1
Total	46,621	58,316	--	--	--

Table 38 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	76,610
Civilian Employed Population 16 years and over	68,510
Unemployment Rate	10.58
Unemployment Rate for Ages 16-24	26.16
Unemployment Rate for Ages 25-65	6.80

Table 39 - Labor Force

Data Source: 2011-2015 ACS

Table MA-45.1 shows the labor force statistics for City of Salem from 1990 to the present. Over the entire series, the lowest unemployment rate occurred in 2017 with a rate of 4.4 percent. The highest level of unemployment occurred during 2009 rising to a rate of 10.6 percent. This compared to a statewide low of 4.1 in 2017 and statewide high of 11.3 percent in 2009. Over the last year, the unemployment rate in City of Salem remained at 4.4 percent since 2017, compared to a statewide increase of 4.2 percent.

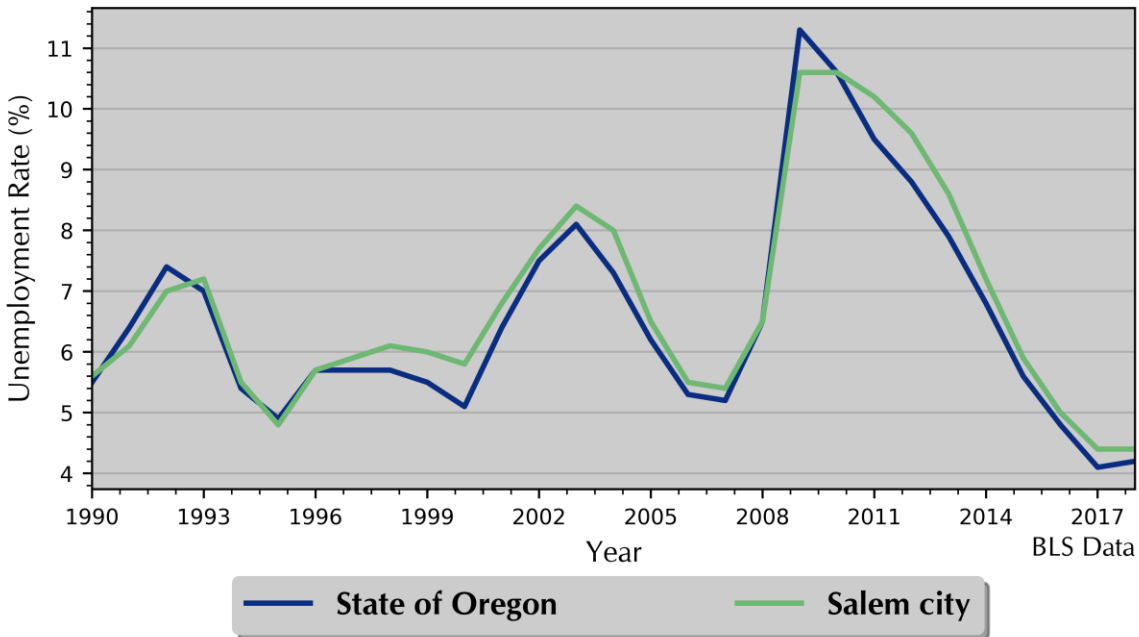
Table MA-45.1 Labor Force Statistics City of Salem 1990 - 2018 BLS Data					
Year	City of Salem				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	2,983	50,751	53,734	5.6%	5.5%
1991	3,310	51,192	54,502	6.1%	6.4%
1992	3,942	52,276	56,218	7.0%	7.4%
1993	4,194	54,463	58,657	7.2%	7.0%
1994	3,333	56,779	60,112	5.5%	5.4%
1995	2,946	57,848	60,794	4.8%	4.9%
1996	3,556	58,731	62,287	5.7%	5.7%
1997	3,683	59,243	62,926	5.9%	5.7%
1998	3,932	60,708	64,640	6.1%	5.7%
1999	3,987	61,918	65,905	6.0%	5.5%
2000	4,059	65,433	69,492	5.8%	5.1%
2001	4,749	64,669	69,418	6.8%	6.4%
2002	5,404	64,856	70,260	7.7%	7.5%
2003	6,019	65,238	71,257	8.4%	8.1%
2004	5,718	65,507	71,225	8.0%	7.3%
2005	4,643	67,108	71,751	6.5%	6.2%
2006	3,999	68,938	72,937	5.5%	5.3%
2007	3,965	69,802	73,767	5.4%	5.2%
2008	4,887	70,525	75,412	6.5%	6.5%
2009	8,122	68,477	76,599	10.6%	11.3%
2010	8,049	67,781	75,830	10.6%	10.6%
2011	7,705	68,064	75,769	10.2%	9.5%
2012	7,152	67,221	74,373	9.6%	8.8%
2013	6,293	66,742	73,035	8.6%	7.9%
2014	5,287	68,591	73,878	7.2%	6.8%
2015	4,477	71,532	76,009	5.9%	5.6%
2016	3,909	74,529	78,438	5.0%	4.8%
2017	3,518	76,393	79,911	4.4%	4.1%
2018	3,584	77,086	80,670	4.4%	4.2%

Table MA-45.2 shows the labor force statistics for City of Keizer from 1990 to the present. Over the entire series, the lowest unemployment rate occurred in 2017 with a rate of 4.3 percent. The highest level of unemployment occurred during 2010 rising to a rate of 11.2 percent. This compared to a statewide low of 4.1 in 2017 and statewide high of 11.3 percent in 2009. Over the last year, the unemployment rate in City of Keizer remained unchanged from 4.3 percent in 2017 to 4.3 percent in 2018, which compared to a statewide increase to 4.2 percent.

Table MA-45.2 Labor Force Statistics City of Keizer 1990 - 2018 BLS Data					
Year	City of Keizer				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	6,366	110,646	117,012	5.4%	5.5%
1991	7,101	111,607	118,708	6.0%	6.4%
1992	8,518	113,921	122,439	7.0%	7.4%
1993	9,077	118,726	127,803	7.1%	7.0%
1994	7,207	123,599	130,806	5.5%	5.4%
1995	6,375	125,881	132,256	4.8%	4.9%
1996	7,701	127,718	135,419	5.7%	5.7%
1997	7,956	128,693	136,649	5.8%	5.7%
1998	8,477	131,730	140,207	6.0%	5.7%
1999	8,598	134,324	142,922	6.0%	5.5%
2000	7,966	137,280	145,246	5.5%	5.1%
2001	9,295	135,571	144,866	6.4%	6.4%
2002	10,607	136,029	146,636	7.2%	7.5%
2003	11,819	136,675	148,494	8.0%	8.1%
2004	11,189	136,940	148,129	7.6%	7.3%
2005	9,592	138,232	147,824	6.5%	6.2%
2006	8,465	141,466	149,931	5.6%	5.3%
2007	8,182	143,586	151,768	5.4%	5.2%
2008	10,305	145,070	155,375	6.6%	6.5%
2009	17,604	140,497	158,101	11.1%	11.3%
2010	17,324	138,026	155,350	11.2%	10.6%
2011	16,214	138,379	154,593	10.5%	9.5%
2012	15,019	135,549	150,568	10.0%	8.8%
2013	13,011	134,308	147,319	8.8%	7.9%
2014	10,966	138,180	149,146	7.4%	6.8%
2015	9,149	143,517	152,666	6.0%	5.6%
2016	7,955	149,485	157,440	5.1%	4.8%
2017	6,938	153,304	160,242	4.3%	4.1%
2018	6,960	154,716	161,676	4.3%	4.2%

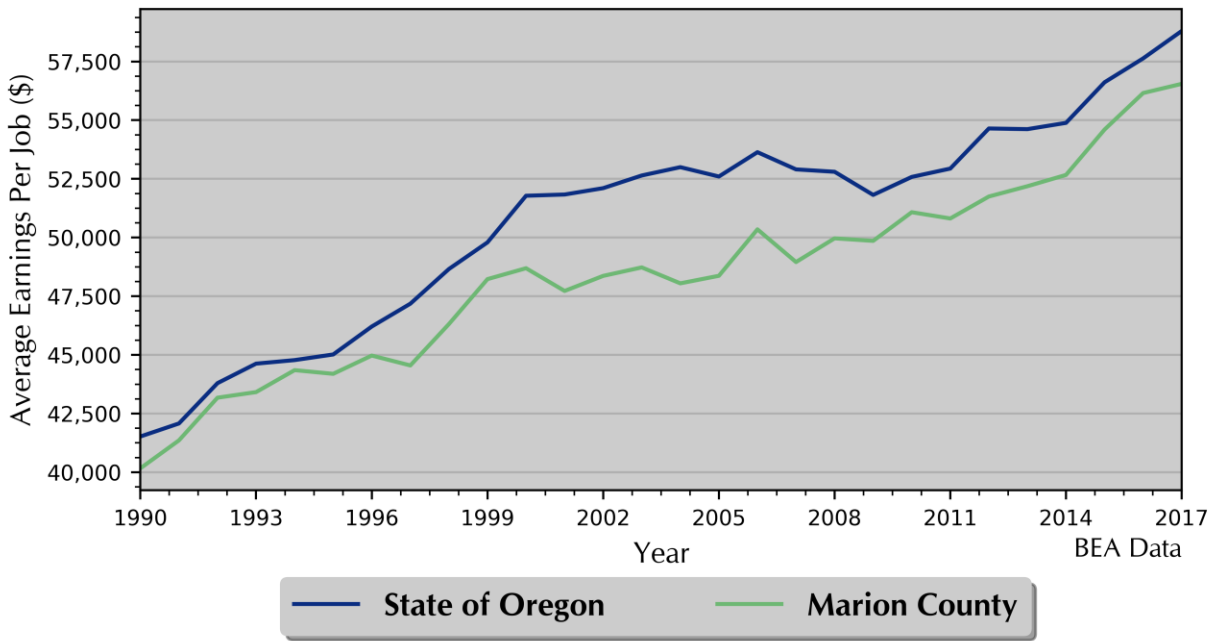
Diagram MA-45.1 shows the unemployment rate for the City of Salem. The City's unemployment rate dropped significantly in recent years, following the statewide trends, after peaking in 2009 at 11.3 percent.

Diagram MA-45.1
Unemployment Rate
 Salem city



Average earnings per job is shown in Diagram MA-45.2. Earnings have remained below state levels but have risen considerably in recent years.

Diagram MA-45.2
Average Earnings Per Job
 Marion County



Occupations by Sector	Number of People
Management, business and financial	15,260
Farming, fisheries and forestry occupations	3,640
Service	8,005
Sales and office	16,505
Construction, extraction, maintenance and repair	6,665
Production, transportation and material moving	3,110

Table 40 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	49,450	77%
30-59 Minutes	10,645	17%
60 or More Minutes	4,095	6%
Total	64,190	100%

Table 41 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,510	1,275	3,750
High school graduate (includes equivalency)	12,355	1,735	6,445
Some college or Associate's degree	19,720	2,010	7,275
Bachelor's degree or higher	17,155	620	3,785

Table 42 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	240	1,515	1,765	2,135	910

	Age				
	18–24 yrs.	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	1,995	2,320	1,880	1,920	1,085
High school graduate, GED, or alternative	5,510	5,825	4,905	9,815	5,730
Some college, no degree	7,590	6,350	4,990	10,895	5,375
Associate's degree	544	1,885	1,660	3,370	875
Bachelor's degree	970	3,635	3,525	6,260	3,565
Graduate or professional degree	115	1,780	1,755	4,630	2,600

Table 43 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$39,481
High school graduate (includes equivalency)	\$57,392
Some college or Associate's degree	\$64,260
Bachelor's degree	\$85,349
Graduate or professional degree	\$120,605

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Education

Education and employment data, as estimated by the 2017 ACS, is presented in Table MA-45.3. In 2017, some 91,120 persons were employed and 6,575 were unemployed. This totaled a labor force of 97,695 persons. The unemployment rate for Salem-Keizer was estimated to be 6.7 percent in 2017.

Table MA-45.3 Employment, Labor Force and Unemployment Salem-Keizer 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	91,120
Unemployed	6,575
Labor Force	97,695
Unemployment Rate	6.7%

In 2017, 90.9 percent of households in Salem-Keizer had a high school education or greater.

Table MA-45.4 High School or Greater Education Salem-Keizer 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	65,966
Total Households	72,590

Percent High School or Above	90.9%
------------------------------	-------

As seen in Table MA-45.5, some 26.2 percent of the population had a high school diploma or equivalent, another 36.5 percent have some college, 15.3 percent have a Bachelor's Degree, and 8.8 percent of the population had a graduate or professional degree.

Table MA-45.5 Educational Attainment Salem-Keizer 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	20,153	13.2%
High School or Equivalent	39,859	26.2%
Some College or Associates Degree	55,549	36.5%
Bachelor's Degree	23,289	15.3%
Graduate or Professional Degree	13,471	8.8%
Total Population Above 18 years	152,321	100.0%

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top employment sectors include Education and Health Care Services, Retail Trade, and Arts, Entertainment, Accommodations.

Describe the workforce and infrastructure needs of the business community:

Respondents to the Housing and Community Development survey reported a high need for the retention of existing businesses (56 respondents), for fostering businesses with higher paying jobs (53 respondents), the provision of job training (49 respondents), and the provision of job re-training (45 respondents).

Table MA-45.5 Enhancing Economic Opportunities Salem-Keizer Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Other	Missing	Total
Please rate the need for the following BUSINESS and ECONOMIC DEVELOPMENT activities in the City:							
Retention of existing businesses	8	7	30	56	14	0	115
Foster businesses with higher paying jobs	10	5	34	53	13	0	115
Provision of job training	6	9	37	49	14	0	115
Provision of job re-training, such as after plant or other closures	6	17	34	45	13	0	115
Attraction of new businesses	11	18	42	30	14	0	115
Expansion of existing businesses	8	27	41	25	14	0	115
Provision of technical assistance for businesses	11	30	44	15	15	0	115
Investment as equity partners	21	30	31	15	18	0	115
Enhancement of businesses infrastructure	12	31	42	14	16	0	115
Development of business incubators	15	22	46	14	18	0	115
Provision of working capital for businesses	14	33	40	13	15	0	115
Provision of venture capital	20	31	40	8	16	0	115
Development of business parks	32	39	23	5	16	0	115

The City Council voted to adopt the Salem Economic Opportunities Analysis (EOA) on October 26, 2015. The City now uses the EOA and its findings to inform policy decisions about commercial and industrial land, including how to respond to requests to rezone such land. This was one of the main purposes for conducting the study.

As part of the adoption of the EOA, the City also updated goals and policies in the Salem Area Comprehensive Plan to reflect Salem's land needs and better align with the City's economic development program. For example, a policy was revised to reflect the City's desire to preserve key high value industrial land, and a new policy to identify areas that may be appropriate to convert from industrial to commercial land was added.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Salem's Community Energy Strategy

The purpose of Salem's Community Energy Strategy is to provide a road map for energy saving efforts.⁸ In addition to the actions identified within the Strategy, the City has embarked on \$1.2 million in projects to reduce energy use in City buildings. These investments include HVAC, lighting, window, insulation improvements and establishing a Resource Conservation Management program to monitor and maintain energy performance.

The strategy includes a community component and a municipal component. The community component includes the following:

- \$150,000 for Energy Efficiency Funding to develop and capitalize a loan fund to provide upfront financing for energy efficient lighting upgrades in existing commercial buildings after completing energy audits.
- \$90,000 for diverse transportation network funding to support a community-wide plan for locating electric vehicle charging infrastructure and to implement recommendations from the Willamette River Crossing Alternative Modes Study to improve access to bicycle, pedestrian, and transit connections.
- \$65,000 for public awareness and commitment funding to develop an energy efficiency awareness campaign to promote energy savings programs and disseminate information about Salem's energy use, to develop a website to serve as a clearinghouse of information about energy programs, projects, policy, and incentives, and to complete a final Community Energy Strategy report and conduct outreach to raise awareness.

The \$1,171,000 municipal component to increase energy efficiency in City buildings, includes:

- \$504,000 to upgrade and retrofit HVAC in City buildings
- \$367,000 to upgrade lighting systems and controls
- \$38,000 to improve building envelopes
- \$125,000 to create a Resource Conservation management Program to monitor and maintain building performance, including energy tracking, waste management, preventative maintenance scheduling, asset replacement planning, saving reinvestment and development of "green teams".
- \$137,000 to use trash compactors in high demand areas

Salem Economic Opportunity Analysis (EOA)

The EOA examined Salem's need for industrial and commercial land through 2035 and determined the following:

- Salem has a projected **commercial land shortage** of 271 acres.
 - About 60 percent is for office and commercial services (about 170 acres).

⁸ <https://www.cityofsalem.net/Pages/energy-strategy.aspx>

- About 40 percent is for retail and retail services (about 100 acres).
- Salem is projected to have **enough industrial land** to accommodate industrial employment growth (about 907 acres more than the forecast need).

The EOA provided strategies to meet the projected employment land needs in the Salem area, specifically Salem's portion of the urban growth boundary (UGB).

Urban Development

Three of Salem's Urban Renewal Areas have grant programs aimed at assisting property owners with new construction, building renovation, and capital equipment purchases. The URA grants encourage private investment in development and redevelopment for the benefit of the community.

Amazon started construction on its 1 million square foot fulfillment center at Mill Creek Corporate Center in July 2017. The project is completed, hiring staff, and is an example of how the City of Salem, State of Oregon, Marion County and SEDCOR worked together to bring investment and jobs to the region.

Pacific Office Automation, an Oregon-headquartered company and the largest office equipment dealer in the U.S., opened a new downtown Salem location in 2018. The company purchased long-term vacant buildings at 260 and 280 Liberty St. NE. The company will employ approximately 50 staff at the new location. Additional jobs will come to the site as additional businesses lease the remaining 22,000 square feet of tenant space.

In February 2018, Oregon Fruit announced their purchase of a 26-acre property and 165,000 square-foot food processing facility in Salem. Oregon Fruit Products has operated at the same West Salem location since 1935. The company currently employs 85 people and 100 additional seasonal workers during the fresh fruit harvest. With the processing plant and office space reaching capacity, Oregon Fruit had been searching for a new facility; even considering relocation outside of Salem. After the sale of NORPAC Foods' canned vegetable business to Seneca, Oregon Fruit was enticed by the existing food manufacturing capabilities at the former NORPAC site and its easy I-5 access.

The newly-purchased Oregon Fruit expansion property is located in Salem's McGilchrist Urban Renewal Area (URA). The McGilchrist URA Plan, adopted in September 2006, was created to stimulate the development of a broad mix of compatible employment uses within the area, including working with property owners to promote the beneficial development of properties within the area and increase the supply of buildable industrial land within the city. Oregon Fruit received a \$300,000 grant from the McGilchrist Urban Renewal Area to assist with the modernization of the vacant NORPAC Plant #7 facility, including an estimated \$5 million in new equipment, building renovations, and site improvements.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Housing Community Development (HCD) survey indicated that many people in Salem and Keizer may not have the job training or skills required to meet the needs of business in the area. Increasing job training may result in access to higher paying jobs in the area, while retaining and attracting businesses.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Salem created the Building Rehabilitation/Restoration Grant Program to encourage new construction and existing business and property owners to improve their store fronts and properties to contribute to the North Gateway Urban Renewal Area's (URA) revitalization.

The North Gateway URA Grant Program has helped several area businesses expand while supporting workforce development with investment in the Salem Keizer Career and Technical Education Center. Since July of 2017, \$2M in grant funds have helped leverage \$3.6M in private investment in the area.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Most action items in the CEDS report could be coordinated and integrated into this Con Plan.

Below are those with greater potential of coordination during the 2020-2024 Con Plan.

Objective 1.2 (b) Opportunities to expand existing small business finance programs, Federal Programs(FP) has provided funding to MERIT and Interface Network for microenterprise training and technical assistance. Both programs have additional resources to assist in small business financing.

Objective 1.2 (d) Evaluate existing microenterprise resources, barriers to assess gaps in service and identify ways to overcome these barriers, FP as explained above has provided funding to MERIT and Interface for microenterprise development.

Objective 1.5 (c) Explore opportunities to develop shared commercial kitchen and regional food hub facilities, FP, through applicant training, has exhibited innovative U.S. projects funded with federal resources. There was interest in moving forward with this type of a project including incubator space for small businesses.

Objective 2.1 (c) Help communities gain a better understanding of what resources are available to promote economic development, FP hosts an annual pre-application training session. Potential applicants for HOME, CDBG, and General Fund Social Service dollars are required to attend. During training FP provides significant information regarding federal resources available and their applicability. In 2013, during the pre-application training for the 2014-2015 PY, FP provided information on current and potential innovative projects as explained above. Concluding the training there was a mini-quiz regarding “extreme projects” to see if the attendees could identify which projects were eligible for funding. This provided a door for applicants to think “outside the box” for future projects.

Objective 2.2 (a) Help communities improve and invest in their downtowns, FP has been working more closely with other sections of Urban Development (UD) to identify potential projects that are eligible for federal funding. This partnership and collaboration has allowed FP to become a more integral part of UD and has identified other opportunities for further investment and coordination in projects that are currently underway in City Center and near-downtown.

Objective 2.6 (a) Support economic development efforts that assist economically distressed individuals and communities, FP, by the very nature of the resources, has an obligation to assist projects and programs that target low- and moderate-income families and areas. Currently, FP funds MERIT and Interface Network. Both of these organizations are mentioned above and assist low- and moderate-income business owners. Interface targets their programs to Latino populations. Both organizations provide their courses in both English and Spanish. FP provided funding to Garten Services Inc (2013, 2014) for their Facility Modernization Project. This project included the installation of upgrades to their recycling facility, allowing for the creation of 60 new (34 FTE) jobs for persons with disabilities and low-moderate income individuals.

