

CITY OF SALEM

Written Testimony

City Council

555 Liberty St SE
Salem, OR 97301

Monday, September 26, 2016 6:30 PM

Council Chambers

3.3e. [16-142](#)

Intergovernmental Agreement for transfer of real property between the City of Salem and Salem-Keizer School District 24J

Ward(s): 1, 2, 3, 4, 5, 7, and 8

Councilor(s): Bennett, Andersen, Nanke, McCoid, Dickey, Bednarz, Lewis

Neighborhood(s): Faye Wright, Grant, Highland, NEN, Northgate, SCAN, SESNA, South Gateway, Sunnyslope, West Salem

Recommendation:

Authorize the City Manager to execute the attached Intergovernmental Agreement with Salem-Keizer School District 24J transferring multiple properties between the City of Salem and Salem-Keizer School District 24J.

Attachments:

[Map and Table of Properties](#)

[City SKSD IGA Property Transfer with Exhibits](#)

[Summary of Neighborhood Association Feedback](#)

[SPRAB Resolution on Property Transfer](#)

[Written Testimony 1-5](#)

Add - Written Testimony

4.a. [16-237](#)

Community Development Block Grant and HOME Investment Partnership Programs Consolidated Annual Performance and Evaluation Report

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Recommendation:

Approve submittal of the 2015-2016 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant and HOME Investment Partnership Programs to the US Department of Housing and Urban Development (HUD) no later than September 30, 2016.

Attachments:

[CAPER](#)

[Presentation](#)

[Written Testimony 1](#)

Add - Written Testimony



Staff Report

File #: 16-142

Version: 2

Date: 9/26/2016

Item #: 3.3e.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Peter Fernandez, PE, Public Works Director

SUBJECT:

Intergovernmental Agreement for transfer of real property between the City of Salem and Salem-Keizer School District 24J

Ward(s): 1, 2, 3, 4, 5, 7, and 8

Councilor(s): Bennett, Andersen, Nanke, McCoid, Dickey, Bednarz, Lewis

Neighborhood(s): Faye Wright, Grant, Highland, NEN, Northgate, SCAN, SESNA, South Gateway, Sunnyslope, West Salem

ISSUE:

Shall City Council authorize the City Manager to execute the attached Intergovernmental Agreement with Salem-Keizer School District 24J transferring multiple properties between the City of Salem and Salem-Keizer School District 24J?

RECOMMENDATION:

Authorize the City Manager to execute the attached Intergovernmental Agreement with Salem-Keizer School District 24J transferring multiple properties between the City of Salem and Salem-Keizer School District 24J.

SUMMARY AND BACKGROUND:

Over the last several decades, the City of Salem and Salem-Keizer School District 24J (SKSD) acquired properties adjacent to each other with the intent of co-locating and jointly operating schools and parks. During this period, City and SKSD improvements were constructed, maintenance responsibilities were developed, and uses evolved without necessarily regarding property ownership or boundary lines. As a result, both the City and the SKSD now manage, utilize, and maintain assets

that are wholly or partially located on property owned by the other entity.

To correct and clarify responsibilities, the City and the SKSD have been working on a proposal to exchange ownership of multiple properties. The exchange involves co-located park and school properties where current ownership does not align with current uses and users, or with responsibilities for maintenance and operation. The key objectives of the proposed property transfer are:

1. Properties primarily used by the SKSD will be owned and operated by the SKSD;
2. Properties primarily used by the City will be owned and operated by the City; and
3. The City and the SKSD will share equally in the costs related to this transfer.

If approved by Council, the Intergovernmental Agreement between the City and SKSD will impact 14 properties. A map and a listing of the properties with proposed acres to be transferred are provided as Attachment 1. As proposed, approximately 35 acres will be transferred from the City to the SKSD and approximately 40 acres will be transferred from the SKSD to the City. To balance the acreage transferred between the City and SKSD, the City will purchase approximately five acres of property in west Salem at Grice Hill, which is adjacent to existing City-owned property and is the site of a future community park.

Council may approve the transfer as recommended by staff or choose to transfer a subset of the proposed properties. If City properties are removed from consideration, the total acreage to be transferred or purchased from the SKSD's Grice Hill property will be adjusted accordingly.

Public Outreach

When this matter was brought before Council on February 22, 2016, Council voted to postpone action to allow for additional public outreach and further discussion among Councilors. Since then, a Council work session has been conducted and outreach has been completed to all ten affected neighborhood associations.

