

Projects

AP-35 Projects – 91.220(d)

Introduction

After reviewing and scoring the funding applications, the City of Salem selected the following projects.

Staff first reviews applications to ensure they meet all federal program requirements before evaluating them for selection and funding.

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Projects

#	Project Name
1	2025 Administration and Planning
2	2025 Public Services
3	2025 Housing Development and CHDO Set-Aside
4	2025 Housing Preservation
5	2025 Public Facilities
6	2025 Asset and Economic Development

Table 3 - Project Information

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

Federal CDBG funds are intended to provide low-and moderate-income households with viable communities, including decent housing, a suitable living environment, and extended economic opportunities. Eligible activities include housing rehabilitation and preservation, homeownership opportunities, public services, community infrastructure improvements, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the

following criteria:

- Meeting the statutory requirements of the CDBG and HOME programs
- Meeting the needs of low- and moderate-income residents
- Coordination and leveraging of resources
- Response to expressed community needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

The primary obstacles to meeting underserved needs are the limited resources available to address identified priorities. When feasible, the City of Salem will partner with other public agencies and nonprofit organizations to leverage resources and maximize outcomes in housing and community development. In the end, however, the need far exceeds the funding available from all sources combined.

AP-38 Project Summary
Project Summary Information

1	Project Name	2025 Administration and Planning
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$303,840.00 HOME: \$79,750.00
	Description	<p>General Administrative funds will pay reasonable program administrative costs and carrying charges related to planning and executing community development activities. Administering federal funds and ensuring compliance is critical for utilizing Federal resources. Salem is committed to using CDBG and HOME funding for administration to help continue growing an efficient, effective, and resourceful community development program. The City of Salem may have administration and planning projects that include, but are not limited to:</p> <ul style="list-style-type: none"> General management, oversight, and coordination Providing local officials and citizens with information about the CDBG program Preparing budgets and schedules Preparing reports and other HUD-required documents Program planning Public Information Monitoring program activities Fair Housing activities Submission of applications for Federal Programs
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	All residents in Salem benefit directly or indirectly from the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs.
	Location Description	Citywide

	Planned Activities	The City has planned for administrative services which include providing technical assistance, planning activities, fair housing activities, and general administrative services for PY25. These activities are scheduled to date, and the City may make changes as needed that fit the description of this project.
2	Project Name	2025 Public Services
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$244,280.00
	Description	Public services are an integral part of a comprehensive community development strategy. Public Service activities provide a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address various individual needs and increase CDBG dollars' impact by complementing other activities. The City of Salem may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income from the previous year.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that over 1500 individuals and/or families will benefit from case management, referral, direct service, and other public service resources. Beneficiaries will include unaccompanied youth, domestic violence victims, and other residents in need of support.
	Location Description	Public Services may be offered citywide.

	Planned Activities	The City of Salem may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income from the previous year. Salem's goal to improve and provide public services may include but is not limited to: case management and referral services for domestic violence victims and youth, health services, behavioral health services, fair housing counseling, education programs, services for homeless persons, services for seniors. Other eligible activities may be undertaken, subject to funding availability.
3	Project Name	2025 Housing Development and CHDO Operations
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment
	Funding	CDBG: \$1,032,270.00 HOME: \$843,534.00
	Description	Development of new housing in the City of Salem.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Finish Applegate Veterans housing development (3 units). Finish Voyagers Village LMI housing development (3 units). Macleay CLT LMI homebuyer assistance (24 units). DevNW CHDO Operations
	Location Description	Activities may be undertaken citywide.
	Planned Activities	Currently planned activities include development of new housing, homebuyer assistance and CHDO set-aside: Direct Homebuyer Assistance DevNW McCleary CLT (24 units) Acquisition of land adjacent to Market Street acquisition (24 units). CHDO Set-aside Other eligible activities may be undertaken if a proposed activity does not move forward or if funding is available.

	Project Name	2025 Housing Preservation
4	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment
	Funding	CDBG: \$921,090,404,590.00 HOME: \$1,866,080.00
	Description	Support for developing homeowner housing, homebuyer assistance, and housing preservation. May include eligible acquisition, necessary infrastructure improvements, and other eligible activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a minimum of 30 housing units will receive assistance under this activity.
	Location Description	Activities may be undertaken citywide.
	Planned Activities	The City of Salem will begin a rehabilitation collaborative project with the Salem Housing Authority for two senior multi-family buildings totaling 112 units. Finish WestCare veterans housing rehabilitation (12 units). Other eligible rehabilitation and housing preservation activities may be undertaken if funding allows.
5	Project Name	2025 Public Facilities
	Target Area	Citywide
	Goals Supported	Public Facilities and Neighborhood Improvements
	Needs Addressed	Create A Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$1,455,820,001,972,320.00
	Description	Public Facilities funding support may fund the acquisition and renovation of key facilities providing support to City of Salem residents.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to 1000 Salem residents will benefit from public facility activities.
	Location Description	Activities may be undertaken citywide.
	Planned Activities	Current activities under consideration include - acquisition assistance for a Marion Polk Food Share warehouse allowing the organization to expand storage and service opportunities, and rehabilitation assistance to the Center for Hope and Safety in support of domestic violence victims. Other activities may be undertaken if planned activities prove unviable and funding allows.
6	Project Name	2025 Asset and Economic Development
	Target Area	Citywide
	Goals Supported	Economic and Asset Development
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$90,000.00
	Description	Asset and Economic Development will support LMI Micro-Enterprise business owners in stabilizing and expanding opportunities through technical assistance, business planning, marketing, finance, and other services. All businesses assisted will be based in Salem. Activities undertaken for eligible LMI micro-enterprise business owners can assist these households in creating long-term stability and expanding opportunities for future growth.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The number of businesses assisted is dependent on eligible enrollees. It is estimated that 10 eligible micro-enterprise businesses will receive assistance in PY25
	Location Description	Microenterprise Assistance may help eligible businesses citywide
	Planned Activities	Working with a community partner(s), eligible microenterprises will receive support and technical assistance.