Objective 3.1 (b) Support and promote the efforts of local agencies providing business recruitment/expansion services, workforce training, small business assistance, as explained above, FP has provided funding to MERIT, Interface, and Garten for these very types of programs and projects. FP will continue to seek opportunities to partner and assist in the high priority of economic development activities that will provide the necessary jobs and economic stability to the community.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As seen in Map MA-50.1, housing problems tend to be concentrated in areas of central-western and northern Salem. These areas have housing problems at a rate of over 52 percent, compared to areas with rates below 30.5 percent in parts of western Salem and Keizer. In this map, the definition of “concentration” is any area that sees a higher rate of housing problems than other areas, especially those areas with the highest rate of housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following maps show the distribution of the population by race and ethnicity. These maps will be used to describe any areas with a disproportionate share of any one racial or ethnic group. A disproportionate share is defined as having at least ten percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0 percent of the total population, there would be a disproportionate share if one area saw a rate of 11.0 percent or more.

As seen in Maps MA-50.2 and MA-50.3, the American Indian population, which accounted for 1.0 percent of the population in Salem and Keizer, did not have any areas with a disproportionate share of American Indian households in either 2010 or 2017.

Similarly for Asian households, there were no disproportionate shares in either 2010 or 2017. In 2017, there were higher concentrations of Asian households in the Salem city center and on the eastern edge of Salem.

Black households accounted for 1.2 percent of the population in Salem and Keizer in 2017. As seen in Maps MA-50.6 and MA-60.7, no areas had a disproportionate share of black households in either 2010 or 2017.

Hispanic households are shown in Maps MA-50.8 and MA-50.9 for 2010 and 2017. In both years, there were several areas with a disproportionate share of Hispanic households. These areas tended to be in the same parts of Salem in both 2010 and 2017, in the eastern part of the study area. Some areas exceeded 38.9 percent Hispanic, while the average for the study area was 22.0 percent in 2017.

“Other” race households accounted for 5.0 percent of households in 2017 in Salem and Keizer. As seen in Maps MA-50.10 and MA-50.11, “other” race households were more heavily concentrated in one eastern portion of Salem, with one census tract experiencing a disproportionate share of “other” race household in 2017.

Two or more race households accounted for 7.0 percent of households in Salem and Keizer in 2017. No areas saw a disproportionate share of two or more race households, although these households tended to be more heavily concentrated on the eastern side of Salem in 2017.

The concentration of poverty is shown in Map MA-50.12. The highest rates of poverty in Salem and Keizer are seen in the areas adjacent to the city centers. Two census tracts saw areas with poverty

rates that exceeded 34.6 percent, compared to a study area poverty rate of 15.7 percent. The rate of poverty tended to correspond with areas of higher concentrations of racial and ethnic minorities. This will be explored more fully in a later memo discussing Racial or Ethnic Concentrated Areas of Poverty (R/ECAPs).

Elderly poverty is shown in Map MA-50.13. The location of elderly poverty does not correspond with the location of poverty as a whole. The highest rates of elderly poverty are seen in the southwestern and northwestern edges of Salem.

What are the characteristics of the market in these areas/neighborhoods?

These central areas of the Cities tends to have more renter households than owner households, with some areas having more than half the households as renters. These areas are also characterized by lower rents and home values, as well as fewer vacant units, as shown by the maps in section MA-15 and MA-20.

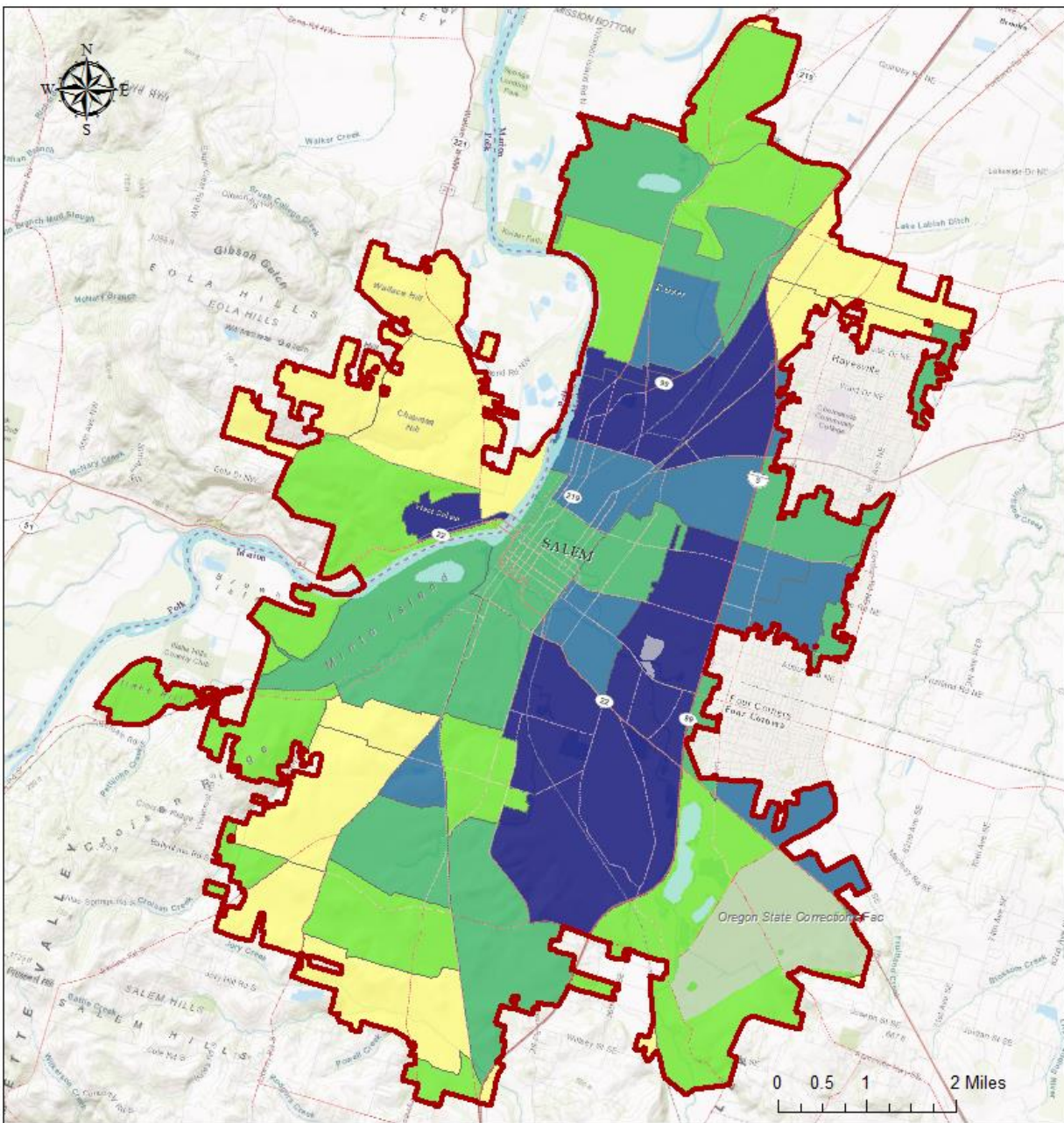
Are there any community assets in these areas/neighborhoods?

These areas are adjacent to a variety of amenities in the Cities, including access to city schools and parks, as well as grocery stores, and service providers.

Are there other strategic opportunities in any of these areas?

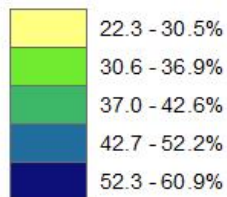
Areas with high concentrations of low income and poverty level households may present an opportunity for investment through services and public facility funding.

Map MA-50.1
Housing Problems
 Salem-Keizer
 2015 CHAS, Tigerline



LEGEND

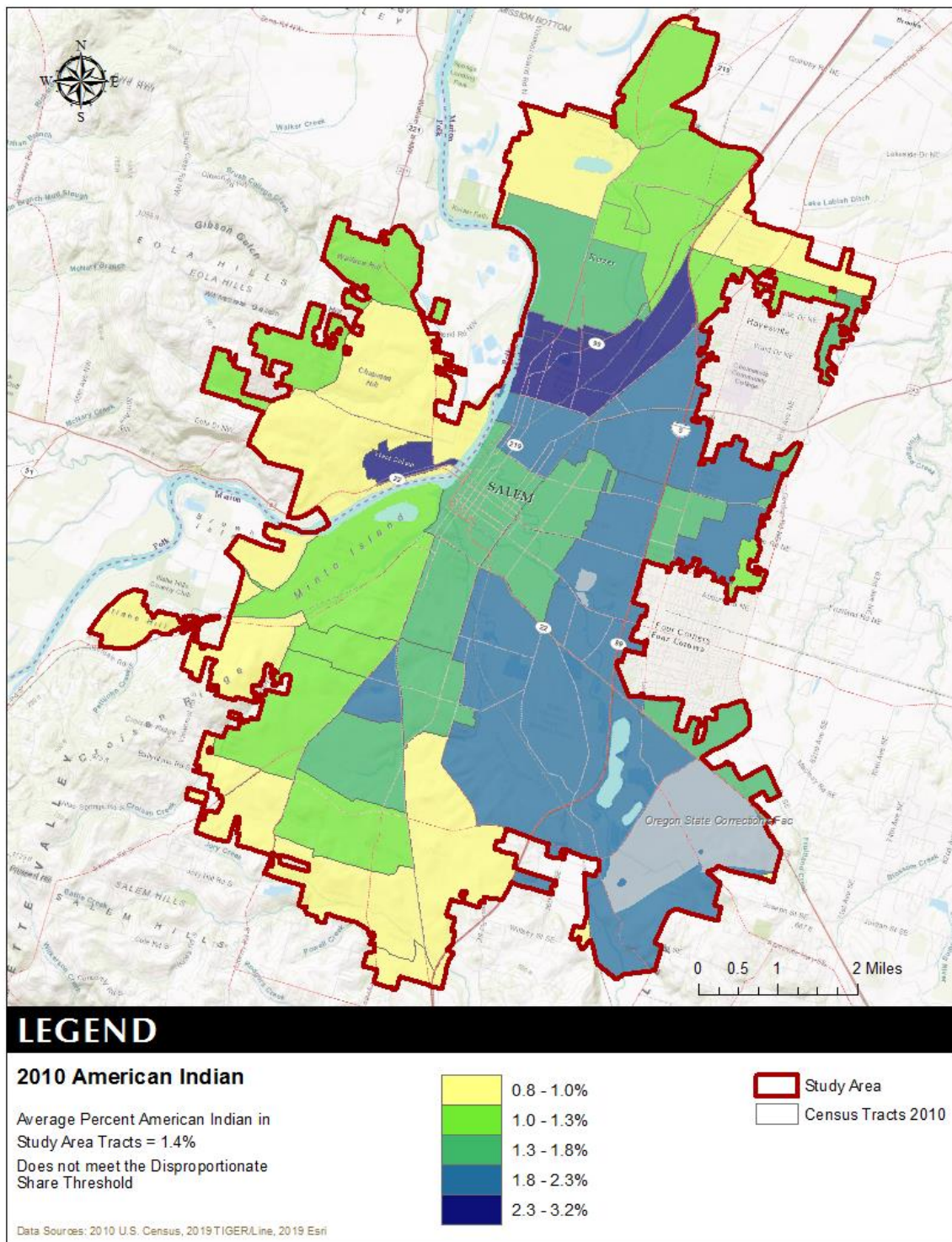
Housing Problems



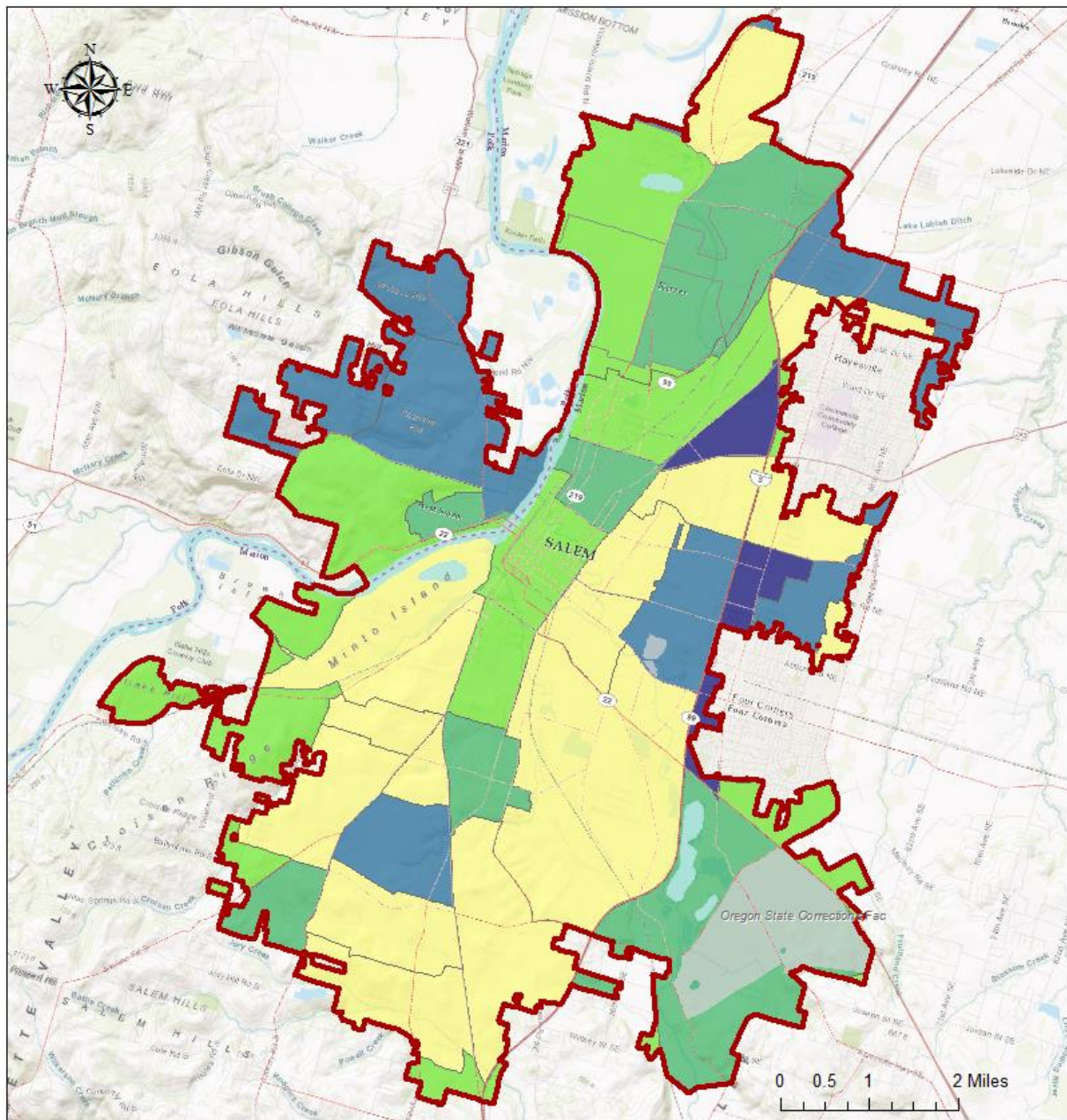
- Study Area
- Census Tracts 2010

Data Sources: 2011-2015 CHAS, 2019 TIGERLine, Esri

Map MA-50.2
2010 American Indian Households
 Salem and Keizer, OR
 2010 Census, Tigerline



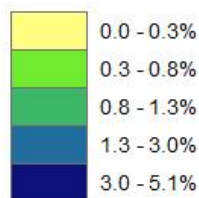
Map MA-50.3
2017 American Indian Households
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 American Indian

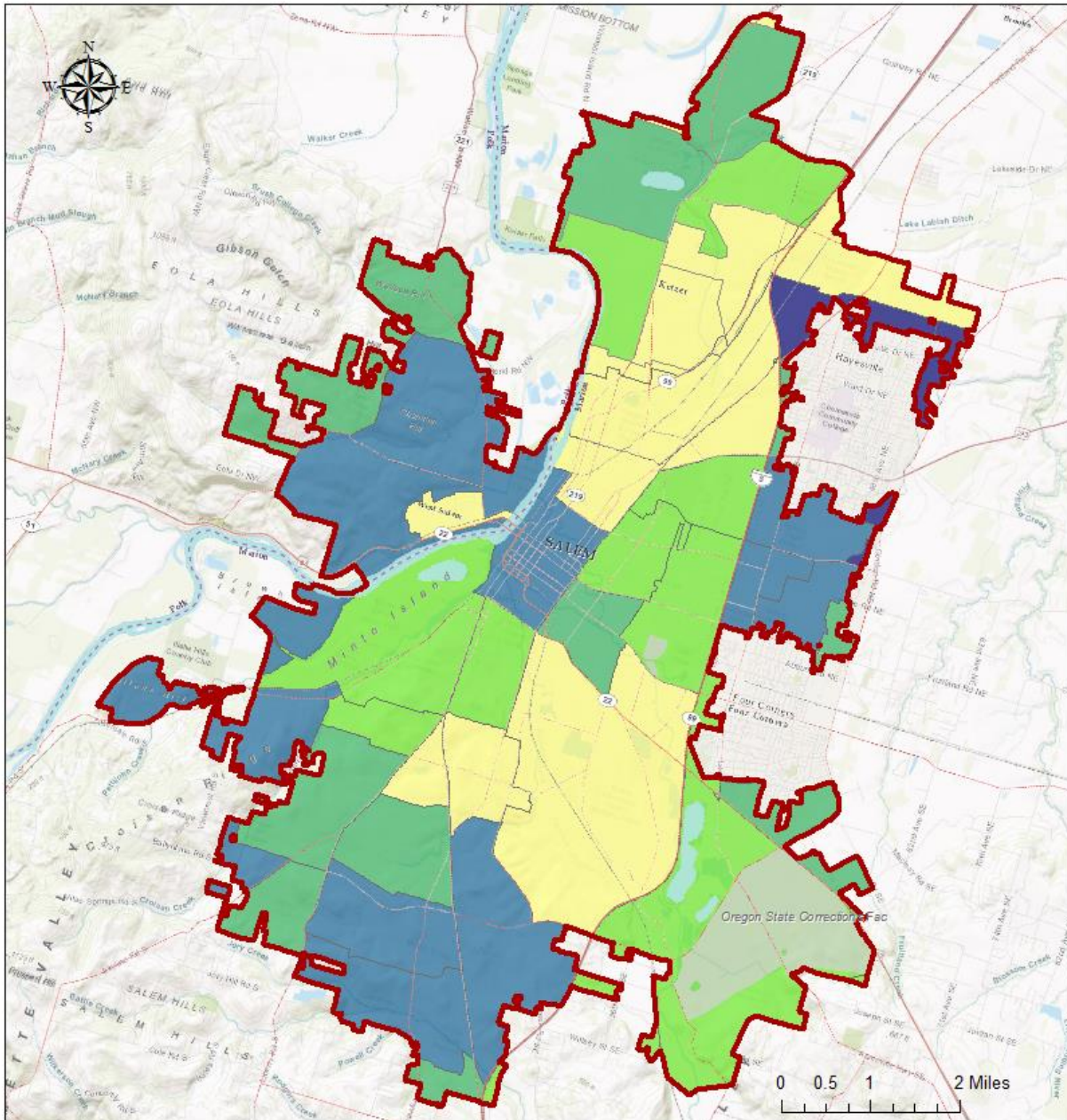
Average Percent American Indian in
 Study Area Tracts = 1.0%
 Does not meet the Disproportionate
 Share Threshold



Study Area
 Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

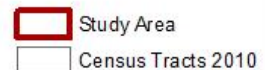
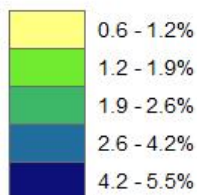
Map MA-50.4
2010 Asian Households
 Salem and Keizer, OR
 2010 Census, Tigerline



LEGEND

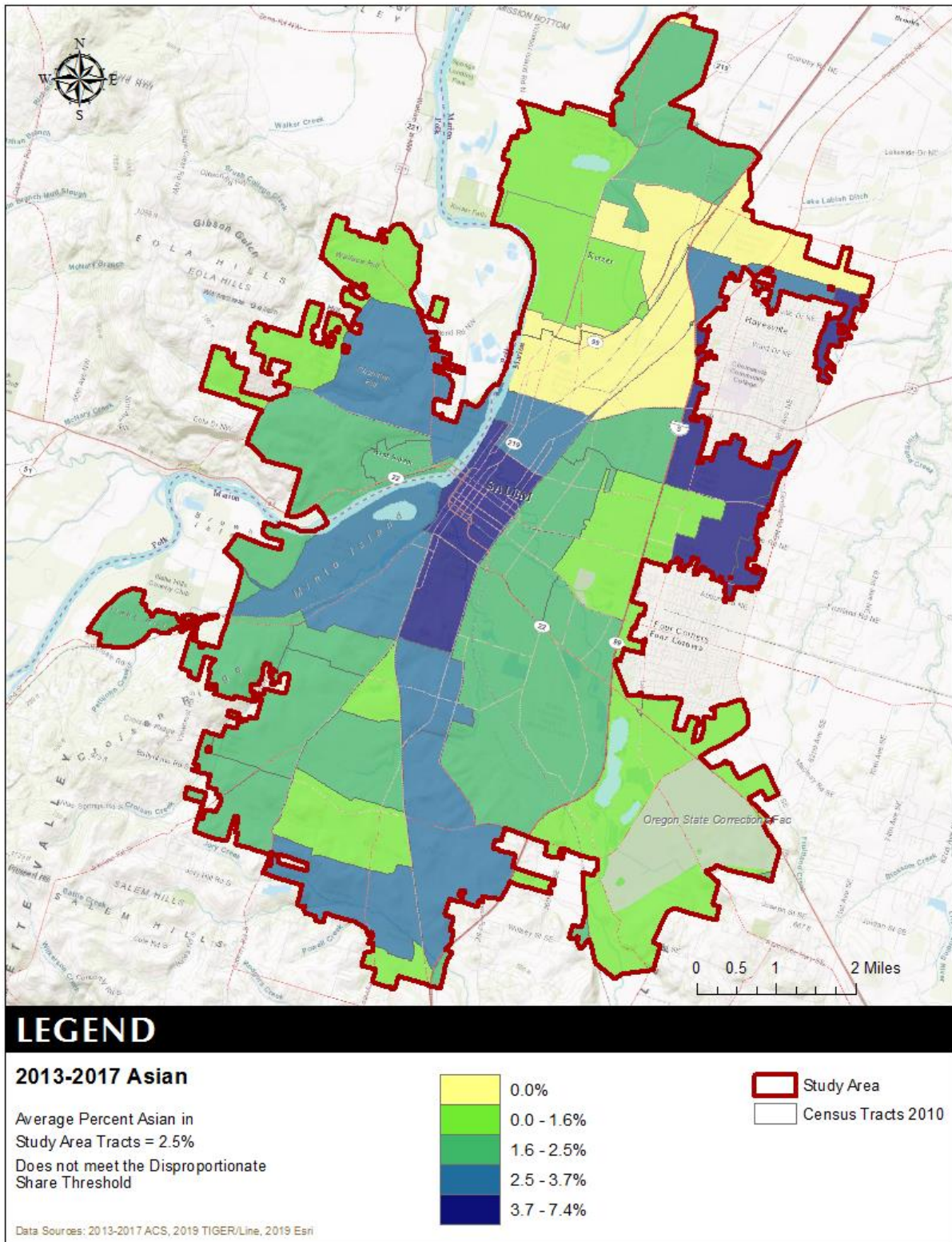
2010 Asian

Average Percent Asian in
 Study Area Tracts = 2.5%
 Does not meet the Disproportionate
 Share Threshold