FACTS AND FINDINGS:

1. The City and SKSD have come to terms on the proposed property transfer as presented in the draft Intergovernmental Agreement. The Agreement is provided as Attachment 2, and contains maps that delineate each individual property under consideration for transfer.
2. Among the key terms of the proposed agreement:
 - a. All land (owned by both City and SKSD) will be valued at \$75,000 per acre;

- b. Property will be transferred between the City and SKSD on an acre-for-acre basis;
 - c. The City shall acquire the remaining portion of the Grice Hill property from SKSD in cash for \$75,000 per acre;
 - d. The SKSD will pay the City \$75,000 for the existing outdoor restroom facilities located at West Salem High School;
 - e. City staff will have lead responsibility in surveying, property line adjustments, deed preparation, and other aspects of due diligence;
 - f. Due diligence and closing costs are estimated at \$130,000, mostly because of the extensive required survey work;
 - g. All due diligence and closing costs will be split evenly between the City and SKSD;
 - h. City and SKSD shall each bear the cost of their own staff time and legal costs;
 - i. City and SKSD agree to use their best efforts to maintain public access to all properties involved in the transaction upon transfer; and
 - j. Closing shall occur no later than June 30, 2017.
3. The purchase of the outstanding acreage of the SKSD property at Grice Hill qualifies for the use of Park System Development Charges (SDCs). Funds for the City's portion of due diligence, closing costs, and any required acreage will also come from Parks SDCs. There are adequate Parks SDC funds to cover the cost of this transaction.
4. The price per acre was determined by the City's Real Property Services Manager using the Marion/Polk County appraised values, which have typically been very close to market values over the last several years. An area-weighted average price was calculated to estimate the cost per acre. This value came to \$76,476, which the City and SKSD agreed to round to \$75,000.
5. Regarding access to facilities co-located on school grounds, the SKSD will continue to be responsible for the safety and security of its students and staff. Measures have been, and will continue to be implemented on, property operated by the SKSD regardless of underlying property ownership. Safety and security actions taken by SKSD may include maintaining perimeter fencing to restrict travel onto and off of school property and limiting access during each school's operating hours.
6. The following four school parks are currently classified in the City's *Comprehensive Park System Master Plan* as a subset of neighborhood parks with a note that they may have "restricted access during the hours school is in session" (see page 23 of the Park System Master Plan).

However, these four properties currently function as SKSD-operated and controlled schoolyards, just as all other SKSD schools in Salem. Once ownership is transferred from the City to the SKSD, and to be consistent across all neighborhoods, these four parks will be removed from the City's inventory of neighborhood parks when the Park System Master Plan is next revised.

- a. Chapman Hill Elementary School Park: The 5.85 acres proposed to become SKSD property include the school's entry road, several playfields, a track, a portion of the parking lot, and an unimproved steep hillside. The SKSD is the primary user of these facilities and currently operates and maintains all but the hillside, which is maintained by the City.
 - b. Highland Elementary School Park: The 3.27 acres proposed to become SKSD property contain several play fields and hard surface courts, a parking lot, a playground, and connecting paths, all of which are used by the school. The playground, currently located on City-owned property, was constructed at SKSD expense. The proposal is to transfer all the City-owned property that surrounds Highland Elementary School to the District. Highland Park, located across Broadway Street NE, will be unaffected by the transfer.
 - c. Lee Elementary School Park: The 3.80 acres proposed to become SKSD property include an access walkway from the neighborhood and part of the school's parking lot. The area also includes portions of two of the playfields and portions of a track, all of which were constructed by the SKSD.
 - d. McKinley Elementary School Park: The 1.04 acres proposed to become SKSD property include portions of the school's playfields and track. The area proposed to be transferred represents about two-thirds of the entire turf areas used by the students for outdoor activities.
7. Transferring property ownership from the City to the SKSD will impact eligibility for some sources for grant funding. The Oregon Parks and Recreation Department's Local Government Grant Program, for example, is specifically designed for public recreation facilities of local government agencies. Also, the guidelines for the Salem Park Improvement Fund specify eligibility is for City park properties.
 8. A Council work session was conducted on July 18, 2016. An information packet was prepared for this work session containing a map showing the properties and providing a summary of the proposed transfer. An electronic version of this packet was placed on the City's website immediately following the work session.
 9. Letters were sent to the chairs of all ten affected neighborhood associations in June 2016. This correspondence provided a summary of the property transfer, listed the specific park

property located in the neighborhood, and described the proposed changes in use. Comments and concerns were solicited and staff were made available upon request to attend a neighborhood association meeting. Of the ten neighborhood associations:

- a. Staff provided a presentation and answered questions at three association meetings (Faye Wright on July 14th, Sunnyslope on July 21st, and NEN on August 16th);
- b. To date, no formal positions have been taken by seven neighborhood associations;
- c. Highland Neighborhood Association has endorsed the proposal specific to Highland Park School;
- d. Sunnyslope Neighborhood Association passed a motion opposing the proposal specific to Sprague School Park unless the City agrees to give top priority to funding improvements to Secor Park; and
- e. SCAN passed a motion requesting McKinley Park be deleted from the proposed transfer list, noting it is the only neighborhood scale park east of Commercial Street in their neighborhood.