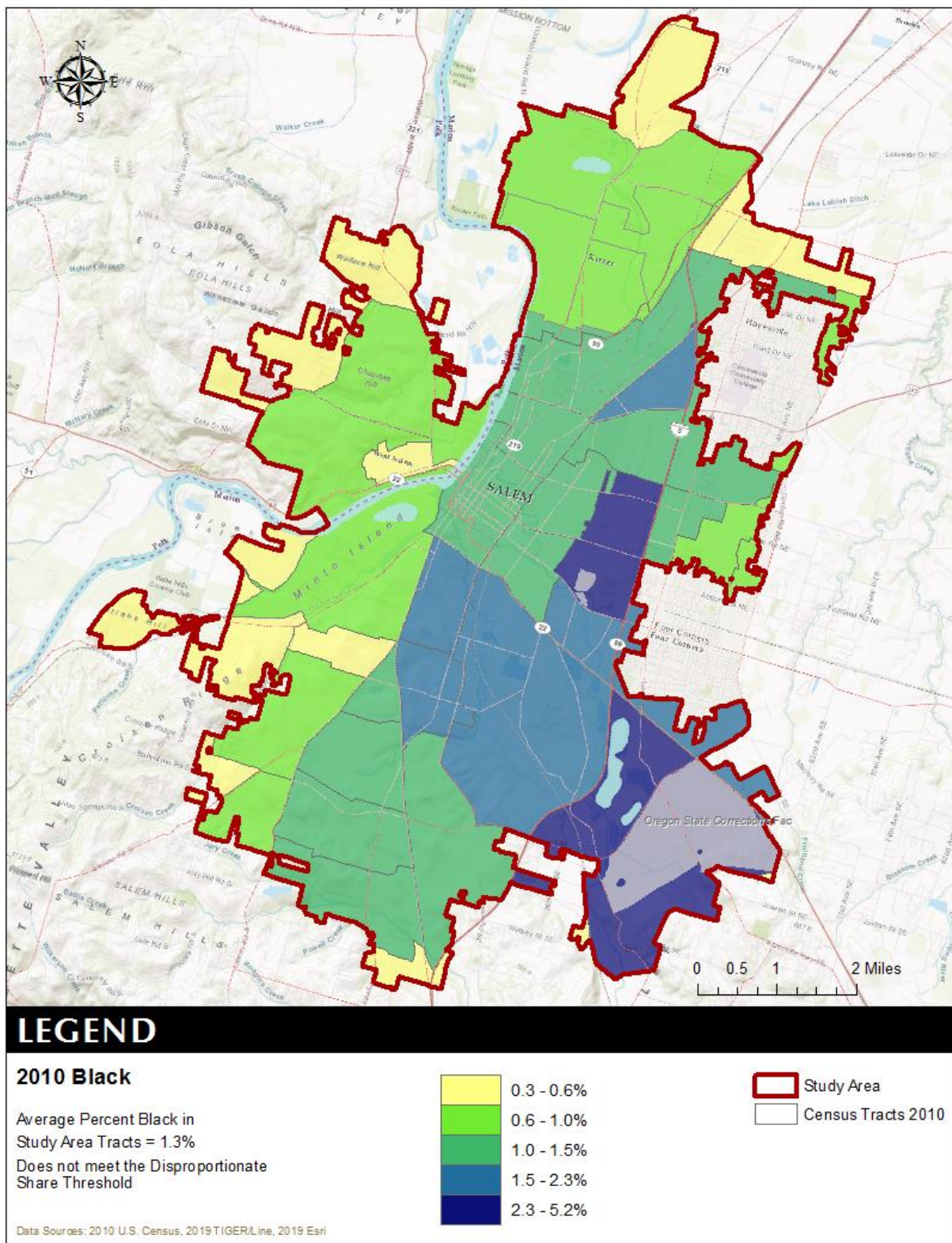


Data Sources: 2010 U.S. Census, 2019 TIGER/Line, 2019 Esri

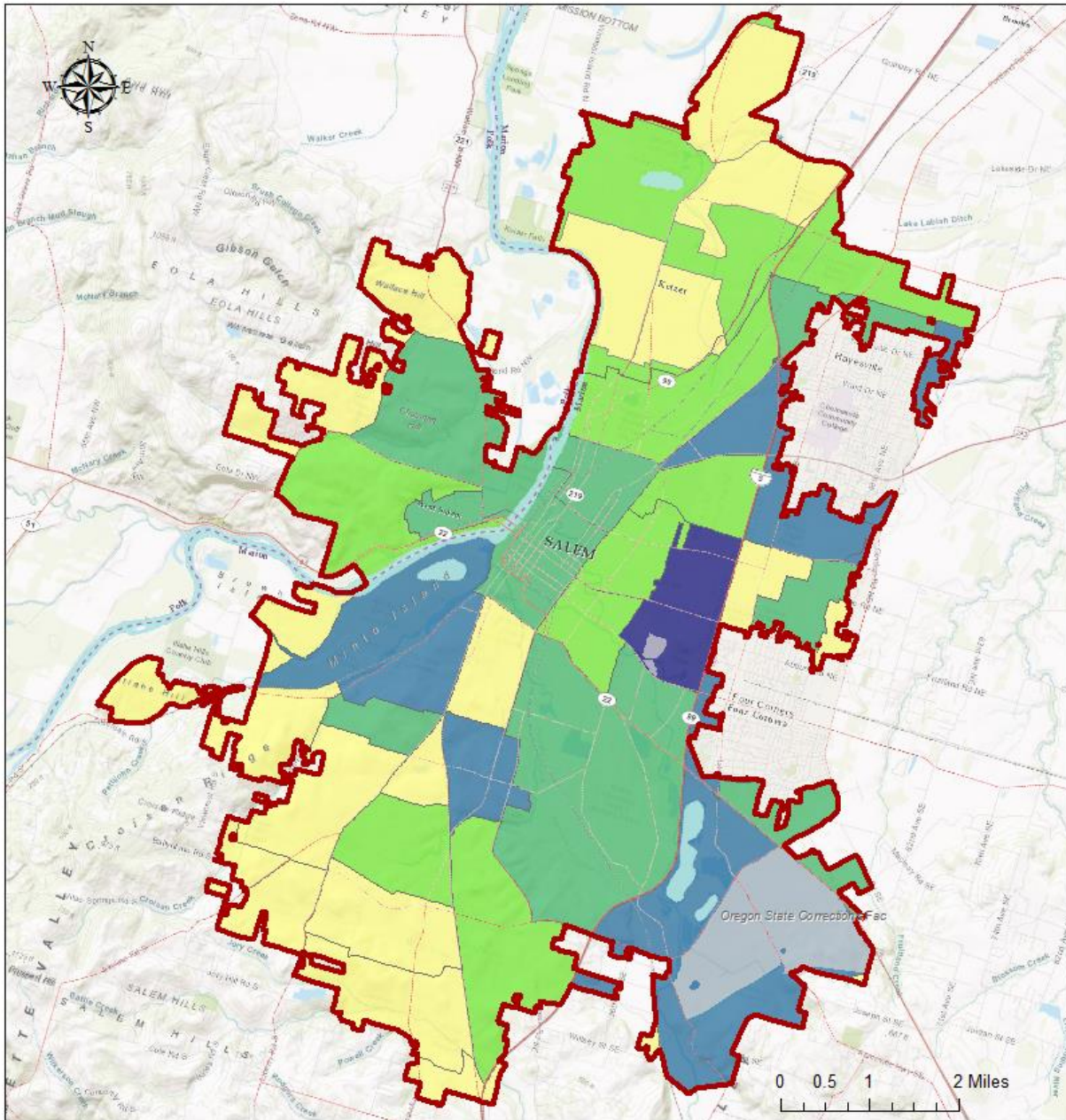
Map MA-50.5
2017 Asian Households
 Salem and Keizer, OR
 2017 ACS, Tigerline



Map MA-50.6
2010 Black Households
 Salem and Keizer, OR
 2010 Census, Tigerline



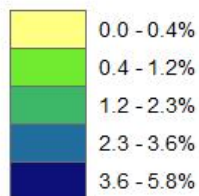
Map MA-50.7
2017 Black Households
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Black

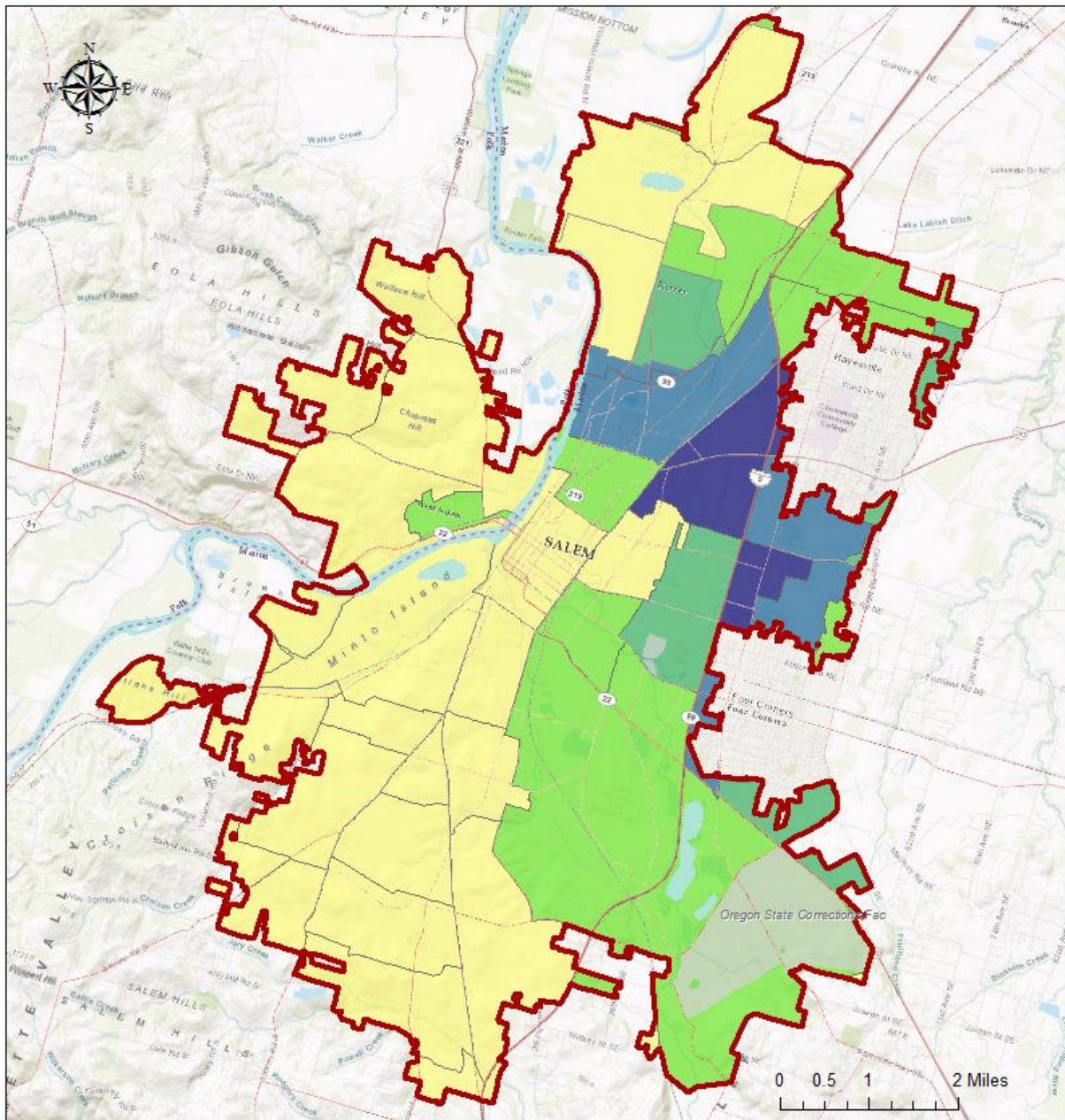
Average Percent Black in
 Study Area Tracts = 1.2%
 Does not meet the Disproportionate
 Share Threshold



- Study Area
- Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

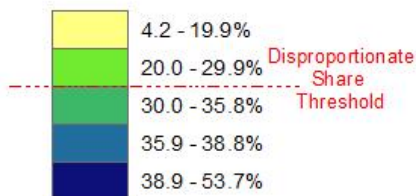
Map MA-50.8
2010 Hispanic Households
 Salem and Keizer, OR
 2010 Census, Tigerline



LEGEND

2010 Hispanic

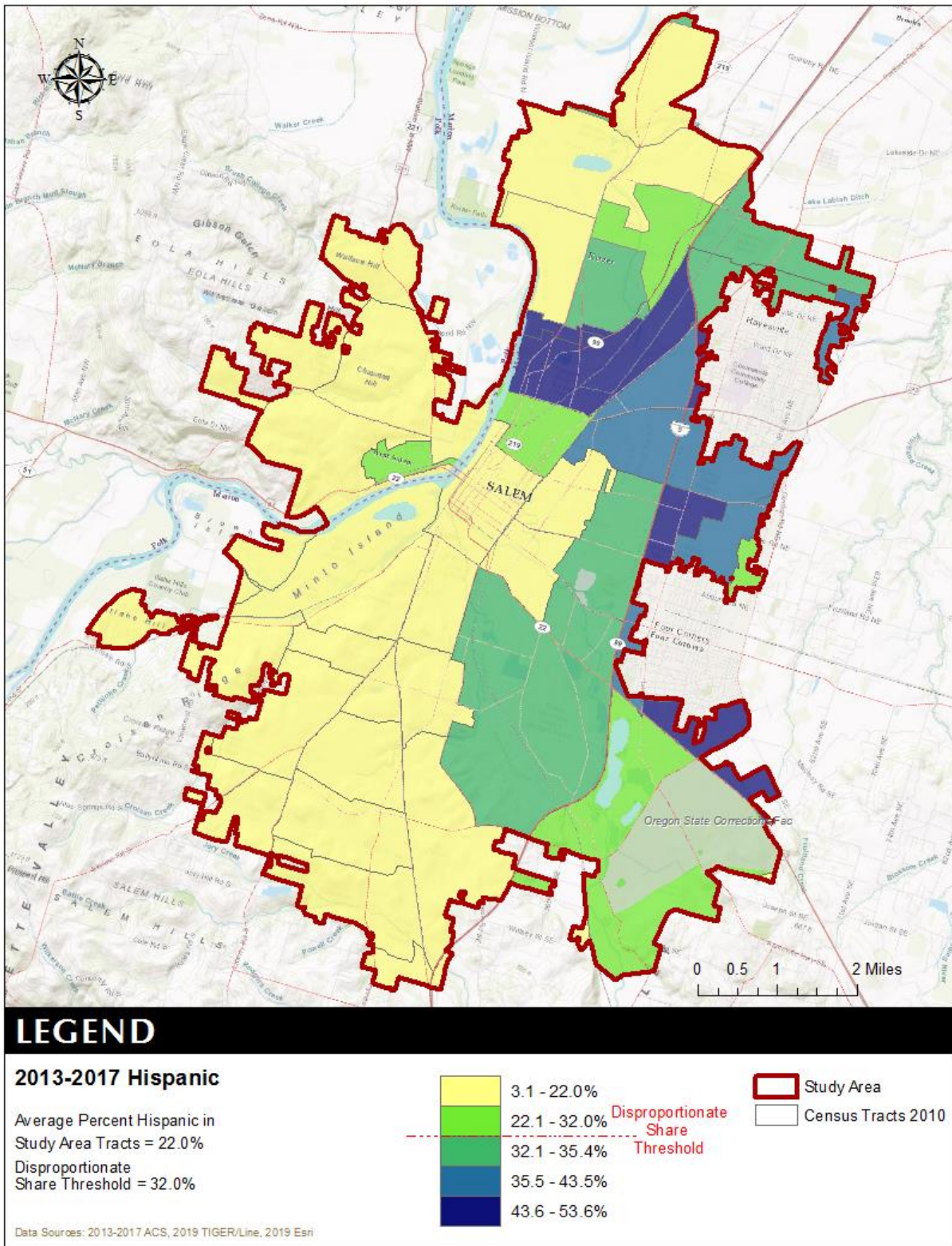
Average Percent Hispanic in
 Study Area Tracts = 19.9%
 Disproportionate
 Share Threshold = 29.9%



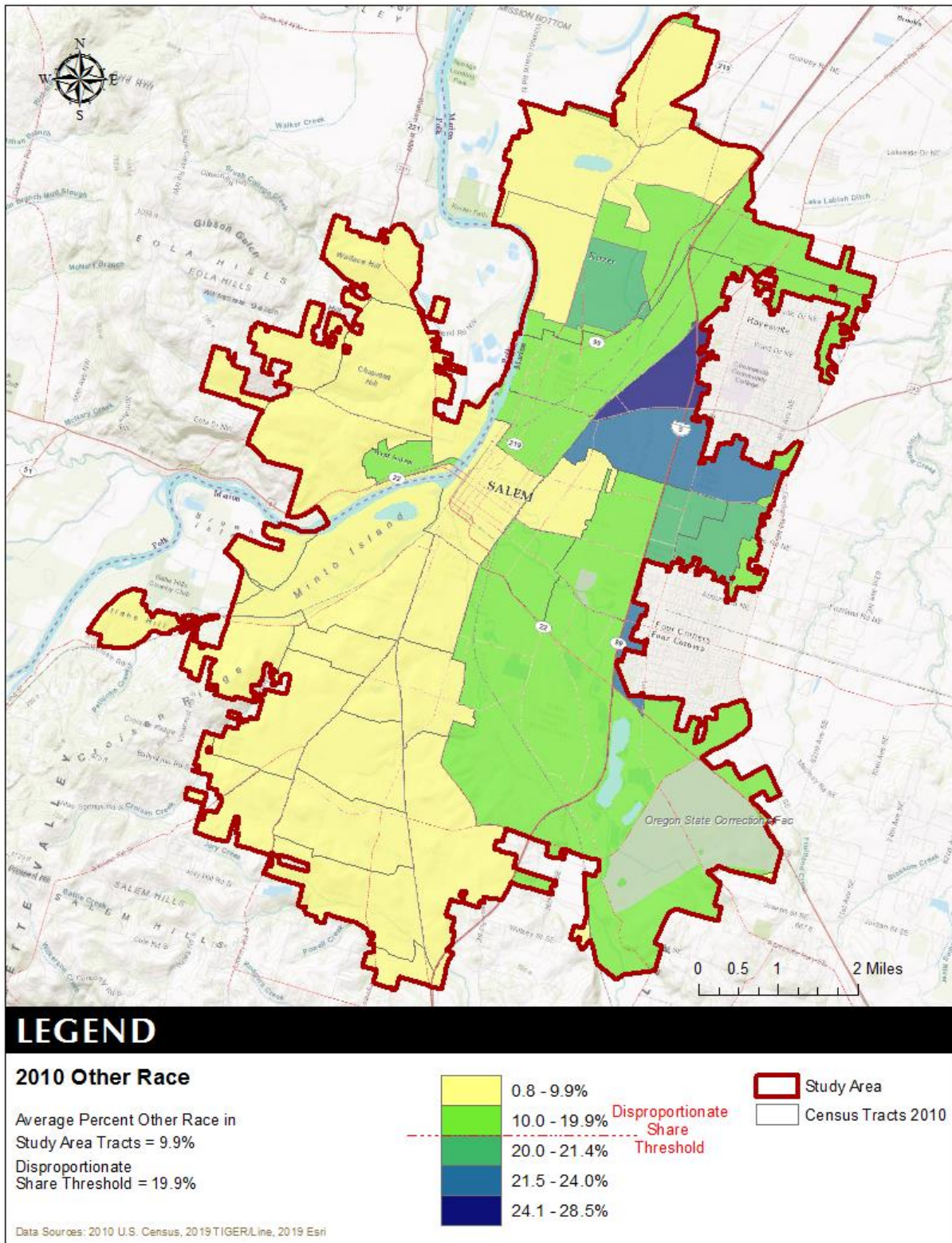
Study Area
Census Tracts 2010

Data Sources: 2010 U.S. Census, 2019 TIGER/Line, 2019 Esri

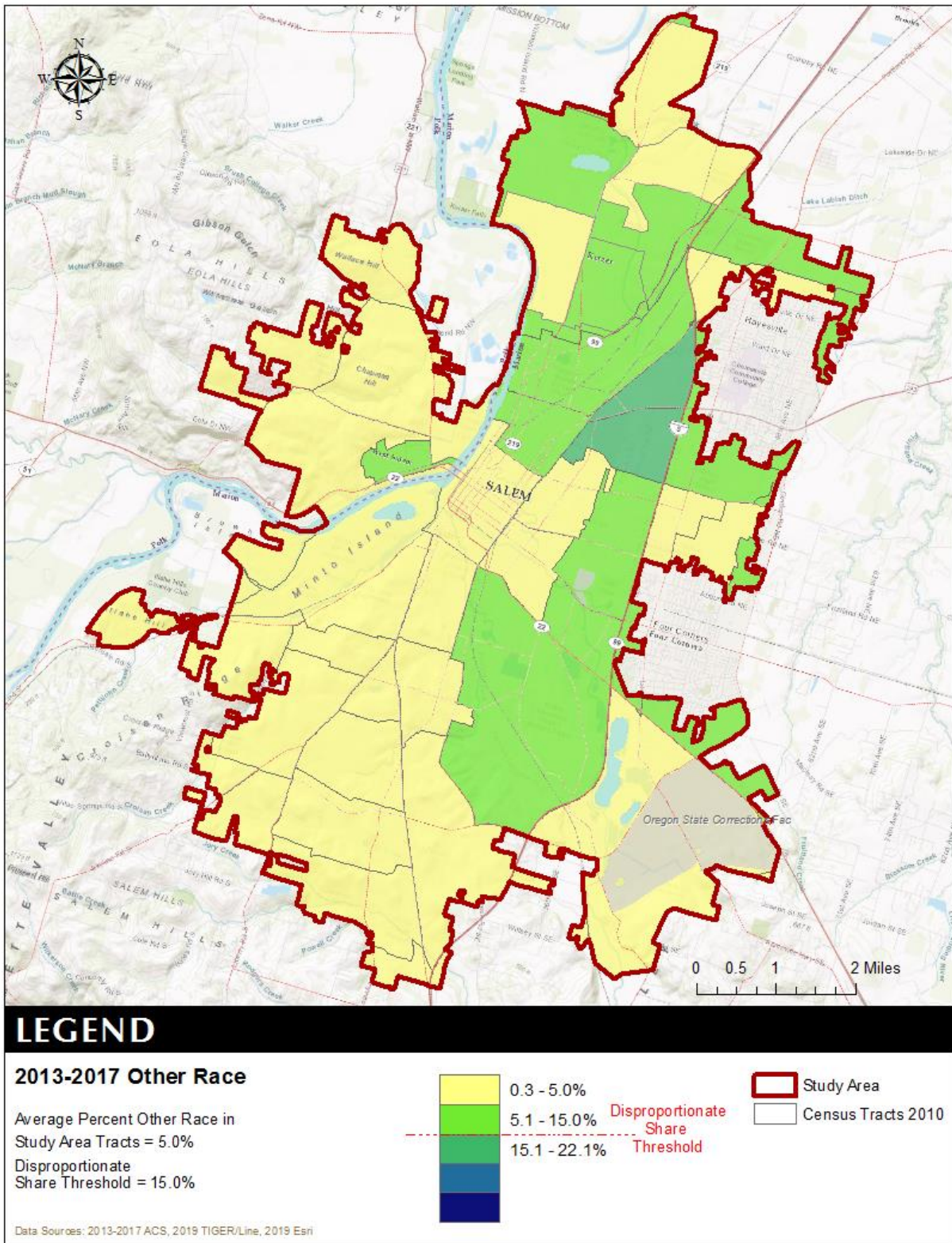
Map MA-50.9
2017 Hispanic Households
 Salem and Keizer, OR
 2017 ACS, Tigerline



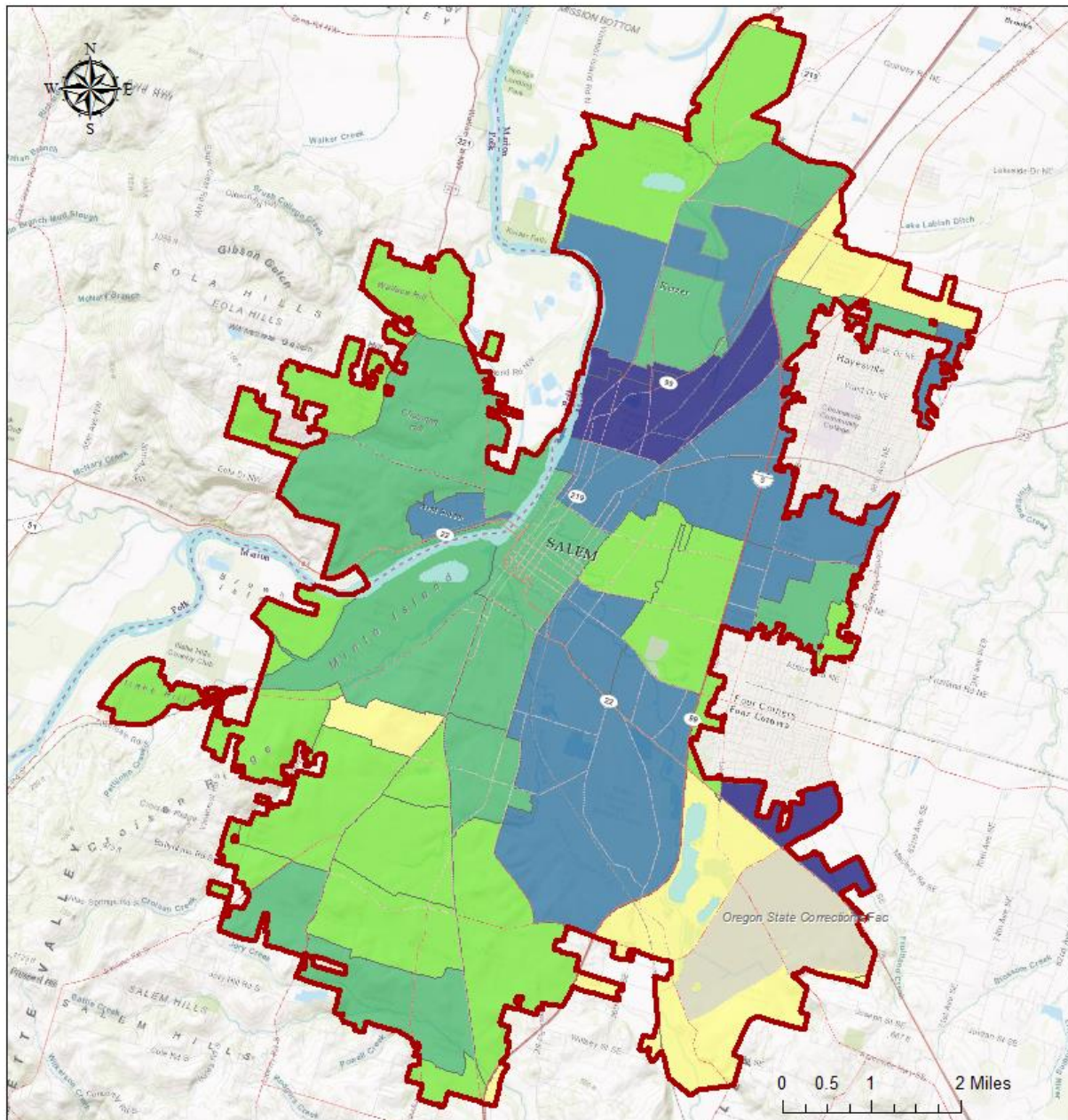
Map MA-50.10
2010 “Other” Race Households
 Salem and Keizer, OR
 2010 Census, Tigerline



Map MA-50.11
2017 “Other” Race Households
 Salem and Keizer, OR
 2017 ACS, Tigerline



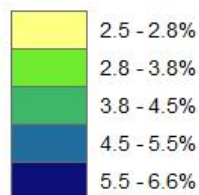
Map MA-50.12
2010 Two or More Races Households
 Salem and Keizer, OR
 2010 Census, Tigerline



LEGEND

2010 Two or More Races

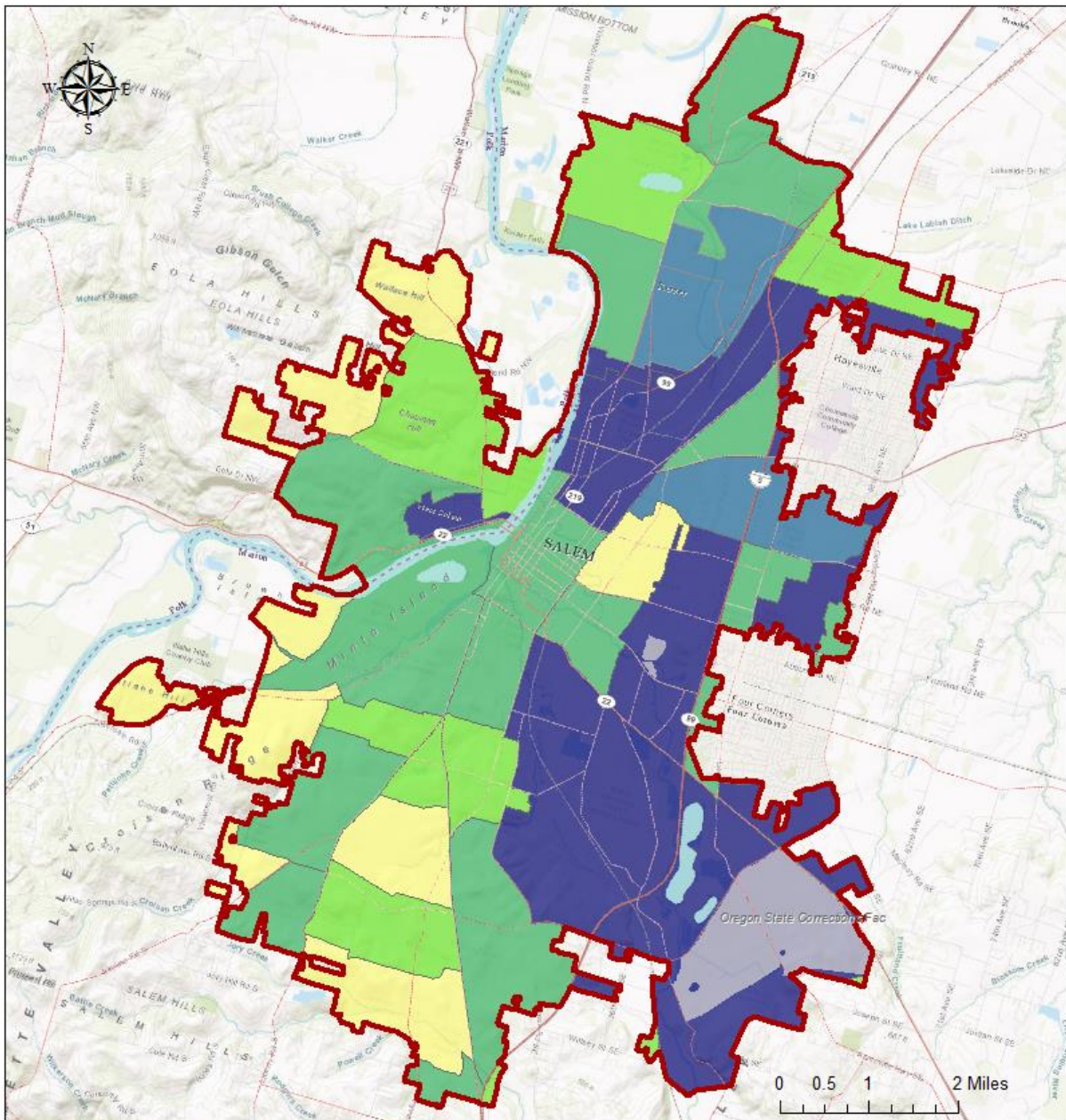
Average Percent Two or More Races in
 Study Area Tracts = 4.2%
 Does not meet the Disproportionate
 Share Threshold



- Study Area
- Census Tracts 2010

Data Sources: 2010 U.S. Census, 2019 TIGERLine, 2019 Esri

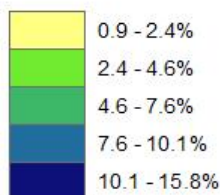
Map MA-50.13
2017 Two or More Races Households
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Two or More Races

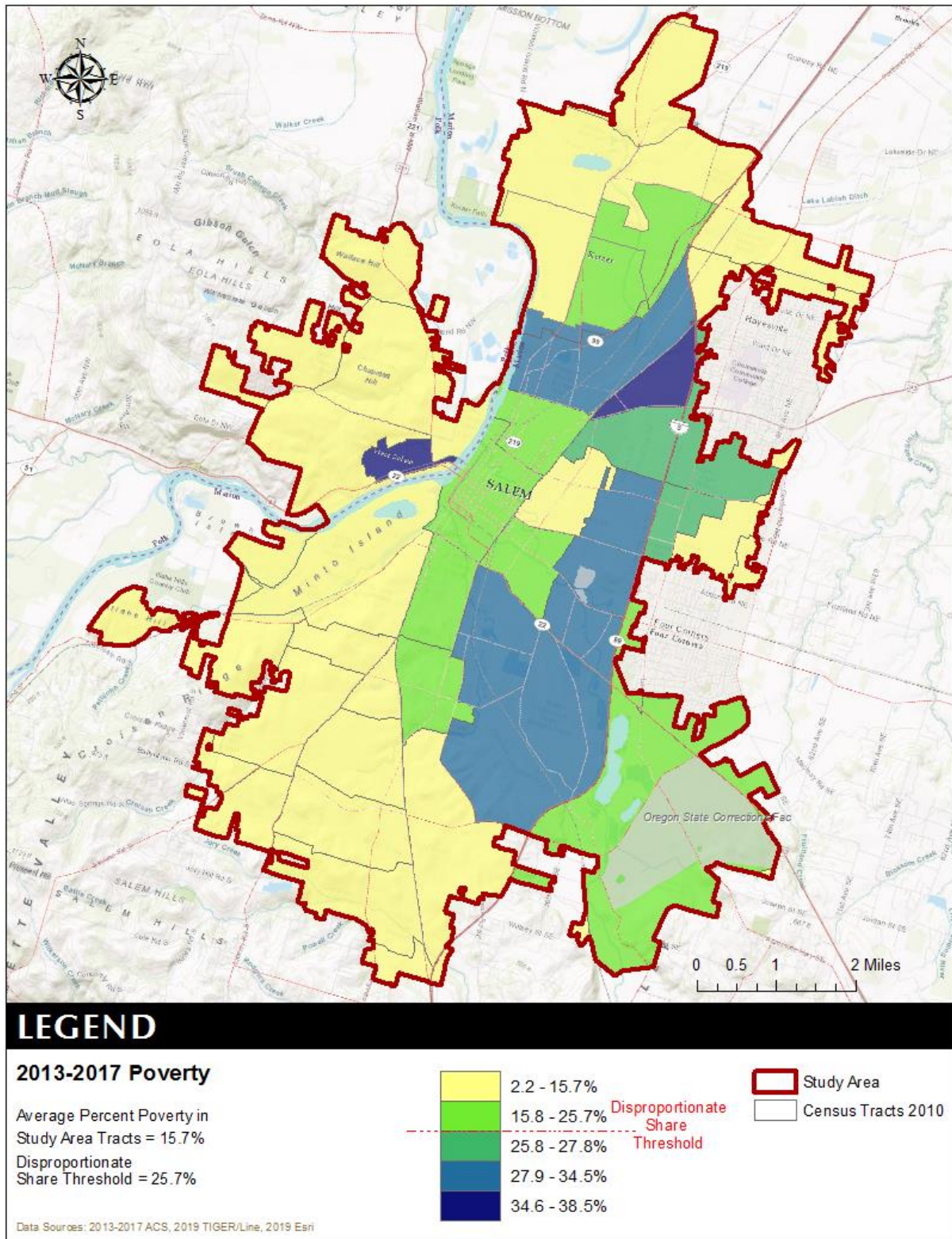
Average Percent Two or More Races in
 Study Area Tracts = 7.0%
 Does not meet the Disproportionate
 Share Threshold



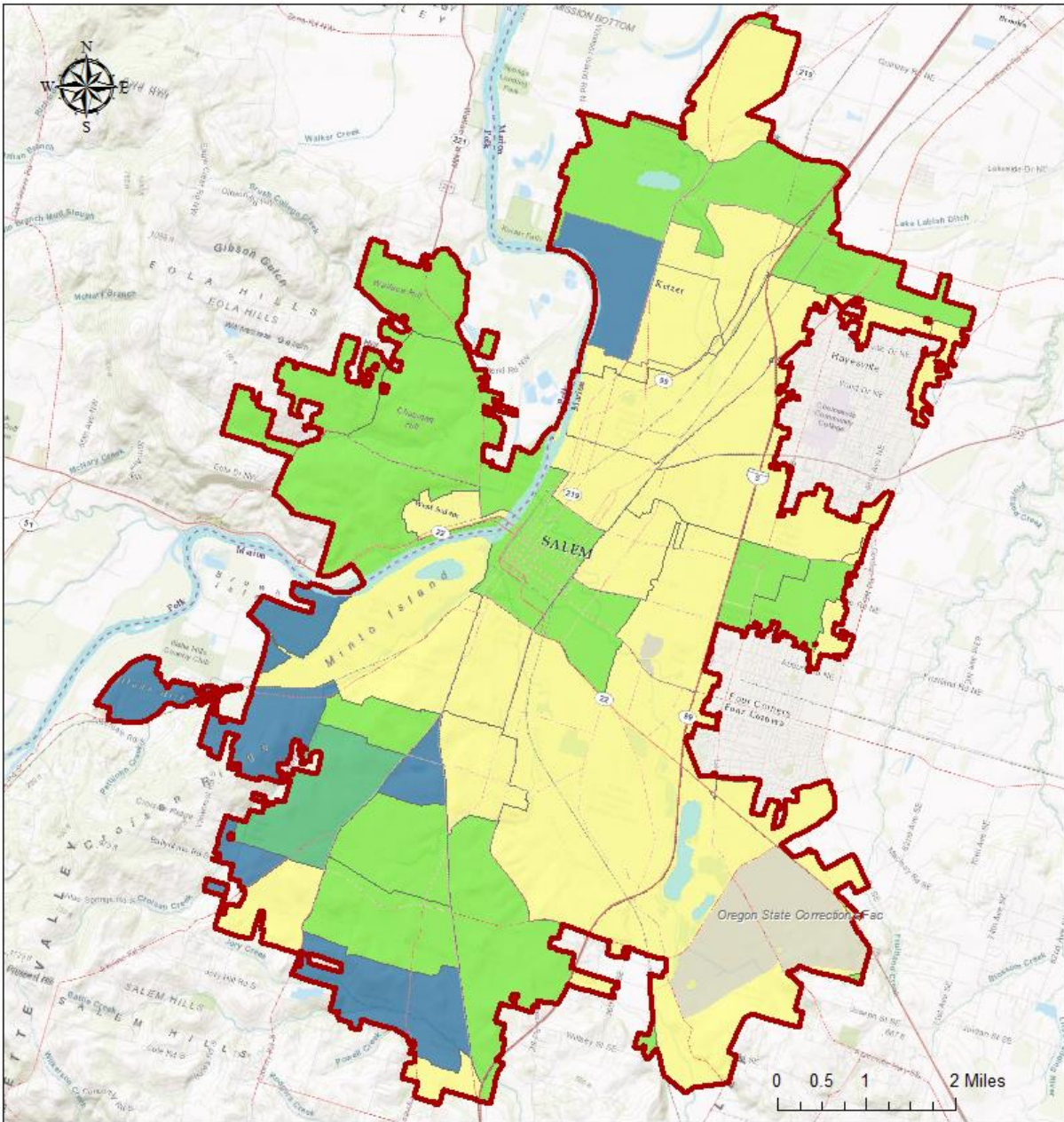
- Study Area
- Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

Map MA-50.14
2017 Poverty
 Salem and Keizer, OR
 2017 ACS, Tigerline



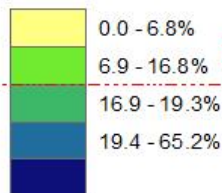
Map MA-50.15
2017 Elderly Poverty
 Salem and Keizer, OR
 2017 ACS, Tigerline



LEGEND

2013-2017 Elderly Poverty

Average Percent Elderly Poverty in
 Study Area Tracts = 6.8%
 Disproportionate
 Share Threshold = 16.8%



Disproportionate
 Share
 Threshold

- Study Area
- Census Tracts 2010

Data Sources: 2013-2017 ACS, 2019 TIGER/Line, 2019 Esri

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The Needs Assessment and Market Analysis, which has been guided by the 2019 Housing and Community Development Survey and public input, identified five priority needs. These are described below.

- **Homelessness:** Homelessness continues to be a need in Salem and Keizer. While the Cities continue to support efforts that seek to end homelessness, it remains a high priority in the Cities. These include homeless prevention activities, emergency shelters, permanent supportive housing, and homeless services.
- **Low-to-Moderate Income Housing:** Housing for low to moderate income households continue to be a high priority in the Cities as so many households face cost burden and other housing barriers.
- **Special Needs Populations:** There are numerous special needs populations in the Cities of Salem and Keizer that are in-need. These households have a variety of housing and service needs and continue to be a high priority within the Cities. These include the elderly, persons with substance abuse problems, persons with disabilities, and persons facing food insecurity.
- **Public Facilities:** Public Facilities, including infrastructure, continues to be a highly rated need in Salem and Keizer. This includes community centers, and childcare facilities.
- **Economic Development:** Findings from the Cities' survey and public input suggested that there is continued need for economic development to increase access to jobs to support self sufficiency

These Priority Needs are addressed with the following Goals:

Support Efforts to End Homelessness

This goal is to support service provider efforts to combat homelessness through homeless prevention activities, emergency shelters and transitional housing, services for homeless households, and TBRA using HOME funds.

Expand Affordable Housing

The expansion of affordable housing in Salem and Keizer includes the renovation of rental and homeowner housing units. This will increase access to affordable housing options for low to moderate income households with housing needs.

CHDO Set-Aside

This goal will account for the mandatory 15 percent set-aside for Community Housing Development Organizations (CHDO) during the FY 2020-2024.