Attachment 3 provides a summary of the feedback received from the neighborhood associations.

10. Staff provided a presentation and answered questions at the Glenn Gibson Creek Watershed Council on July 21st. Following the meeting, the chair of the Watershed Council wrote recognizing the opportunity presented with acquiring property at Grice Hill for a future community park in west Salem, but noted a general concern regarding the equity of transferring existing park properties located in south Salem to the SKSD while acquiring the new property in west Salem.
11. The issue was presented to members of the Salem Parks and Recreation Advisory Board (SPRAB) at their August 2016 meeting. SPRAB adopted a motion accepting the property transfer in its entirety, while noting concerns related to McKinley Park. (See Attachment 4.)
12. Following the transfer of properties between the City and the SKSD, the entities will be updating two agreements: (1) The Cooperative Facility Use Agreement, which provides standards and policies for joint use of school and park properties; and (2) The Joint Maintenance Agreement, which establishes responsibilities for maintaining and operating properties and their facilities.

Robert D. Chandler, PhD, PE
Assistant Public Works Director

Attachments:

1. Map and Table of Properties
2. Draft Intergovernmental Agreement
3. Summary of Neighborhood Association Feedback
4. SPRAB Resolution

09/09/2016

Amber Mathiesen - Photos for testimony at 9.26 Salem City Council meeting-proposed property transfer

From: Lynn Takata <lynntakata@aol.com>
To: <cityrecorder@cityofsalem.net>
Date: 9/26/2016 1:24 PM
Subject: Photos for testimony at 9.26 Salem City Council meeting-proposed property transfer
CC: <jello879@gmail.com>
Attachments: Englewood Park, proposed property transfer.pdf; Englewood Park possible property line.pdf

To the City Recorder,

Attached are several photos for the Salem City Council meeting to be put into the record for testimony on the proposed property transfer of land at Englewood Park to the Salem Keizer School District.

Thank you for including these photos as part of the record.

Best regards,

Lynn Takata
Englewood resident
[\(503\) 970-1319](tel:5039701319)

XXXXXXXXXX XXXX XXXXXXXX XXXXXXXX XXXXXXXX, XXXXXXXX XXXX



View of XXXXXXXX XXXXXXXX XXXXXXXX XXXXXXXX, XXXXXXXX XXXX



Engelmann Oak—possible property line to golf course





NEN

NORTHEAST NEIGHBORS
555 Liberty Street SE, Rm 305
Salem, OREGON 97301

(503) 588-6207
www.salemnen.org

September 20, 2016

Mayor Ann Peterson & Manager Steve Powers

City Council Members: Chuck Bennett, Tom Anderson, Brad Nanke,
Steve McCoid, Diana Dickey, Daniel Benjamin,
Warren Bednarz & Jim Lewis

Salem City Hall
Salem, Oregon 97301

RE: Park at Barrick Field

Gentlemen & Ladies:

The NorthEast Neighbor Neighborhood Association of the City of Salem voted to enter this letter as part of the official record concerning the park proposal made to you from Salem/Keizer School District. We do not forward our opinion and request lightly or without some investigation. We appeared at the school board meeting of September 13, 2016, as was the request of Councilor Bennett, to ask the school district to add a very small piece of property that is located at the southwest corner of their Barrick Field and is approximately only .04 acres (1,742 sq. ft.) to this proposal. According to Michael Wolfe of Salem Keizer School District will not add that small corner of their Barrick Field property to the list of properties offered in the City of Salem park swap proposal. Our annual meeting was held on September 20, 2016. At that meeting N.E.N. voted unanimously to respectfully request that your board add this piece to the list of properties included in your answer to that exchange of ownership that is part of several areas in Salem City Parks. This will help compensate for the .22 acres that is included in the park property swap from Englewood Park.

We are asking the council to add this small .04 acre piece of property to the list of property that is being considered by the Salem City Council as a trade for cross-use properties across the entire City of Salem Park holdings. Additionally adding this piece to the ownership trade, Salem-Keizer School District would not have further liability issues, maintenance or repair to the pocket park that NEN would like to re-establish at this location.

Adding this piece to the acreage listed in the park property proposal would further enhance the school district patrons' experience that attend games at Barrick Field by giving families that have small children a place to watch the games and keep their small children engaged with healthy play.

Presently the NEN neighborhood has no playground equipment north of Market Street for children and families. There was a small playground located in this location that was removed approximately 10 years ago. Since that time, children and families on the north side of Market Street in the NEN neighborhood have had to walk across Market in order to enjoy outdoor play in a City Park. If this small piece is made a part of the list of properties all over the city that the school district wants to trade, it would satisfy in a small way the goal stated in the NEN-SESNA Neighborhood Plan as it has to do with Barrick Field on page 55, Section A17.1.