Provide Support for Public Service Programs

This goal aims to increase access to public services in Salem for at-need populations including the elderly, persons with disabilities, persons with substance abuse issues, and food insecure households.

Enhance Access to Public Facilities

This goal includes modifications and or rehabilitation of public facilities in Salem, including increasing access to facilities for special needs and low-income populations.

Promote Economic Development

This goal will provide households with access to a greater number of economic opportunities through job training and microenterprise opportunities. This goal aims to promote self-sufficiency and economic mobility for low to moderate income households in Salem.

Program Administration

Administration costs associated with HOME (maximum of 15%) and CDBG (maximum of 20%).

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The CDBG funding is restricted to use for residents of the City of Salem. The area is outlined by the City limits. This boundary has been applied to a Google maps and Salem Maps application for a much easier determination of eligibility of projects and clients.

The HOME funding is restricted to use for residents of the cities of Salem and Keizer. This area is also determined by the city limits of the two cities. This boundary has been applied as an area to a Google Maps and Salem Maps application for easier determination of eligibility. The Salem eligibility area can be found at <https://www.cityofsalem.net/federalprograms>. A map of Keizer's boundaries can be found at: <https://evogov.s3.amazonaws.com/media/60/media/16710.pdf>.

Geographic Distribution

Target Area	Percentage of Funds
Keizer	15% HOME
Central Salem	25% CDBG
Salem Citywide	60% CDBG

Table 45 - Geographic Priority Areas

General Allocation Priorities

The City of Salem is a Community Development Block Grant (CDBG) entitlement community. An entitlement community is a community that is deemed a grantee perpetually as long as all of the criteria remain the same and funding continues at the federal level. The annual allocations are determined through formulas by the U.S. Department of Housing and Urban Development (HUD) upon federal appropriation of funds. The CDBG funds received by the City of Salem are utilized within the City of Salem city limits. This includes all physical projects and services provided only for those with addresses within the boundary described. Physical addresses are verified against a Google boundary map to ensure compliance with this restriction. For microenterprise training recipients, the residential or business address must be within these boundaries.

The City of Salem participates with the City of Keizer as a consortium. The Salem/Keizer Consortium is a HOME Investment Partnerships (HOME) entitlement community. The HOME funds received by the consortium are utilized within the city boundaries of Salem and Keizer. For tenant based rental assistance programs, the address for which the rental assistance is being applied, is utilized to determine eligibility within the boundaries.

The City of Salem created a Neighborhood Revitalization Strategy Area (NRSA) in 2009. During this new Consolidated Planning period, the City of Salem is renewing the NRSA with updated data. Programs and projects submitting application for funding within the NRSA are given additional points during the application scoring. The City of Salem continues to provide outreach and technical assistance regarding the NRSA and the advantages of programs and projects within this area. The City anticipates more applications for programs and projects servicing the NRSA over the next five years.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Salem Citywide Keizer Citywide
	Associated Goals	Support Efforts to End Homelessness Program Administration
	Description	Homelessness continues to be a need within Salem and Keizer. While the City continues to support efforts that seek to end homelessness, it remains a high priority in the City. These include homeless prevention activities, emergency shelters, permanent supportive housing, and homeless services.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
2	Priority Need Name	Low-to-Moderate Income Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Salem Citywide Keizer Citywide
	Associated Goals	Expand Affordable Housing CHDO Set-Aside Program Administration
	Description	Housing for low to moderate income households is a high priority in the City as so many households face cost burdens and other housing problems.

	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
3	Priority Need Name	Special Needs Populations
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Salem Citywide Keizer Citywide
	Associated Goals	Provide Support for Public Service Programs Program Administration
	Description	There are numerous special needs population in the City of Salem that are in-need. These households have a variety of housing and service needs and continue to be a high priority within the City. These include the elderly, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. This also includes low income households in need of public services such as child care and job trainings.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
4	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Salem Citywide
	Associated Goals	Enhance Access to Public Facilities Program Administration
	Description	Public Facilities, including community centers, and childcare facilities, continues to be a highly rated need in Salem and Keizer.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Non-housing Community Development

	Geographic Areas Affected	Salem Citywide
	Associated Goals	Promote Economic Development Program Administration
	Description	Findings from the City's survey and public input suggested that there is continued need for economic development to increase access to jobs to support self sufficiency
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.

Narrative (Optional)

These priorities listed above were determined based on the Needs Assessment, Market Analysis, and public input. These priority needs will be addressed over the course of the next five-year Consolidated Planning period. A set of goals have been established in order to allocate funds to each of these priorities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	With the rate of cost burdens, as discussed earlier, the use of funding for TBRA is expected to continue to be a high need for households. The ability to coordinate supportive services with TBRA also provides for a much more sustainable investment, bringing these families out of poverty.
TBRA for Non-Homeless Special Needs	As discussed previously, the need for temporary rental assistance through TBRA is expected to increase. This is also true for special needs households, including those with disabilities and the elderly. For some families, the TBRA also bridges the gap of the Section 8 Housing Voucher waiting list for these vulnerable family types.
New Unit Production	While the production of new units continues to raise, the City's limited resources prohibits the use of funds to develop new units on any large scale.
Rehabilitation	While the number of vacant units continues to increase, the rated need for unit rehabilitation is high.
Acquisition, including preservation	Due to limited funding and the high cost of housing, the availability of the City to commit funds to acquisition is lower than the need.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following narrative describes the anticipated resources for FY 2020.

2020-2021 CDBG / HOME Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,318,852	20,868	197,413	1,537,133	5,275,408	PI: Calculated based upon anticipated reduction due to COVID-19. The City requested the transfer of Neighborhood Stabilization Program (NSP) funds for use on eligible CDBG program activities. Annual Allocation: Based upon 2020 entitlement allocation, multiplied by 4 remaining plan years.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	778,206	65,616	106,290	950,112	3,112,824	PI: Calculated based upon anticipated reduction due to COVID-19 Annual Allocation: Based upon 2020 entitlement allocation, multiplied by 4 remaining plan years.

Table 48 - Anticipated Resources – NSP funds are contingent upon transfer approval by OHCS, other amounts projected by COS UD Finance Manager

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

Leveraged Funds

As a result of both federal mandate and local policy, each of the City's entitlement programs requires or encourages some level of "match" or "leveraging" - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds.

HOME Match

The City will ensure matching contributions from non-federal sources are made to housing that qualifies under the HOME program (other than Tenant Based Rental Assistance). Possible sources of match may include, but are not limited to, private grants, donated real property, value of donated or voluntary labor of professional services, sweat equity, cash contribution by non-federal sources, proceeds from bonds not repaid with revenue from an affordable housing project and/or state and local taxes, charges or fees.

It should be noted that some HOME projects may not yet meet the 25% match requirement at the time of application, but future match may be obtained through things such as property tax exemption which is realized once the property is leased up and operating. Currently, Salem/Salem & Keizer Consortium has a surplus of match in its account. Federal funds from other agencies are not considered eligible match.

CDBG Match

CDBG funds will be leveraged with other sources of funds (i.e. private, local government, non-profit, etc.) These funds are used to spur economic development for job creation and retention, address the affordable housing and public facilities needs via rehabilitation, reconstruction, relocation/temporary relocation, clearance for affordable housing, parks, public facilities and substantial rehabilitation.

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

There are two publicly owned parcels (land or property) to be used in addressing the needs of unsheltered persons and microeconomic development efforts. The properties are located at 615 Commercial Street NE, Salem OR 97301 and 2640 Portland Road NE, Salem OR.

Discussion

The Expected Amount Available for the Remainder of ConPlan is an estimate of the funds expected to be received over the remaining four years of the Consolidated Plan. Estimates were calculated using the confirmed funding to be received during the first year of the Consolidated Plan plus expected program income.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Salem	Government	Homelessness Non-homeless special needs Planning Rental	Jurisdiction
Salem Housing Authority	PHA	Public Housing Rental and Voucher Programs.	Salem City Limits
Mid-Willamette Valley Homeless Alliance	Continuum of care	Homelessness Planning	Marion and Polk Counties
Various Nonprofit and For-Profit Entities	501(c) 3 Entities and micro/small businesses	Provide CDBG/HOME activities	Salem and Keizer
West Valley Housing Authority	PHA	Public Housing and Voucher Programs	Polk County

Table 48 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

City of Salem operates under the council-manager form of City government. The Salem City Council is made up of eight councilors each representing the eight wards across the City. The Mayor stands for elections in all eight wards and serves a two-year term. The City Manager acting on behalf of the Mayor and City Council is responsible for running the day-to-day operations of the City.

Salem Housing Authority

The Salem Housing Authority (SHA), a division of the City of Salem’s Urban Development (SUD) Department, manages all issues relating to public housing in the Salem area. SHA works with the SUD to offer security deposit assistance to income-qualified households. They promote family self-sufficiency and homeownership opportunities for low-income households in Salem and Keizer. The Salem City Councilors sit as the SHA Board of Commissioners and make decisions regarding proposed capital improvements, development and demolition of public housing units. The SHA Board acts as a separate agency responsible for developing and administering housing assistance programs for low-income households within the Urban Growth Boundary surrounding the cities of Salem and Keizer.

Mid-Willamette Valley Community Action Agency

The Mid-Willamette Valley Homeless Alliance (MWVHA) coordinates the local Continuum of Care (CoC) efforts. The CoC is a community based, long-range planning organization that addresses the needs of homeless persons in order to help them reach maximum self-sufficiency. The CoC was developed through the effort of the Mid-Valley Housing and Services Collaborative comprised of a broad cross section of community stakeholders and is based on a thorough assessment of homeless needs and resources. MWVCAA CoC serves Marion-Polk counties particularly the cities of Salem and Keizer.

Various local service agencies and private groups (as listed in the consultation section of this Consolidated Plan) are involved in recommending and implementing specific funding strategies that address affordable housing, homelessness, and community development. These organizations provide project proposals to the City through an application process each year. Proposals are tailored to match priorities contained in the five-year goals of the Consolidated Plan and are implemented by the respective organizations each year. Citizens of the region make funding recommendations to the Director of Urban Development, whom in turn makes funding recommendations to City Council for approval of social service allocations of HOME, CDBG, and General Funds designated for social service activities through Federal Programs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental / Mortgage Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		X
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X	X	

Other			

Table 49 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

All programs accounted for in the table above are currently available in Marion and Polk Counties. The information seems to exhibit a large concentration of services provided under Alcohol and Drug Abuse, Education, and HIV/AIDS. Programs specifically designed for homeless persons were available under Counseling/Advocacy, Other Street Outreach Services, Life Skills, and Transportation. Programs specifically designed for persons living with HIV/AIDS were listed under the following categories: Counseling/Advocacy, Education, and HIV/AIDS. There are programs listed in the 211 system specifically designed for families, families with children, veterans and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Although not all needs can be met, the following are the strengths of the service delivery system for special needs populations and persons experiencing homelessness in Marion and Polk Counties.

Strengths include counseling and advocacy for homeless prevention, utilities assistance and rental assistance. It also includes street outreach services, and supportive services for alcohol and drug abuse, education, and persons with HIV/AIDS.

Many obstacles stand in the way of meeting the critical needs of homeless persons in Salem and Keizer. Individuals and families are faced with many of these challenges. While some of these barriers can be mitigated through actions by the City, a majority of them cannot be corrected at the local level. Gaps in the service delivery system for special needs populations and persons experiencing homelessness include:

- Homeless Prevention Services for:
 - Mortgage Assistance for first time homeowners
- Street Outreach Services for:
 - Mobile Clinics
 - Law Enforcement
- Supportive Services for:
 - Transportation
 - Life Skills
 - Employment and Employment Training

Information collected in our Housing and Community Needs Survey and our Organizational/Business Survey solidify these findings as identified in the table above.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

There is a capacity gap in the affordable housing development sector. Currently, there is one Community Housing Development Organization (CHDO). A region of this size should have 3 to 5 CHDOs. Additional private sector developers interested in affordable housing incentives are also needed.

System Delivery

While there are some gaps in the system delivery as identified above, it is imperative that we do not reduce our involvement and allocations for services that are our strengths, as this means that we may properly be addressing that need. Below are our strategies for addressing the gaps identified over the next five years.

Homeless Prevention Services:

Mortgage Assistance

The City of Salem subordination program allows households or organizations that are recipients of Salem-issued HOME, CDBG, or Public Works funds to apply for a loan subordination to change the priority of loan repayment, which allows a debt holder with a higher priority to move to a lower position in the repayment order.⁹

Utilities and Rental Assistance

In 2017, Salem invested \$1.4 million in general fund resources for a housing first program that focused on the most vulnerable, hardest to house individuals by providing them with medical and mental health treatment, intensive case management, and other resources. The FY 2020 reduces the allocation to \$700,000 to right-size the program to the current housing supply, since it has become more difficult to find willing landlords.¹⁰ The program serves approximately 50 chronically homeless individuals.

The Housing Stabilization Program provides rent, financial assistance, and case management services to homeless families, and families at risk of becoming homeless.¹¹

Northwest Human Services offers limited financial assistance for rent, utilities, heating, and prescriptions.

⁹ <https://www.cityofsalem.net/Pages/loan-subordination.aspx>

¹⁰ City of Salem FY 2020 Adopted Budget

¹¹ https://www.needhelppayingbills.com/html/marion_county_assistance_progr5.html

Legal Assistance

Legal assistance for low-income individuals is offered through Marion Polk County Legal Aid. In addition, Spanish legal assistance is offered for low-income and migrants by various community organizations.

Child Care

The Salem and Mid-Willamette Valley Community Action can help people pay for child care costs and refers people to free federal and local government programs, provide information on child care, and provide families with other services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Support Efforts to End Homelessness	2020	2024	Homeless	Salem Citywide	Homelessness	CDBG: \$741,287 HOME: \$1,282,436	Public service activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted
	Expand Affordable Housing	2020	2024	Affordable Housing	Salem Citywide	Low-to-Moderate Income Housing	CDBG: \$3,742,760 HOME: \$1,821,360	Rental units rehabilitated: 150 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit New Construction Units: 100 Acquisition: 100 units
	CHDO Set-Aside	2020	2024	Affordable Housing	Salem Citywide	Low-to-Moderate Income Housing	HOME: \$1,000,000	Expand Housing: 30 units

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Enhance Access to Public Facilities	2020	2024	Non-Housing Community Development	Central Salem	Public Facilities	CDBG: \$853,216	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
	Provide Support for Public Service Programs	2020	2024	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Salem Citywide	Special Needs Populations	CDBG: \$370,643	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Promote Economic Development	2020	2024	Non-Housing Community Development	Salem Citywide	Economic Development	CDBG: \$222,386	Job training: 100 Jobs
	Program Administration	2020	2024		Salem Citywide	Homelessness Low-to-Moderate Income Housing	CDBG: \$1,482,573 HOME: \$1,025,949	Other: All Indicators

Table 50 – Goals Summary

Goal Descriptions

1	Goal Name	Support Efforts to End Homelessness
	Goal Description	This goal is to support service provider efforts to combat homelessness through homeless prevention activities, establishment and support of emergency shelters and transitional housing, services for homeless households, and TBRA using HOME funds.
2	Goal Name	Expand Affordable Housing
	Goal Description	The expansion of affordable housing in Salem and Keizer includes the renovation and/or development of rental and homeowner housing units. This will increase access to affordable housing options for low to moderate income households with housing needs.

3	Goal Name	Provide Support for Public Service Programs
	Goal Description	This goal aims to increase access to public services in Salem for at-need populations including the elderly, persons with disabilities, persons with substance abuse issues, and food insecure households.
4	Goal Name	Enhance Access to Public Facilities
	Goal Description	This goal includes construction, modification and or rehabilitation of public facilities in Salem, including increasing access to facilities for special needs and low income populations.
5	Goal Name	Promote Economic Development
	Goal Description	This goal will provide households with access to a greater number of economic opportunities through job training. This goal aims to promote self-sufficiency and economic mobility for low to moderate income households in Salem.
	Goal Name	CHDO Set-Aside
	Goal Description	This goal will account for the mandatory 15 percent set-aside for Community Housing Development Organizations (CHDO) during the FY 2020-2024.
	Goal Name	Program Administration
	Goal Description	Administration costs associated with HOME and CDBG programs are allocated 20 percent of program funds.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City will be providing funds for affordable housing activities to the following categories over the course of five years:

- People experiencing homelessness – 2,000
 - 30% AMI – extremely low
- People with special needs – 50 (SMI)
 - 30% of AMI – extremely low
- People not experiencing homelessness – 2,000
 - 50% AMI – low income

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable.

Activities to Increase Resident Involvements

SHA has a Central Resident Council/Resident Advisory Board that meets several times a year to review the annual Public Housing Authority (PHA) Plan, as well as other topics including how to use resident participation funds. SHA solicits resident input on the capital needs assessment each year, and alerts tenants of potential policy changes to allow opportunity for tenant comment. The bylaws of both the SHA Commission and the Housing Advisory Committee (HAC) require at least one tenant serve on the Commission. All tenants are always welcome to attend meetings without serving on the Committee or Commission. A resident advisory board is comprised of tenants who review the Family Self-Sufficiency Program Action Plan and review any proposed changes. Tenants are sent newsletters and other correspondence to ensure awareness of SHA activities, and are encouraged to provide feedback to staff. 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 Admissions and Continued Occupancy Policy, as well as revisions to leases and addendums or other items that could directly affect them. Housing Commission and HAC meetings are open to the public with meeting details included on the City of Salem's Meetings of Interest website.

SHA also provides Valley Individual Development Accounts (VIDA), a program that prepares and assists families and individuals who qualify, to plan and reach financial goals such as becoming a first time homeowner, start/expand a small business, pursue a college degree or job training to get a better paying job. VIDA allows families to save a maximum amount of \$3000. If a family saves the maximum of \$3000 in their savings the family's savings is matched three to one. Meaning for every dollar the family saves, they get \$3 up to a total of \$12,000.

The West Valley Housing Authority (WVHA) provides ongoing outreach to Public housing residents by providing notification of planned work activities, construction schedules and progress, and any special conditions that may affect their use of the property. Residents are encouraged to participate in tenant associations along with the provision of staff presence at tenant meetings if desired and requested. Here is also outreach to Section 8 and public housing participants to make them aware of opportunities for family self-sufficiency program offerings.¹²

Is the public housing agency designated as troubled under 24 CFR part 902?

No

¹² West Valley Housing Authority 2020 Annual Public Housing Agency (PHA) Plan.

Plan to remove the ‘troubled’ designation

Not Applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The 2019 Housing and Community Development Needs survey found that the greatest barriers to the development or preservation of affordable housing in Salem were a “Not In My Backyard (NIMBY) mentality (75 responses), the cost of land (57 responses), a lack of affordable housing development policies (57 responses), and the cost of materials (45 responses).

Table NA-40.1 Providing Decent Housing Salem-Keizer Housing and Community Development Survey	
Question	Response
Do any of the following act as barriers to the development or preservation of affordable housing in Salem:	
Not In My Back Yard (NIMBY) mentality	75
Cost of land or lot	57
Lack of affordable housing development policies	57
Cost of materials	45
Cost of labor	35
Density or other zoning requirements	32
Lack of available land	29
Building codes	26
Construction fees	25
Permitting fees	24
Permitting process	23
Impact charges	21
Lack of other infrastructure	19
Lot size	13
Lack of qualified contractors or builders	9
ADA codes	4
Lack of water	2
Lack of water system	1
Lack of sewer system	1

A summary of identified Impediments and recommendations are discussed below:¹³

Impediment: Fees and Charges

In the City of Salem’s Organizational/Business Survey, 75% of respondents stated that the primary barrier to their clients accessing affordable housing were fees and charges. Some of the reasons that this is a barrier for their clients include the inability to qualify for jobs with adequate salaries (full-time, permanent), lack of income, increase in rental application fees, and coming up with move-in costs (i.e. deposit and first month’s rent). This is consistent with the overwhelming response to the Organizational/Business Survey, the Housing and Community Needs Survey, and documentation from

¹³ City of Salem/Keizer Home Consortium, Analysis of Impediments to Fair Housing, September 2014.

other reports such as the Housing Needs Assessment (Mid-Willamette Valley Council of Governments, City of Salem) stating that the highest priority for the next five years is funding of job training programs and job creation projects so that persons are able to pay the fees associated with housing.

Impediment: Limitations

In the City of Salem's Organizational/Business Survey, 50% of respondents indicated that the primary barriers to their clients accessing affordable housing were a criminal record, negative rental history, and alcohol and drug issues. Additionally, through this analysis, it appears there is a significant limitation for persons with disabilities. As indicated in the fair housing complaints, this population reports violations of fair housing more frequently. Disabilities may also limit the number of units that the person can live in due to accessibility requirements and the costs associated to make reasonable accommodations. Other limitations listed included: limited English proficiency, lack of culturally appropriate services, gender status (transgendered), fair market rent (FMR), cycle of abuse and poverty, and mental illness.

Impediment: Limited Availability

In responses to the City of Salem's Organizational/Business Survey, Limited Availability was the third most frequently reported barrier for their clients accessing affordable housing. The reasons listed for limited availability included the following: lack of affordable units for persons with disabilities, limited funding, lack of affordable housing in desirable areas, long wait lists, and policies affecting return on residential investment. The need for additional affordable housing was also indicated in the Housing Needs Analysis (Mid-Willamette Valley Council of Governments and the City of Salem). The overwhelming need by unit type indicated through these analyses and national housing analyses are "aging in place" units. "Aging in place" units would meet the needs of all populations including the elderly and the disabled and ensure lower vacancy rates.

Other Impediments

The 2014 Impediments analysis identified numerous barriers to fair housing in Salem and Keizer. Several barriers to affordable housing were also identified in the Consolidated Plan to be problems intensifying the lack of access and availability to fair housing choices. Some of the barriers to affordable housing include job training and higher education, job creation, lack of aging in place units, a lack of 1-2-bedroom units, and a lack of coordinated housing integrated self-sufficiency programs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In the development of the City's Analysis of Impediments, the City formed a set of goals to address fair housing issues. These goals will also serve to remove barriers to affordable housing in Salem and Keizer. The outcome from this study is included in the table on the following page.

Fair Housing Issues/ Impediments	Contributing Factors	Recommended Action to be Taken
Segregation	Moderate levels of segregation	Review zoning and Comprehensive Plan for potential barriers to affordable housing options, including density maximums and lot size requirements; continue recommending appropriate amendments each year, over the next five (5) years.
Disparities in Access to Opportunity	Access to proficient schools Access to low poverty areas Labor market engagement	Review opportunities annually to increase funding sources for additional low-income housing in high opportunity areas. Explore opportunities annually for redevelopment or rehabilitation of residential properties in high opportunity areas.
Disproportionate Housing Needs	Hispanic households tend to have higher rates of cost burdens Insufficient affordable housing in a range of unit sizes Discriminatory patterns in lending	Encourage the development of future affordable housing sites in high opportunity areas annually. Review zoning and Comprehensive Plan for potential barriers to affordable housing options, including density maximums and lot size requirements; continue recommending appropriate amendments each year, over the next five (5) years. Continue investing CPD funds geographically in areas of central Salem to increase access to affordable housing. Rehabilitate 5 owner occupied and 15 renter occupied units annually.
Publicly Supported Housing	Insufficient affordable housing in a range of unit sizes	Locate any future publicly supported housing units in high opportunity areas. Review annually over the next five (5) years. Research opportunities for increased funding options annually.
Disability and Access	Insufficient accessible affordable housing Failure to make reasonable accommodations	Review development standards for accessible housing and inclusionary policies for accessible housing units; continue recommending appropriate amendments each year, over the next five (5) years.
Fair Housing Enforcement and Outreach	Insufficient fair housing education Discriminatory patterns in lending	Promote fair housing education through annual or biannual workshops. Promote outreach and education related to credit for prospective homebuyers annually.

SP-60 Homelessness Strategy – 91.215(d)

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

The coordinated entry access points utilize the Vulnerability Index – Service Prioritization Decision Assistance Tool (VISPDAT) to assess and prioritize services for people who have the highest needs first and through this assessment, individuals and families are directed to the appropriate housing and support services solutions, including transitional, rapid rehousing or permanent supportive housing.

Addressing the emergency and transitional housing needs of homeless persons

Specific projects and programs will provide emergency shelter and transitional housing to prevent low-income individuals and families with children from becoming homeless. CDBG funds assist with emergency warming shelters and transitional housing needs of unsheltered persons. During the Consolidated Plan period, funds will be directed towards efforts to address emergency and transitional housing needs and other supportive services.

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.

CDBG and HOME funds help a variety of service providers in Salem and Keizer. There is a focus on providing “wrap-around services” through all of these agencies. Past funding have included the following and the City expects to fund similar activities in the coming Consolidated Planning cycle:

- Emergency housing assistance through tenant based rental assistance in conjunction with homeless case management
- Security deposit and utility assistance.
- The Emergency Housing Network is comprised of social and public agencies that provided housing and other services to at-risk populations within the cities of Salem and Keizer. The group meets monthly and provides an opportunity for networking and updates through each organization in attendance.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Utility assistance and one-time rent payments are made to prevent low-income individuals and families avoid becoming homeless due to being discharged from publicly funded assistance. Through the organizations listed above and housing providers such as Sunny Oaks, and Shangri-La the City is able

to provide housing opportunities to at-risk of homelessness due to disabilities. Housing is provided through various types of assistance including tenant based rental assistance, security deposits, affordable housing units, public housing, and other types of voucher programs (i.e. VASH Vouchers, Section 8, 202 projects, etc.)

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Federal regulations state that housing rehabilitation projects involving housing constructed before 1978 and receiving \$5,000 or more in Federal funds shall be tested for lead-based paint.¹⁴ All projects meeting those parameters with identified lead-based paint hazards are mitigated or abated.

How are the actions listed above related to the extent of lead poisoning and hazards?

Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992 to protect families from exposure to lead from paint, dust, and soil.¹⁵ The act directs HUD and the Environmental Protection Agency (EPA) to identify and mitigate sources of lead-based paint and lead hazard before the sale or lease of houses built before 1978.

In 1978, the Consumer Product Safety Commission banned the manufacture of paint containing more than 0.06 percent lead by weight for use on interior and exterior residential surfaces and furniture. The presence of lead-based paint alone does not indicate the extent of exposure hazards. Poor maintenance, remodeling, peeling and chipping paint are lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

Projects receiving \$5,000 - \$24,999 in Federal funds shall have identified lead-based paint hazards mitigated. Lead hazard mitigation may be accomplished through the use of interim controls. Interim controls are measures designed to temporarily reduce exposure to lead-based paint hazards. Interim controls include repairs, maintenance, painting, temporary containment, specialized cleaning, ongoing monitoring of lead-based paint hazards and establishing management programs for the property. Unlike abatement, interim controls require periodic monitoring and reevaluation to ensure they remain effective. Those projects receiving \$25,000 or more in Federal funds shall have identified lead-based paint hazards abated.

Abatements are measures designed to eliminate lead-based paint hazards or lead-based paint permanently (defined as at least 20 years effective life). Different methods of abatement can be summarized into two primary approaches.

1. Removing the lead-based paint from the structure.
2. Covering the lead-based paint and making it inaccessible.

¹⁴ 24 CFR Part 35 – Lead-Based Paint Poisoning Prevention in Certain Residential Structures.
<https://www.law.cornell.edu/cfr/text/24/part-35>

¹⁵ H.R. 5334 Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X.

The City of Salem established a policy that all housing rehabilitation projects subject to the Residential Lead-Based Paint Reduction Act shall utilize abatement methods since they ensure the highest level of protection for housing occupants and eliminate the costly requirement for annual monitoring of interim controls by City staff. At the completion of a rehabilitation project in housing constructed prior to 1978, a Clearance Exam shall be conducted. Once a project passes clearance it can then be considered lead safe housing.

All necessary notices as required by Title X of the Housing and Community Development Act of 1992 are given to property owners and tenants.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty reduction strategies in the City encompass a variety of processes that provide support to agencies that assist low and moderate income households as they progress toward economic self-sufficiency. Salem Housing Authority provides security deposits to income-eligible families, allowing them access to affordable housing. In coordination with assistance provided through SHA, families are offered the opportunity to participate in the Family Self-Sufficiency (FSS) Program. Salem Interfaith Hospitality Network provides Homeless Case Management and Tenant-Based Rental Assistance, allowing a two-fold approach to self-sufficiency including housing stability. Congregations Helping People provides rental assistance (subsistence payments). This program provides rental assistance to families in crisis situations, reducing the likelihood of homelessness for those families and providing an opportunity for self-sufficiency. MERIT and Interface provide training and technical assistance to microenterprises. Through this training and technical assistance, low-moderate income business owners are able to secure their own careers and create job opportunities for others through business development. State and local agencies, as well as private organizations, have partnered to provide the needed services in order for families and individuals to gain economic independence. For example, the Department of Human Services (DHS) helps obtain child support payments from absent parents and provides a State Employment Related Day Care program for low-income persons. Section 3 guidelines are provided to every organization carrying out construction projects. Documentation of outreach under Section 3 is required for projects meeting the regulatory threshold. The City of Salem's goal is to continue providing assistance to the programs listed and to continue outreaching to additional organizations over the next five years during the annual application cycle.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Through integration of the above listed programs and the provision of developing self-sufficiency, the stability of housing for the residents of Salem and Keizer can become a reality for the most underserved populations. Through development and rehabilitation of existing affordable housing units, the use of HOME for support to tenant based rental assistance programs, and the integration of Section 504 accessible units, the goal of generating more "aging in place" units can be met including units for the elderly and the disabled. The goal of integrating energy efficient methods when conducting rehabilitation projects are formalized through the application and agreement process through integrated development within the City of Salem's housing standards for projects built with federal funding.

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

Monitoring and Coordination: The City sought input from interested parties in developing the Con Plan. When implementing activities under the CDBG and HOME programs, the City will adhere to the following:

Community Development Block Grant funded programs are monitored in several ways. The Federal Programs staff carefully review external audit documents submitted by subrecipients in the initial application for funding and make note of any irregularities which must be addressed prior to entering into a funding agreement.

The City contracts with subrecipients for annual funding include performance measures which require submission of quarterly progress reports that provide progress toward meeting those goals.

City staff reviews all requests for reimbursement/claims expenditures. Desk audits are an additional tool used for monitoring subrecipient program activity. The desk audit includes review of program accomplishments, expenditures, and support documentation. A risk assessment is to be completed during each program year, in order to determine which subrecipients are to be monitored on-site.

After the review, a written summary is provided to the subrecipients. The summary includes progress towards accomplishment of performance measures, timeliness of expenditures, timeliness of reporting, and any other concerns identified, as well as information concerning availability of technical support or assistance.

The HOME Investment Partnerships program monitoring plan includes annual on-site monitoring of all HOME-funded rental projects during the applicable affordability periods. During the development process, staff monitor construction progress in order to ensure the validity of reimbursement requests submitted for payment. Such payment requests are also reviewed to confirm that specific costs are eligible for HOME funding. Construction projects are also monitored by the City's Planning Department and Code Compliance Department.

The City of Salem is committed to ensuring that CDBG and HOME funds are utilized to meet HUD national objectives and local goals. Internal controls have been designed to ensure adequate segregation of duties.

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

Introduction The following tables describe the anticipated resources for 2020.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,307,573	175,000		1,482,573	5,930,292	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	750,949	275,000	0	1,025,949	4,103,796	

Table 51 - Anticipated Resources

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

Leveraged Funds

As a result of both federal mandate and local policy, each of the City's entitlement programs requires or encourages some level of "match" or "leveraging" - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds.

HOME Match

The City will ensure matching contributions from non-federal sources are made to housing that qualifies under the HOME program (other than Tenant Based Rental Assistance). Possible sources of match may include, but are not limited to private grants, donated real property, value of donated or voluntary labor of professional services, sweat equity, cash contribution by non-federal sources, proceeds from bonds not repaid with revenue from an affordable housing project and/or state and local taxes, charges or fees.

It should be noted that some HOME projects may not yet meet the 25% match requirement at the time of application, but future match may be obtained through things such as property tax exemption which is realized once the property is leased up and operating. Currently, Salem/Salem & Keizer Consortium has a surplus of match in its account. Federal funds from other agencies are not considered eligible match.

CDBG Match

CDBG funds will be leveraged with other sources of funds (i.e. private, local government, non-profit, etc.) These funds are used to spur economic development for job creation and retention, address the affordable housing and public facilities needs via rehabilitation, reconstruction, relocation/temporary relocation, clearance for affordable housing, parks, public facilities and substantial rehabilitation.

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

Not applicable.

Discussion

ANNUAL GOALS AND OBJECTIVES

To be updated based on 2020 Projects

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 52 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

To be updated based on 2020 Projects

Projects

#	Project Name

Table 53 – Project Information

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

AP-38 Project Summary

Project Summary Information

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

CDBG funding is restricted to use for residents of the City of Salem. The area is outlined by the city limits. This boundary has been applied to a Google maps and Salem Maps application for a much easier determination of eligibility of projects and clients. The CDBG eligibility map can be found on the City's website at: <https://www.cityofsalem.net/federalprograms>.

HOME funding is restricted to use for residents of the cities of Salem and Keizer. This area is also determined by the city limits of the two cities. This boundary has been applied as an area to a Google Maps and Salem Maps application for easier determination of eligibility. The Salem eligibility area can be found at <https://www.cityofsalem.net/federalprograms>. A map of Keizer's boundaries can be found at: <https://evogov.s3.amazonaws.com/media/60/media/16710.pdf>.

Geographic Distribution

Target Area	Percentage of Funds
Central Salem	25
Salem Citywide	75

Table 54 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Salem is a Community Development Block Grant (CDBG) entitlement community and receives grant funds from the US Department of Housing and Urban Development (HUD). The annual allocations are determined through specific formulas created by HUD and Congress. The CDBG funds received by the City are utilized within the city limits of Salem. This includes all physical projects and services provided only for those with addresses within the boundary described. Physical addresses are verified against a Google or Salem online map to ensure compliance with this restriction. For microenterprise training recipients, the residential or business address must be within these boundaries.

HOME Investment Partnership (HOME) grant is allocated to both Salem and Keizer through a consortium agreement making both cities an entitlement community. The HOME funds received by the consortium are utilized within the city limits of Salem and Keizer.

The City of Salem created a Neighborhood Revitalization Strategy Area (NRSA) in 2009. During the 2020-2024 Consolidated Planning period, the NRSA was renewed. Programs and projects submitting applications for funding within the NRSA are given additional points during the application scoring. The city of Salem continues to provide outreach and technical assistance regarding the NRSA and the advantages of programs and projects within this area.

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

To be updated based on 2020 Projects

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

Table 55 - One Year Goals for Affordable Housing by Support Requirement

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

Table 56 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

The Salem Housing Authority (SHA) owns and operates 245 public housing units for families, seniors and persons with disabilities under the HUD Public Housing Program. HUD funds annual operating subsidies for Public Housing, as well as a Capital Fund Grant for capital improvements of the housing stock and management systems. The quasi-governmental entity also own 392 non-federal, affordable housing units to meet needs of persons of low to moderate income. Over the next 18 months, SHA and its equity investors will add an additional 80 units of affordable housing to its current portfolio.

SHA administers several rental voucher programs. SHA is under the umbrella of the City's Urban Development Department. This is the same City Department supporting the CDBG, HOME, Opportunity Zone and Urban Renewal Area (URA) resources.

West Valley Housing Authority (WVHA) provides publicly supported housing option in Polk County. Their efforts are also described below.

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

SHA will be revitalizing the public housing portfolio by participating in the Rental Assistance Demonstration Program (RAD). This national competitive initiative allows Public Housing properties to convert to long-term Section 8 rental assistance contracts. RAD is a central part of HUD's rental housing preservation strategy, which works to safeguard the long-term affordability of publicly subsidized properties by promoting capital improvements and cost saving efficiencies.

West Valley Housing Authority (WVHA)

WVHA manages the Public Housing Choice Voucher Program (also known as Section 8), which allows private landlords to rent apartments and homes, at fair rental rates, to qualified very low-income families with a rental subsidy. The program is estimated to receive \$4,671,192 in federal funding, including \$4,188,840 for housing assistance payments and \$482,52 for administrative costs.¹⁶ WHVA administers more than 700 Housing Choice Vouchers.

WHVA utilized Capital Fund Program (CFP) funds to maintain and modernize public housing units. CFP funds were used for sidewalk replacement and repairs, sewer line upgrades, foundation lifting, and exterior painting.¹⁷

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

SHA has a Central Resident Council/Resident Advisory Board that meets several times a year to review the annual Public Housing Authority (PHA) Plan, as well as other topics including how to use resident participation funds. SHA solicits resident input on the capital needs assessment each year, and alerts

¹⁶ WHVA Annual PHA Plan 2020.

¹⁷ WHVA Annual PHA Plan 2020

tenants of potential policy changes to allow opportunity for tenant comment. The bylaws of both the SHA Commission and the Housing Advisory Committee (HAC) require at least one tenant serve on the Commission. All tenants are always welcome to attend meetings without actually serving on the Committee or Commission. A resident advisory board is comprised of tenants who review the Family Self-Sufficiency Program Action Plan and review any proposed changes. Tenants are sent newsletters and other correspondence to ensure awareness of SHA activities and are encouraged to provide feedback to staff. 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 Admissions and Continued Occupancy Policy, as well as revisions to leases and addendums or other items that could directly affect them. Housing Commission and HAC meetings are open to the public with meeting details included on the City of Salem's Meetings of Interest website.

SHA also provides Valley Individual Development Accounts (VIDA), a program that prepares and assists families and individuals who qualify to plan and reach financial goals such as becoming a first-time homeowner, start/expand a small business, and pursue a college degree or job training to get a better paying job. VIDA allows families to save a maximum amount of \$3000. If a family saves the maximum of \$3,000 in their savings the family's savings is matched three to one. Meaning for every dollar the family saves, they get \$3 up to a total of \$12,000.

The West Valley Housing Authority works with other supportive service agencies to increase independence for the elderly or families with disabilities. More specifically, our property managers have worked with Polk County disability and senior services, as well as, Northwest Senior and Disability Services, in an effort to assist elderly clients in being able to retain their independence in housing. Grant funded a Family Self Sufficiency (FSS) caseworker successfully working to increase awareness of the FSS program and helping current, Housing Choice Voucher and Public Housing participants in achieving self-sufficiency.

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

The Salem Housing Authority's SEMAP and PHAS scores are not reflective of a HUD designated troubled PHA.

Discussion

SHA provides a number of services and programs that are intended to address the needs of its residents, including programs that support education, employment, leadership development, and homeownership.

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

Introduction

To be updated based on 2020 Projects

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

To be updated based on 2020 Projects/Activities

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

To be updated based on 2020 Projects

Actions planned to address obstacles to meeting underserved needs

To be updated based on 2020 Projects

Actions planned to foster and maintain affordable housing

To be updated based on 2020 Projects

Actions planned to reduce lead-based paint hazards

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. Additional staff training will also take place.

Actions planned to reduce the number of poverty-level families

The City will also expand and create new partnerships with service providers and community-based organizations to provide community enrichment programming, affordable housing, case management services, and focus on self-sufficiency.

These actions will be achieved by:

- Creating new affordable housing by leveraging limited funding resources with private, federal, and state governmental subsidies and grants;
- Supporting permanent supportive housing for chronically homeless veterans by fostering effective supportive services that will promote self-sufficiency;
- Allocating 15 percent of CDBG entitlement funds for public services; and
- Funding case management services for homeless individuals / families and those at risk of becoming homeless.
- Collaborating with various City Departments, businesses and Salem Keizer School District to support ongoing academic achievement for low-to moderate-income students.

Actions planned to develop institutional structure

The City will proactively work with non-profit agencies, for-profit developers, quasi-public entities, advocacy groups, and clubs, and organizations, neighborhood associations, City departments and with the private sector to implement the City's Strategic Plan and the Consolidated Plan. Engaging the community and partners in the delivery of services and programs for the benefit of low to moderate

residents will be vital in the overcoming gaps in service delivery.

The single most significant impediment in the delivery system remains the lack of available funding to support community development, economic development and affordable housing projects. The City of Salem is trying to address this gap via more strategic targeting, data driven decision-making, and leveraging of resources.

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

In an ongoing effort to bridge the gap of various programs and activities, the City has developed partnerships and collaborations with local service providers and City departments that have been instrumental in meeting the needs and demands of the homeless, low-income individuals and families, and other special needs. The City will continue to expand on developing partnerships with public service organizations throughout FY 2019-2020.

Discussion:

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
 3. The amount of surplus funds from urban renewal settlements
 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
 5. The amount of income from float-funded activities
- Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

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:
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:
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:
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:

Appendix – Public Input Meetings

Salem 1 Community Meeting

Presentation

Comment: If I could quickly say, if you are a subrecipient of the City where do you give me that information? In the CAPER report and what we are looking to see as he was saying and we are trying to help you to see why the data that we collect is so super important, because when we put together the CAPER we are telling the community, Yes we are meeting the populations based upon what the data says. That is why it is important for you to collect that data on your clients then report it back to us.

Presentation

Comment: Does anybody feel that that is not a good representation of the community?

Presenter: That is pretty accurate. That is always good. I love when the data is right.

Comment: We are a very segregated city.

Presenter: And the maps show it.

Comment: I have never understood the Census tracts demographics. Why is there Hispanic and non-white/white Hispanic verse Latinos?

Presenter: That is a Census question. I don't know if they are going to revisit that. I know back in the 90s you could be, and they didn't have the race/ethnicity breakout. It was all considered like white, like Latino, but they changed that so now you can be a race and an ethnicity. So, you can be both. A lot of the HUD data, they do offer non-white Hispanics and non-Hispanic and Hispanic populations by race. So, you can get that that a little bit, but that is just how they tabulate it.

Presentation

Comment: Maybe it is important or not, but I would be curious how many are veterans.

Presenter: How many are veterans. They do have veteran status in the ACS data. So, I don't know if they custom tabulate it by that, but that is a great idea.

Comment: The reason is they have access to other services.

Presenter: That is a great idea.

Comment: So, in order to get that data, which is really important, they would either have to self-identify or be accessed. I think one of the problems is how do you come up with the data.

Presenter: You are right, because they mail you the American Community Survey is a fairly long form, but right you have to self-identify as having a disability. Which sometimes people don't want to do or don't feel they have.

Comment: They don't know how to admit it.

Presenter: PTSD that would be a cognitive disability. That is a really hard box to check.

Comment: They won't do it.

Comment: I wanted to ask about some of the State considered disability categories such as substance abuse or mental health. I don't see those in this chart.

Presenter: They do not. This is only from what the Census Bureau defines as a total disability. Again, if you have a substance abuse problem you may not be able to live independently, but again you would have to self-identify that as a disability under that category. I am not aware of any Oregon database on that. I am sure there are substance abuse databases, but we would have to dig a little bit deeper. Also, a good question. We can circle back around and see if we can get that information and put it in here.

Presentation

Comment: I can speak to that. One of the reasons why they choose that week is so that they capture all of the people who are in shelters, because most people seek shelter during that time. So, it may increase your count by capturing people who are in shelter and have less trouble capturing them because you don't have to chase them.

Presenter: Going down the street because you are hoping they are there.

Presentation

Comment: The reason for the downturn in 2017 is that there was snow on the ground, and it was bitterly cold and people were finding places to go. It wasn't that there was a downturn in the homeless at that time.

Presenter: Not necessarily shelter, they were just that is the plight between doing it in January and you hope they go to a shelter, but if it is really difficult you do your best.

Presentation

Comment: So, does employment equal jobs available?

Presenter: In this one it is a person.

Comment: So, do you have anything that with the jobs available?

Presenter: Yes, so there is another data source that is not in the presentation, but we do have it in the report from the Bureau of Economic Analysis and that instead of counting people it counts jobs, total full and part time jobs. So, a person could have two jobs in that data set. That one also breaks it down by employment category. There is 21 employment categories so you can actually see where the jobs are in which category, retail, government, farm earnings, you know that kind of thing.

Comment: That is with the Economic...

Presenter: Bureau of Economic Analysis, that is included in the report. We do have that data. It is just not in the slide show presentation.

Comment: When you are doing this forecasting and looking forward how do you take into effect the economy actually might change... with the economy slowing down and our planning at what services to provide.

Presenter: You want to be ahead of the curve. That is something that well at least on the labor force statistics, this is 2018 stuff, and this comes out in April or May of the year so we will not have 2019 employment averages until next year. You can look at the and there are two ways you can get a more current pulse of what is going on. You can look at monthly employment statistics, which we also have in the report and not in the presentation. You can evaluate weekly unemployment insurance claims. Those are by week so you can actually see if you can see an uptick three. It is hard to actually forecast that. We normally don't do forecasting of employment variables in these reports. Sometimes we will do forecasting of actual households, household demand forecasting, but if I could do that ... That is a very accurate and important question that no one really has an answer to. There are teams and teams of economists all over the world doing that. The standard answer is there you look at leading indicators, monthly unemployment rates, weekly claims to get a pulse of that, but it is important when you are drafting these preliminary findings and coming up with your strategies and priorities to consider that. Over the next five years the US economy and the State of Oregon we have been booming for a long time. It has been a big boom. You can see it. You can see unemployment rate falling since this and it was a long run and it could be coming to an end and if it does over the next five years you want to have ideas in place now to address those issues that will happen.

Presentation

Comment: I have a question that I think is important as we are thinking about strategies. Can you go back to where you had the actual numbers. Can you clarify for me where it says employment and the labor force in the City of Salem? Are we talking about residents of Salem or just the fact that there is a labor force in Salem and Keizer? I say that because we have a lot of commuters. A lot of commuters. Is there any impact in those numbers?

Presenter: I believe these are job of the people.

Comment: Right so we are talking about the people who work here may not live here.

Presenter: Yes, and I think this is the people who live here. Like I said the Bureau of Economic Analysis are the jobs so they would have a bigger pie, because they would count the jobs in the county. That one goes to the county level.

Presenter: The State it has regional economists and if you have questions like this you can reach out to them and they will help you collect this data.

Presenter: Yes, I would love to find more folks like that.

Comment: They are pretty handy.

Presenter: I know Portland has Metro and things like that.

Comment: We have an economist. I think he lives in Corvallis. He can be quite helpful. He is ready to travel down the economics rabbit hole.

Presenter: I do that every day. I am there.

Comment: The labor force data does that include people who are working and people who are actively seeking work?

Presenter: That is correct.

Comment: Okay.

Presentation

Comment: Are these adjusted to be stable for inflation?

Presenter: These are in real 2017 dollars. We use the GDP.

Presentation

Comment: Why didn't they count it?

Presenter: They changed questions and then it took them a while for the poverty and disability to get back into the ACS data. Normally we would have the 2010 ACS data like we had with disability, but they changed the questions and then they had to wait for the survey to catch up to the questions.

Presentation

Comment: Are these just calculated by household income and numbers?

Presenter: Yes, that is correct.

Comment: They have a whole thing.

Presentation

Comment: Does poverty levels take into account the minimum wage issues?

Presenter: Yes, because HUD also does, and they calculate a median family income for a family of four for all areas. They find that median and they see where you are in that.

Presentation

Comment: Do they track poverty by ethnicity and race?

Presenter: I don't know. I could check that. The poverty ones are a little screwy. So, I could, and I don't know off the top of my head. The ACS is actually rather vast, which is nice, but you can also get lost in it. That would be a good one to...

Comment: Because that would speak to underserved communities.

Presenter: Yes, absolutely.

Presentation

Comment: It is a senior citizens facility.

Presentation

Comment: How do we access the maps?

Presenter: They will be in the draft report.

Comment: Can I ask I question that I think she is trying to get to. Is that can these maps in the dataset be taking over to our IT department and so that they can put them on our website so we have this is where the boundaries are CDBG or HOME so that people can see by streets.

Presenter: We are more than happy to give you all of the maps. Absolutely, just let me know.

Comment: is that what you are trying to...

Comment: I would love to see some layers.

Presenter: The actual GIS things? That would and you would have to request that, but we have all of the GIS data.

Comment: We could just have our IT people...

Presenter: We could do an FTP data dump.

(Crosstalk)

Presentation

Comment: So vacant housing units are rentals and homes.

Presenter: It is just anything that is totally vacant. They have said that this is a mail survey, so they have a contractor that they have a way to work with the USPS when they deliver the survey instrument and it gets returned to them, because there is no one living there. That is how this gets counted.

Presentation

Comment: Again, the housing units we are talking about apartment complex and that is counting every one of those units.

Presenter: Yes, this is households so that is correct. If you had an apartment complex with 200 people and they were each living in their own apartments that would be a household. That is correct.

Presentation

Comment: It looks like Keizer verse Salem.

Comment: It looks like Keizer's median value is much higher than Salem's.

Comment: I think there is a lot more help, A lot more newer development in Keizer.

(Crosstalk)

Comment: Just across the board. Even the old housing.

Presentation

Comment: That blended rate is quite a bit higher and one of the reasons that Keizer appears to be much higher value is because it is a smaller population. So, they have a greater amount of new construction coming. So, there are more people in that higher income bracket. So those sales...

(Crosstalk)

Comment: ...The new stuff and there is very little affordable housing.

Comment: Salem has more.

Presentation

Comment: I don't have an idea of what is going on, my daughter is in that 40 percent. Do you have data on foreclosed homes?

Presenter: Not down to the city level, but we have statewide data.

Comment: For that I image that the others also nonresponding. Where they can't figure out what it is.

Presenter: Like I was saying when they calculate the vacant housing, they send the ACS survey to a house and when the postman comes back and says and for at least the for-rent and for-sale they might

send it to the owner. If no one lives there but it is for-rent and for-sale. Other vacant is just totally vacant for no reason. The house next to me is total vacant for no reason. I have no idea why it is vacant, and it has been vacant for 10 years. So, it is kind of like a ghost house.

Comment: Units that people are using for Air B&B show up in that category?

Presenter: That is a good question. I think and again this is a self reporting survey. So, if I got the survey, I would say that they are for-rent, but they could be and maybe they don't qualify in their mind that they are for-rent.

Comment: The neighborhoods around our office many homes are vacant because of house flippers are buying them up and sometimes they sit on them for years.

Presenter: Just waiting for the market or rehabbed. Rehabilitation is not in this.

Comment: That one tract in Keizer, that is a golf course.

Presenter: There you go. That is a golf course up there?

Comment: I think so. That is where I used to live.

Presenter: There could just be some random properties up there that are just sitting.

Comment: Or people and I think in the last 17 years between 2010 don't respond any more. They don't feel like they have to respond to stuff. It is less and less.

Presenter: they are mail surveys.

Comment: This is a five-year study that ends in 2017?

Presenter: Yes, it goes back to 2012.

Comment: In my neighborhood I know that we have a few homes that have been foreclosed and they just weren't really on the market until right about then. That is when they hit the market and sold. Things started to pick up. So probably that will change.

Presenter: That would be great and again that is why and after the housing bust you did see the other vacant pop up like that because of the foreclosure crisis. That is winding down now, but it takes a little while for that data to get out of five-year average.

Presentation

Comment: Is that net or gross income.

Presenter: This is gross.

Presentation

Comment: Can you explain owner without a mortgage, because we are talking about the cost of housing and if you do not have a mortgage.

Presenter: It must be your gross cost, all of your cost. Your utilities. Your taxes. That was always kind of weird to me too because if you don't have a mortgage.

Comment: We do foreclosure counseling and we see a lot of seniors without a mortgage and end up in foreclosure because of property taxes. Sometime utilities in older homes are more expensive, but often times they are living in gentrified neighborhoods. So, if the cost of all of the housing goes up around them and their property value goes up and you are living on social security your taxes go up.

Presenter: There is the answer. Thank you.

Presentation

Comment: I am trying to figure out that blue spot west of the river. I have seen it on a couple of maps.

Presenter: It has popped out a couple of times.

(Crosstalk)

Comment: It is very very old poor-quality housing. Very very old and a lot of it they have moved there, and it is really interesting housing and it is being gentrified as well.

Presentation

Comment: When you talk about affordable housing and we are looking at this data. You say we need more affordable housing. What does the mean to someone?

Presenter: In the government it means someone between 50 to 80 percent of median family income or 30 to 50...

Comment: More than 30 percent of their income towards rent.

Comment: So then in an economy where housing prices have been driven up will out of that space, now our challenges are on the workforce side is we don't even have affordable housing or the workforce. So, there is a bubble in the snake so to speak and if we are not moving our families through, he system and getting them and aspiring them into the next unit, how do we see that in the data.

Presenter: That is a great question. In the data like I said the CHAS data set which we should have more of, they are there is the and it is housing burden cost problem. The cost burden by income bracket. So, you can tell based on the median home value for a family of four and you want to find 50 to 80 percent of that gives you a number that they are making \$50,000 a year. So, the people in that range you could say that they are 2,000 units experiencing a cost burden at that income. So, we need 2,000 more units to address that need. So that data does actually exist in that report.

Comment: So, when we talk about addressing that need with the economy the way that it is, who is interested in doing that. Is this where the HUD money comes in?

Presenter: Yes.

Comment: To incentivize investors to...

Presenter: Because there is 10 million dollars on the table for the next five years and from what I understand and as I said I am the data person and not the policy person, but from what I understand only 50 percent can be used for services. So, the other percentage has to be used for infrastructure, building houses, building affordable housing, building shelters and that kind of a thing. This is more of kind of an infrastructure project from what I understand. From what I said I am the data guy.

Comment: It is 15 percent that can be used for social services.

Presenter: That is correct.

Comment: Instead of 50 and the rest is for infrastructure, but realistically these resources will not build you a lot. However, when you couple it with monies from Oregon Housing Community Services who just got over 100 million dollars, 100 million, then you have this to go in with the infrastructure. Then when you use federal funds and you service delivery charges, so your FCC charges go away, and other benefits that come along with using the federal funds, but you are always going to have to couple it with other resources. Like some kind of private financing that they can be brought to bear, but it is always going to be we can do a piece so that we can attract you, but the larger resource will come from other places.

Comment: So, I operate a shelter for unaccompanied women and there is nothing works for our women than being on waiting list for housing certificates and vouchers and they get their vouchers and they get an extension they lose their voucher and they are out almost every single day. Helping the community understand affordable housing really isn't affordable for a good section of the population. They are working fulltime minimum wage or a little above and the housing certificate is for let's say \$780 a month for rent and the property management the owner, whatever can get \$1,000 and there is that huge gap in between and nobody is budging. Nobody is budging and heaven forbid that that voucher be for Polk County because you have got colleges over there and right now our ladies are standing at the door the minute that the door opens to apply for it, and they have already accepted someone else coming in that can pay full amount.

Presenter: That is a great comment. That will be entered and hopefully addressed.

Comment: Where you able to look at any stats for manufactured houses specifically?

Presenter: Manufactured houses it is a little tricky to come by. I know there is placement data, but that is only statewide. Unit type data in the Census doesn't necessarily breakdown that. We could dig a little bit more, because if it is placed on a foundation that is one thing. If they are worried about it driving away that is hard to track. That data is a little harder to come by.

Comment: But it is a form of affordable housing for a lot of people. I don't think it should be ignored. It is a huge effort on the states part to preserve these places and help people to stay in their homes. It seems like there should be some attention paid.

Comment: And attention to pre 1980 units as well.

Comment: They are pretty permanent if you have ever tried to get rid of one.

Comment: What I haven't seen, and we know there is this great need. I haven't seen anyone say we are going to develop since Habitat from years ago, we are going to develop an affordable housing community and single-family home or duplexes. I just haven't seen that from any in either Salem or Keizer. Is there's reason that that is not attractive to a developer?

Comment: Land costs.

Comment: Land costs.

Comment: You have to do multiple units, because our land costs have increased so much in the last 15 to 20 years that you have to do multiple units to make it pan out.

Comment: I would add to that construction costs.

Comment: And until two years ago when (Not Discernable) homeownership became a thing at the state nobody was providing any subsidy for ownership development. So, the numbers just didn't pencil for market rate and there was no subsidy for it. The Lift Homeownership subsidy is out now, but it is complicated to work with. We are working with our first project manager and it is a bit of a beast. I am happy to share that experience of what we have learned with anyone who is interested. I have hope that it will be workable. The one thing that we are finding is because of some quirks in the subsidy it really wants you to develop some very traditional single family homes on single lots and that is hard because what we should be doing is clustering housing together in a smaller place and that subsidy is having a really hard time complementing that.

Comment: We should be doing high density, that is what you are saying?

Comment: Like duplexes (Crosstalk) to make better use of the land to get land costs down.

Comment: The cost of land and we have been talking about zero lot line for as long as I have been doing this and it has been a long time. So why are they not doing it when costs are going crazy?

Comment: You can have a back yard and have a zero-lot line.

Comment: High density creates so many other issues.

Comment: If you don't have an issue you can't afford to do it.

Comment: We just don't, and the need is so great. You can have a very nice home...

Comment: Population statistics would suggest that more and more families are not having kids, we are having an aging baby boomer population, and there is a lot of need for smaller units in these three or four or five bedrooms with big ¼ acre yards. There are a lot of people who do not want to yard maintenance.

Comment: A lot of people think that the tiny home thing is going to solve the problem and it is really not. It is just not a cost effective sustainable long-term solution for housing.

Comment: The accessory dwelling units. Those are going to go in. They are not tiny homes presa and they can be as large as 900 square feet, but if you have room on your lot now you can actually build an accessory dwelling unit with its own plumbing, kitchen, the whole bit and have an additional unit on your property and I think that in part is to get at increasing density inside the city limits.

Comment: Like a...

Comment: It is going to more slow, but it is.

(Crosstalk)

Comment: Back to how she was saying how the housing and the apartments and all of that (Not Discernible) ask for an extension, further more they have to make three times the apartment rent which really even with us working the force and going to work from day to day can barely meet what apartment complexes are requesting. Not only that they are also adding in water/sewer/garbage on top of that now. Somehow, they are putting meter to see what each unit is using and billing you for that too, which before has never happened. So, it is either taxes are getting really crazy or the owners of the properties are getting very greedy. So, there has to be some sort of alleviate for these families because they are already really struggling. Most of them are on either housing or they may not be and they may be right at that cusp where they don't qualify and those families are really struggling even if they are not on food stamps and not on housing the families that are right above that level. It is like vicious circle that they can't get out of. So, it is barely putting enough food on the table for their children and they are working, but they don't meet the income qualification to get food stamps and now they have to add the bills that homeowners usually have into that rent payment. It is an additional bill.

Comment: Well if is first month, last month and then a deposit and who can afford that.

Comment: I wanted to speak a little bit to our community who doesn't have enough income to meet rental housing prices. We talk about a lot of people on Social Security or don't have any income at all and any of those that are in our chronic homeless community. Recently I do not know how many of you have seen the statewide shelter survey that just came out in this last week. But that is something that the state would like to align their funding with that as well as when we are talking about pairing funding form city funds with state funds and federal funds. This is something to consider as well. There is high priority in that study plan to create low barrier shelter for the folks that are in that situation and are chronic homeless in our streets and permanent supportive housing with an eye towards sheltering

that chronic homeless community with focus towards veteran housing as well. I just really think that we need to think about those alignments.

Comment: In reference to that there is that and we definitely see to have a voucher and have nowhere to go. They can't get in. That is like one subset and then there is the subset that you are talking about where the challenge comes in that with the chronic homeless and the need for the support around the supportive services there is 15 percent and that is not a whole lot to provide support. These are not people that you can and a voucher to and be successful and get into a house and do it on their own. That is not going to happen. So where can we align funding streams to where in order to really truly make functional permanent supportive housing, we have to be able to provide the services and funding around those.

Comment: This population if you look at the bigger picture, they are ... crimes increase, police presence increases, the City is having to do sweeps and clean up. That is a huge cost. ODOT on occasion has to do that. That is a huge cost. Healthcare cost, it is a significant cost so when you are balancing and it is hard to say what is more important than the other and it is not, but where is the biggest cost is probably in these really chronically homeless, but there is not supportive housing for them.

Comment: Can I ask if there is a gap between that those that are doing affordable housing development and the need and I know you can't build your way out of it, but if you don't have a lot of people doing affordable housing. I would probably say (Not Discernable) have the largest portfolio outside of the housing authority in the City of Salem and Keizer. I know you are not in the process of developing at this particular time so that removes a development partner. I know that Community Resource trust who did the one on Portland Road, did that one, but I don't think they have another one in the pipeline

Comment: Just Salem.

Comment: Just Salem and Keizer are my focuses at the moment. Do you know of any? That is where a lot of this and most of the developers that I am aware of they are doing either a larger or single-family home in a planned community or they are doing more of a high-end apartment housing at this particular time. So, if you know of development partners and what I am trying to get you to is should we also be focusing on capacity to do that type of housing. A lot of it is not for the faint at heart. I can truly tell you that, but do we need to have a capacity component so that we can help non-profits or for profits to help them understand and get them through the process?

Comment: I know that Bo Rushing is has just has been working on this for three years/four years and she is planning on six apartment buildings and I don't remember how many units that pays out to, but what she in conversations for people like me that 10 percent of those are going to be low-income or affordable housing and the rest will be market. She is trying to figure out how to do that and make it work and have fair housing, like I have a one bedroom and he has a one bedroom and I pay \$700 and he pays \$1,000 something. So, she is trying to work that out. Combining that and not segregating our affordable housing into one area. (Crosstalk) That is our community. That is our community all of that. The other thing I want to say just quickly is when I started at Grace Housing about four years ago, we

rarely got a phone call from a single elderly woman looking for housing. Antidotally I can tell you that that has just gone through the roof and we are going to start tracking it. I don't know what we are going to do with that information and those numbers but they are looking for affordable housing and say I will pay your cost of care rate that we have, but ours is transition getting women back towards self-sufficiency and all of that, but that is a growing number that we are seeing in that population there. I could be on the phone with 80-year-old women and have to tell her that this is not the place and it is breaking my heart every day. We get a call at least once a day.

Comment: Can I just say in your survey would you have a place where you can talk about barriers to developing affordable housing in this area?

Comment: I think there are comments sections under each category so that is one place. I also believe that there is a place in there by barrier. It asks something about why we can't have housing or something about it.

Comment: It is good to talk about it and the other thing is she was talking about how some cities have zoning incentive.

Comment: Inclusionary zoning.

Comment: Inclusionary zoning and there might be a place in your survey to also ask somebody what incentives you recommend to increase the development of affordable housing, I just one thing about data collection. Would it be of some value to collect data form both the Salem Housing Authority and the Marion County Housing Authority about how many people have to turn their vouchers back in for lack of finding a unit. I think that is really good information.

Comment: They definitely do that turnover rate. Housing Authority don't get paid if the family is not leased up. So, on the first day of that month if the family is not leased up the Federal Government will not pay that housing authority. So that is why they issue so many vouchers because there is going to become turnover and there are going to be where people are going to give up. So, you have to issue like sometimes three times the number because they run into issues. So, trust me there is an incentive for the housing authority to get them leased up otherwise they won't get paid.

Comment: Everyone one I hear talks about losing them and turning then back in.

Comment: We will get with Nichole Utts who is the new administrator for the Housing Authority, and I know she have that.

(Crosstalk)

Comment: It would be good to know Marion too because people are coming here looking for a place to live.

Comment: Absolutely. I can get with those folks and get those numbers.

Comment: One is that I would love for Salem to start doing land (Not Discernable) it is not just the cost of land but it is the availability of land, zoned correctly that is cost affordability and when it comes up for sale that is right for the time of the funding application. The other speaking as a developer, an affordable housing developer that wants to be doing more work in Salem, I don't know if CDBG or Homebuyers can be used for this, but capacity building formed partnerships with the service providers who need the housing. We are already struggling to be a good development partner for all the service providers who come to us and wanting to partner on housing, we want the services attached to the housing, but it just takes human capital to be able to develop partnerships.

Comment: I went through the survey it is meant for organizations? Is that correct.

Presenter: No, it should be anybody.

Comment: When I looked at the language the average citizen is not going to know.

Presenter: That is true. The stakeholders in the community would have something to say or an idea. We try to make it as general as possible, but these are another specific question.

Comment: They are, and they are for people that have broader knowledge. My other concern is when you looked at where the Hispanic population is there are very few Hispanics organizations. So how do you get input?

Presenter: Do we have a Spanish....

Comment: I have a lot. I work with them and they also have a presence here and you have Salem-Keizer Equity and they are right on Portland Road and do Salem and Keizer that is Salem-Keizer Equity Coalition. I work with them. I work with the school district that has a lot of input in regard to it. We go to the...

Comment: Will they do the survey?

Comment: Yes. They are getting the survey. We are in the process this afternoon we will be meeting at Cornerstone Apartment community and I specifically selected that because that is in the heart of where I have a large Hispanic population. So, I will be working with them as well so I can get the residents of Cornerstone and the general community there involved. Then we are going to other meeting and to the NAACP meeting in October and the City itself is having a Latino welcoming at City Hall in September the 11th or 12th it is a Friday afternoon starting at 11 o'clock, All city services will be there. I will be there as well. So, we try to reach out to as many people in lots of different venues.

Presenter: If they take the paper survey, we will just send us the paper survey.

Comment: We will calculate the paper surveys but also online

Presenter: You don't need internet access. You can fill it out on paper, and we will put it online.

Comment: I love that input because we want to make sure and if you think of other things or both ways.

Comment: Nothing about asbestos.

Presenter: There is the other box.

(Crosstalk)

Comment: I agree with you and we had some feedback at our meeting two or three weeks ago?

Comment: Last week.

Comment: So, I have already shred it with the community to say give me some input and how can we change this. There were a couple of things but not a lot. We are also relying on our service providers. When you have somebody come in go through it with them. The more input we have the more impact, the actual plan will be. We are asking our partners to help us with it.

Comment: How long...

Comment: We are taking surveys through January.

Comment: For the other box have you checked into the Churches. I know the Catholic Churches are huge on the community. So that is an idea to reach out maybe.

Comment: Absolutely. Good Point. I did not think about the churches just because ...

(Crosstalk)

Survey Explanation

Salem 2 Community Meeting

Presentation

Comment: Does everyone here know what ConPlan means? Does everybody know? I am asking them.

Comment: Yes, we know what it means.

Presenter: Great.

Comment: Can you explain it.

Presentation

Comment: So, did you say the HUD only has one figure on homeless counts?

Presenter: Homeless counts or Point-in-Time counts or Continuum Care not a lot of good data about it unfortunately.

Comment: So how many and what is the count?

Presenter: I think it is...

Comment: 1,600, that was when we did the count in January of this year, but he has a slide that shows the last five or seven years. Actually, according to that data there is a slight drop.

Comment: Are you going to show us the actual skew in the drop?

Comment: We know why, and we will talk about it.

Presenter: Unfortunately, and the thing about data is you want it to be as accurate as possible, but it is data and it is messy. It is trying to measure life and real life is messy.

Presentation

Comment: What did you say you what issue what kind of race you mean?

Presenter: Yes, race and ethnicity.

Presentation

Comment: This is for the population.

Presenter: This is for the population of Salem and Keizer put together.

Presentation

Comment: So that is what, okay, I am not really confused but if you are going to put Ps and Ts at two different poles in other words it depends on what color they are and stuff. That is kind of like splitting it down a little area there.

Presenter: For the Census tables that is what the Census does. For the HUD or the organization that funds this program they come out with a special data set they call the CHAS data, Comprehensive Housing Affordability Strategy dataset. That set it evaluates and includes Hispanic as a race. So, you are looking at race characteristics also as Hispanic and any race. That data set is in the report. We only have one small slide her, but that data is extensive, and it is required by HUD to report. So, HUD actually looks at that and considered Hispanic and race together, but the US Census does it different. It is kind of like one hand doesn't know what the other hand is doing. So, is that new? I don't know.

Comment: No, that is never new.

Presentation

Comment: Just to acclimate yourself. This is Keizer. This is the Willamette River. This is Salem. So, this area is kind of where we are at tonight. I want you to look at everything. This is kind of helping us and does this help you see where things are on the map.

Presentation

Comment: Where do you get this data?

Presenter: This data come from the 2017 five-year ACS. Again, that is the...

Comment: So, you don't have a recent one then?

Presenter: Good question. So, we do the five-year ACS because they do a survey and they add the responses together in one year, three year and five-year buckets. The one year one doesn't have as many responses so you can't get down to the Census tract level. You can only be at bigger cities. The three-year you can actually get cities and the five-year you can go all the way down to the Census tract level. You are trading special detail verse temple detail. It is an average from 2012 to 2017, but you are trading the point-in time specificity to get the special. You can't make the maps with the one-year. You wouldn't be able to have a statistical number of these with the one year.

Presentation

Comment: They don't want to do it in the summer then they would find all the people on the streets.

Presentation

Comment: I have lived here now since March and I can watch, and I am out with my dog. When I get up in the morning and take him out to the block, I find that people walking in off the street and looking through the garbage dump. Every morning. The count is nowhere near.

Comment: So, this five-year and my thing is if we are going to have homeless people, we are going to have homeless people so why don't we build and buy some land for them and buy a little shelter?

Comment: That is what they are planning but depending on the area and depending on where the schools are located and where the children are, and you have sex offenders that are not registering themselves and things like that. So, you have to have the data for that too.

Comment: I just wanted to say I used to live right over across the fence in this apartment complex for 14 years. I noticed that when they came in to do the survey they cleaned out and they found four homeless camps. I mean they had great big tents, tarps, and they looked like a regular apartment size. Everybody was shocked at how big they were. We used to watch people walking in there all day and walking out all the time. It was just amazing the size of these camps.

Presenter: That is part of the public input and making sure this is a priority or a problem and not just looking at the data. That is why we are here.

Comment: I will say that this morning and this is the second one that land banking and helping people find land so we could address it was the same thing this morning. So, I think...

Comment: They have been trying to buy land for the homeless and there is a whole bunch of buildings that are vacant, and they can use them. They have to say okay there is a school down the street, so we can't do it there. There is a school six blocks from there so you can't do it there. They are depending on the areas.

Comment: Well, the way I see it is that they need to have at least three different camps. They need to have one for families and people who are living in their car and going to work. They need to have one for mentally ill and they need to have one for drug addicts.

Comment: They also need to go through and find out who really want help getting off the street. There is a whole group that doesn't want to get off the street. They want to live on the street and go take what they want where they find it. They don't want to go to work. They don't want to live in a house. They want to live on the street and do whatever they want.

Presentation

Comment: It is not showing all the companies that is closing down and moving out of the country or moving out of the state.

Presenter: That would be represented in the total employment figures for this data.

Comment: Wouldn't that be here also?

Presenter: That would be jobs, so the labor force is if you live here. So, you move to the city and you are looking for a job you are in this one. The other one is jobs. So, if the jobs go away that total employment does decrease. That data is in the report. There is a lot of data in the report so we just try

to, and this presentation is already and hurl long and I could go for tow. I don't know if you would want me to.

Presentation

Comment: Exactly where are we looking?

Presenter: I think right there.

Comment: The other blue spot is West Salem and that is just right across the river to your left. It looks like that other spot may be Northeast near McKay, Lancaster area.

Comment: So that is not too far from here.

Presenter: Yes.

Presentation

Comment: So, you have their elderly property. So, I am not and is that because of the income ratio or is that because...

Presenter: They have a federal guideline of your income and where you are at poverty rates. It is based on the median family income of the area and where you fall on that scale. It is different for every area based on the cost of living.

Comment: Would part of it be the majority of person that are retired are really dependent on social security as when they showed it was in the \$50,000 range for the median income in Salem. So if you took the average Social Security at \$1,500 and I am just throwing out an average and you multiply it times 12 and then you look at that number compared to the \$50,00 median income that is why there is a lot of additional pressure on families that are seniors as the head of household.

Presenter: Especially, as property gentrifies around someone on a fixed income where the property taxes start going up and that can be a very difficult situation.

Comment: That is not even including the race of that person.

Presenter: We did have a comment about that earlier and I am going to look into that to see if we can get poverty by race. The ACS is a pretty big dataset and they do a pretty good job at cutting up and so I just have to...

Comment: I was just wondering also because you had it earlier with the race and stuff like that, so you know.

Presenter: They certainly would be able to do it, but I don't know if they do. It is just how they put it together. Theoretically the data is there, and I just hope they put it out. That is a comment that we had this morning and I will check into.

Presentation

Comment: Also, Keizer has a well and Salem doesn't. So, there is a difference.

Presentation

Comment: That is because they had several sitting around empty.

Presenter: Exactly. Why build more when you can't even rent out the ones that you have.

Presentation

Comment: How do they track vacant units?

Presenter: So, they have something with the US Post Office, and this is a mail survey, so they send you this big letter in the mail. My coworker got one which was really exciting for me. They know when something is vacant because they try to deliver the mail, and none picks it up for like two weeks or three weeks and then when they send it back to the Census it is marked other vacant or vacant. That is how they get it because they are working with the Post Office. It is nice when people work together.

Comment: For the property that is already vacant the people have moved out and went to some other town or some other area couldn't they utilize that area or do they have to make or do they have to tear it down, tear the building down to figure out what went right and what went wrong with that building or do they need to take it and tear it down and rebuild whatever they want to build there?

Presenter: It depends on the age of the housing stock. A lot of these other vacant might be older so it might not even pencil out to rehab them. It might be cheaper just to take them down. You also want to evaluate the density. The dream of the single-family American home with the backyard might not be sustainable in the long run as we are talking about these problems of homelessness. The cost of land is a big barrier to building affordable housing One way to bring the cost of land down is to increase density. You can't do that unless you get rid of that stock, so you have to tear it down. Then you can build two, three, or four units on that same land. That is one way of breaking down the actual barrier to affordable housing. It is site by site bases, but those are the strategies that people are looking at. Putting ADU, Accessory Dwelling Units on and that kind of thing. There is only so much land and if you build up or more the price goes down. It is a supply and demand issue.

Presentation

Comment: For your housing part of that is that including the taxes and everything?

Presenter: Yes, everything. Your whole bill.

Presentation

Comment: Is there a certain area you are looking at?

Presenter: It is the Salem/Keizer Consortium.

Comment: It depends on the area. The fact that you are saying Keizer/Salem so is it the whole area of Salem or the whole area of...

Presenter: We have comment boxes so you can be more specific, like in this area or in this cross street, or this neighborhood.

Comment: For example, Independent, that is a little town. So, are you utilizing that little town or some other? You know what I mean? I am trying to get at.

Presenter: The technical study area is Salem/ Keizer as a whole, but obviously these projects that will be built out will need to go somewhere within that whole Maybe you will have a good idea where to put it.

Presentation

Comment: I think there is a lot of challenges especially on roads lately. If you put extra building anywhere you are going to have to utilize the streets and things like that. And also, how many accidents have been there in the last ten years or so for example. Is there going to be further ones in the future? You wouldn't know, but there is a possibility and how many crosswalks you need and things like that. It just depends on where you want to put it.

Comment: So, I think to address the underutilized or the other...

Presenter: The other vacant.

Comment: Okay, I think another part of that is I think we need to look at why they are in the condition to where the houses are dilapidated, and people cannot afford to take it down. It might be worth looking at possibly money in for people who want to sign over and possibly even the property that are willing and can't afford to take the place down, maybe sign over the property and have the property become something where it becomes a project of putting up four units, five units whatever. I know the city I used to work for and that was one project that we had. We had a person who would contact people who had those types of homes and see if they were interested in that and we would, and I did what she did. That was one project that we did that was very successful and we were able to take down some of the derelict properties that needed to go, and people were trespassing, drug houses, gang and I don't know. I haven't been in this line of work, so I don't know what exists here in Salem. I haven't really paid a whole lot of attention. So, I don't know if that is really a major need here, but it something that worked well for the city I worked for.

Comment: I think that we need to have community approved homes for mentally ill people. That would solve part of the homelessness problem, because after they shut Fairview down which was how many acres was that place? It was big. It was huge. Then they shut it down and all of these...

Comment: When do would they want to shut them down?

Comment: They already shut it down a few years ago. There is a lot of people who are mentally ill who are out on the streets.

Comment: Yes.

Comment: You know I don't want Salem to turn into and like every night on the news and I watch Portland where random strangers are just attacking people.

Presenter: I work in SE Portland.

Comment: If you are building the building for example you have to utilize the police more and because there are people who get five finger discounts. That is true you know. You have to think about it that way. It is very and you know this is mine and I know that it is money and you know if you have if there is a one year not lead but...

Comment: Asbestos?

Comment: No, kind of like... copper. People come along and took out the copper even though it had already been in there one and they took it out because they can sell it.

Comment: I have a question and I am trying also to figure out what organizations did you feel are doing meaningful work so that we can make sure that supportive services. One of the responses this morning was somebody saying that you can build it, but if you don't put the supportive services in there to make sure that the families are successful then they are not going to be able to thrive. So, what are some of the organizations that you know of that are doing work. You may volunteer for them. You make just...

(Crosstalk)

Comment: Meals on Wheels. The organization that I am with is the Keizer/Salem Senior Center. They have breakfast on Monday and first Saturday they have each month breakfast for \$4.50

Comment: Where is that at?

Comment: Off of Plymouth and Cheery Avenue.

Comment: The senior center there?

Comment: Yes, right across from Department of Human Resources.

Comment: That is where we are meeting in the morning at DWHS. We are meeting there to do a fair housing training.

Comment: There is other things out there and it is just a lot of people don't realize that you can dial three little numbers, 211, and then tell them hey I need this right away can you help me. Sometimes they can and sometimes they put you on hold because they have other phone coming in. Otherwise that is where I have a car problem, and can you recommend a mechanic. I can recommend three or

four and it is not in their budget. I'm sorry you can call 211 and then they can help you from there. Oh, great I didn't know that number was available.

Comment: We have two food banks close by here (Crosstalk) up here just at the stop let and I have tried to let a couple of people around here know because they didn't know that. There is the St Vincent DePaul food bank just right here. Then we have Mano A Mano up the street. There are two really good one there and then down the street at the church, what is the name of the church. Every third Saturday of the month and they have some fresh and they have a big mixture. There are a lot of these things right here close to us. We have got a lot of those and it is just here at the same place. It is just a matter of people knowing and not being afraid to go.

Comment: Did you know that Catholic Services besides giving out food they can also pay for your glasses. One time and they will also if you can get a birth certificate or your driver's license, and it is for work or something like that they will cover that. So, there are other services.

Comment: The St Vincent DePaul is also where you go for the food bank there they also help people with utility bills and help them with the rent and you can go in and it is one time every six months, I don't remember. I just know that you go to the same place for the food bank there and you can also get help with utilities and like they will pay...

(Crosstalk)

Comment: It is one of the organizations in Idaho. It is privately funded. It is non-profit and they assist families that are able to become self-sufficient and they give you a certain period of time depending on the family and where they are at. They have social workers that basically help you deal with budgeting. They teach you how to write resumes. They teach you how to job search. You are required if you are not working to report in and spend so many hours on the computer in exchange for rent. I know that CDBG and not sure what other organization, but CDBG funded quite a bit of that to help those people. I know the executive director there. I worked for them when they first started and set up. He would probably be a good person to contact, because they might be willing to grow and maybe move into our area.

Comment: There is an organization that Work Source that does all of that too.

Comment: Work Source?

Comment: Work Source. Anyway, they have an if you don't have an outfit to wear or anything like that, they gave you to an organization and it is lifetime clothing.

Comment: The same with Goodwill, they do the same.

(Crosstalk)

Comment: Do people use a community action agency?

Comment: I think that there is a lot of resources available. It is just that people don't know...

Comment: Exactly what they do...

(Crosstalk)

Comment: I think you can go to the 211, which is Northwest Human Services and I believe that if you go on their website that you can download the survey. They went to that because they said that the agencies, the phone numbers, the contact were always changing. So, they Northwest Human Services, that cost money to print this and it is outdated. So, they and you go in and you update, and you can put Cornerstone in there. The Housing Authorities are in there. You just go in and update the changes in your organization.

(Crosstalk)

Comment: If you are interested in some of the projects that we were doing there, please contact me. I'd be happy to share, but I haven't been with that city for a longtime but give you some of the ideas that we used for funding. Just so you all know that what you guys are doing today and participating in this it is going to give you a voice. This is what the city is going to determine the monies that come in based on what the public says we need. So, if you guys don't comment on this then you know somebody else's voice is going to get heard and it may not be what we necessarily need.

Comment: I think there is a lot of apathy, because there is 180 units here and look how many people are here.

(Crosstalk)

Comment: If you are here and you are willing to talk. That is so much more meaningful to us than having 180 people and nobody is saying anything. We will capture some of those folks during the surveys as well as catch them through other ways. I just don't want you to think that your numbers minimize your voices through this process at all.

(Crosstalk)

Comment: Mentioned that she was in a situation that was financially stable and due to various circumstances that stability was no longer in place she had a car. So she was living in the car and when she was in Portland, but she moved to Salem, she was in her car and one of the most difficult barriers for her and she is wondering how someone who is and is as educated as she is or as persistent as she is would navigate the system. I say systems because she would go to the Salem Housing Authority and they would say and am not talking anything bad about the Housing Authority and she wasn't speaking bad about anybody. I to be reflective and so people can understand. Salem Housing Authority they sent her to ARCHES. ARCHES is a place where you go get (Not Discernable) they they have to assess you before you are able to move to the next step and they send you to Catholic Community Services who then make and send you to somewhere else, but there is not a one stop navigation place and keep in mind that she had some income so she was able to get gas from place to place, but individuals who may be living in a tent and may not have access to transportation it is impossible for them to navigate the system that we have currently.

Comment: I have heard that repeated several; different places around town. I had gone to the homeless fair down at the Baptist Church last Spring and that is when I heard people talking about this as well. It so nice to have so many people in one place, because that was the problem that everybody had. It is how do you get from here to here? Keeping it and especially for people who may have mental illness, how to they...

Comment: They cannot navigate.

Comment: They cannot go from place to place to get something and...

Comment: The bus stops. You have sometimes the buss spots is an hour and a half. You to really pay attention to that on that booth and sometimes there is no booth. I you are standing out for example on Broadway and Locust. There is no booth on the northside.

Comment: So, it is just a sing that tells you this is where the...

Comment: There is nothing out there and you are going to get yourself drenched or sunburned waiting for that bus.

(Crosstalk)

Comment: The homeless situation is and like when you are living in your car you had somewhere to go take a shower. That would make a huge difference in people's lives, because you can't show up to apply for a job when you smell like...

Comment: I stayed at the parking lot at the Walmart in Woodburn at night, because I knew that area and there were other people in that situation. I was already disabled and wasn't working, but I just needed housing, but there were families there. They were right in that situation. The mom had to go to work and she had a couple of small kids and there were a couple of young men who were living in their car that worked at Walmart on the graveyard shift and during the day they would sleep in their car and they would put up towels. They don't know or go to places. How do you reach those people to not have one place where you can say if you go to this building and it houses these many agencies? I don't know if other cities have that. That is such a need everywhere, but I say that especially here is so spread out and you have to and the other thing I have to say about busses. This agency closes at 2, this one is not open on Wednesdays...

Comment: This one is not open on Friday.

(Crosstalk)

Comment: It is kind of like I said. I don't get nervous and people would ask why you are just not falling apart. Thigs are going to work out and getting nervous and getting upset are not going to help anything. You have to keep your wits about you, but I was able to and so many people aren't So if there was a place, a central location.

(Crosstalk)

Comment: They want to do a one stop services.

Comment: That would be amazing.

(Crosstalk)

Comment: Even like those bicycle lockers and I know there are at least a half a dozen of them out there behind the school that no one has ever used and it is just going to waste, but anyway that would give people a place to out their belongings during daytime.

(Crosstalk)

Comment: You can go there and take a shower, but you have to wait in line. It can take an hour, but then you have to wait in line and they only have about 15 to 20 people who can take a shower a day.

Comment: Where is that?

Comment: Hope.

(Crosstalk)

Comment: Just to sum it up I would not have made it through if we had not had that 100-degree weather, but I had friends that said you are not staying in your car. You can stay at my house but thank god for the people in my life and the people that helped me. I feel so blessed to have gotten in here. I wouldn't have if all the people in the agencies hadn't help me.

(Crosstalk)

GUEST ATTENDANCE/SIGN IN LOG

Meeting: Consolidated Plan 2020-2024

Date: August 21, 2019

Name (please print)	Organization	E-mail (please print)	To receive future information
1 EILEEN D'ICICCO	MARION POLK FOOD SHARE	edcicco@marionpolkfoodshare.org	✓
2 Jerry Anthony	Salem Habitat for Humanity	jerry@Salemhabitat.org	
3 Catherine Sheridan	MERIT	director@meritnw.org	✓
4 Tony Frazier	Salem Knox Center	tony.frazier@usw.salvationarmy.org	
5 Sal Diaz	POS	sal@cityofsalem.net	
6 L J FREDERICKSON	CHP	j.fred@csnmail.com	✓
7 LAURA METCALLE	CHP	metcalgelaura@mac.com	✓
8 Christie Hughes	CHA - Arcades	christie.hughes@murcaa.org	✓
9 Teresa Cox	GRACE HOUSE	e.dix@ahsalem.com	✓
10 Emily Reiman	NEOCO/ONHS	emily@nedcode.org	✓
11 Chris Jones	Catholic Community Services	chris.jones@ccsriid.org	✓
12 Toni Whittier	City of Salem	twhittier@cityofsalem.net	✓
13 Diana Curtanoid	Polk CDC	devitawich@polkcdc.org	✓
14 Diachen McAllister	Quarten	ameallister@quarten.org	✓
15 Claudia Mendez	Salem Valley	Mendez-Claudia@SalemValley.org	✓
16 Shyle Huder	Fair Housing Council of Oregon	shyle@fhco.org	✓
17 Scott Rennie	Northwest Human Services	sp@nwshs.org	✓
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19			
20			

The City of Salem values all persons without regard to race, color, religion, national origin, sex, age, marital status, domestic partnership, disability, familial status, sexual orientation, gender identity and source of income. In order to ensure the broadest range of services to individuals with disabilities, the City of Salem will be pleased to make necessary arrangements. To request services please call either number listed below at least two working days (48 hours) in advance. Urban Development Dept.: 503.588-6178; or Text Telephone: 503.588-6370.

Si necesita ayuda para comprender esta información, por favor llame 503-588-6314

HUÉSPEd ATTENDANCE/SIGN EN REGISTRO

Reunión:

Consolidated Plan
8/21/2019

Fecha:

Nombre (por favor impresión)	Organización	E-mail (por favor impresión)	✓ para recibir futuro información del proyecto
1 Adena Warner	Habitat for Humanity	adena@salenhabitat.org	✓
2 Kristin Barber	Northwest Human Services	KKuanz-barber@nwhumaneservices.org	✓
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La ciudad de Salem valora a todas las personas sin consideración alguna hacia la raza, el color, la religión, el origen nacional, el sexo, la edad, el estado civil, la sociedad doméstica, la inhabilidad, el estado familiar, la orientación sexual, la identidad del género y la fuente de la renta. Para asegurar la gama de servicios más amplia a los individuos con inhabilidades, la ciudad de Salem estará satisfecha para tomar medidas necesarias. Para solicitar servicios satisfaga la llamada que cualquier número enumeró debajo por lo menos de dos días laborables (48 horas) por adelantado. Departamento urbano del desarrollo: 503.588-6178; o teléfono del texto: 503.588-6370

6 p.m.

GUEST ATTENDANCE/SIGN IN LOG

Meeting: Consolidated Plan 2020-2024

Convened at: Apts Comm. Room Date: August 21, 2019

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