Specifically: "The City should design and develop small pocket parks to serve areas that are currently underserved by existing parks but may not have adequate sites for larger parks. The City should work with Salem-Keizer School District to redevelop a pocket park at Barrick Field".

Please support the NEN -SENSA Neighborhood Plan that became effective March 11, 2016 by adding this small piece to the proposal that is before you tonight.

Respectfully submitted,

**Henry Gonzalez, Board Member
S.E.A. Neighborhood Association
1111 Johnson St SE
Salem, OR 97302
503-592-2000**

cc: Salem Parks Department



NEN

NORTHEAST NEIGHBORS
555 Liberty Street SE, Rm 305
Salem, OREGON 97301

(503) 588-6207
www.salemneneighbors.org

September 20, 2016

Mayor Ann Peterson & Manager Steve Powers

City Council Members: Chuck Bennett, Tom Anderson, Brad Nanke,
Steve McCoid, Diana Dickey, Daniel Benjamin,
Warren Bednarz & Jim Lewis

Salem City Hall
Salem, Oregon 97301

RE: Englewood Park Taking

Gentlemen & Ladies:

The NorthEast Neighbor Neighborhood Association of the City of Salem voted to enter this letter as part of the official record concerning the park proposal made to you from Salem/Keizer School District. We object to the property taking of .22 acres in Englewood Park that is part of this proposal. This objection is based on historic actions by Salem -Keizer School District's past actions when absorbing park properties within the NEN neighborhood and lack of public access during "No School" hours in some parks.

We are asking the council to insist that S-K School District assure residents of Salem that any City of Salem park property included in this city wide trade from the City of Salem to the Salem-Keizer School District will be accessible to the public any time that school is not in session.

Losing any more acreage ownership to Salem -Keizer School District would further reduce the areas that residents of Salem would have available for personal use in city parks that are near their homes.

Respectfully submitted,

[Redacted Signature]

Shirley Blumstein, Board Member
N.E.N. Neighborhood Association
11111 1st Avenue SE # 11
Salem, OR 97301
503-588-6207

cc: Salem Parks Department

Amber Mathiesen - Loss of McKinley Park - City Transfer - City Council Action Item 9/26/16

From: ed scan <edscannewsletter@gmail.com>
To: Robert CHANDLER <rhandler@cityofsalem.net>
Date: 9/25/2016 8:04 PM
Subject: Loss of McKinley Park - City Transfer - City Council Action Item 9/26/16
CC: Tom Andersen <tandersen@cityofsalem.net>, Warren Bednarz <wbednarz@cityo...

Dear Dr. Chandler,

Thank you for the material.

In review, please note the President of SCAN, Jeff Schumacher, and Ellen Stevens, a leading member of the SCAN Historic Preservation, Parks & Gardens Committee, appeared before the Salem Parks & Recreation Advisory Broad (SPRAB), and testified in opposition to the elimination of McKinley Park and transfer of the land to the School District.

Ms. Stevens has lived adjacent to McKinley School & McKinley Park for almost 4 decades and her children attended McKinley School. Jeff Schumacher, in addition to his elected Presidency of the South Central Association of Neighbors (SCAN) is a McKinley school parent.

In August 2016, the SCAN Executive Board, on a formal motion, requested McKinley Park remain a city park; not transferred to the School District, and there was no opposition in the vote of the Board membership to that Board position.

Oregon State Representative Brian Clem, and Carol Suzuki, also wrote to the chair of SPRAB in strong opposition to the transfer. Their child attends McKinley School and their residence is near the park. Ms. Suzuki serves as Co-Chair of the McKinley School Parent Teacher Club, an active volunteer and is very familiar with the park space and the school.

Not noted in the City Staff report is the loss of access for improvements to McKinley Park to the Salem Parks Improvement Fund match, the Federal Land & Water Conservation Fund, HUD match, and private foundations, e.g., notably, the Collins Foundation, the Jackson Foundation and numerous others.

Collins Foundation (\$180 million base) "grants are not made to elementary, secondary" schools. Jackson Foundation (\$12.8 million base) "generally will not make a grant to k-12" schools.

School districts are not eligible for State Lottery small recreation and park grants.

Also, Salem-Keizer School District 24J does not have an equivalent incentive program to upgrade recreational and park facilities through community action such as SPIF, match dollars wisely provided by Salem City Council.

SD 24J Board member Nancy McMorris-Adix who represents the McKinley-S Salem area -- has also stated her opposition to the transfer.

Unfortunately, there was no dialogue with the neighborhood leadership in the formulation of the package before the proposal was placed on the City Council Consent Calendar in February 2016. It was

a tidy package that also had not been before the Salem Parks & Recreation Advisory Board or the School District Board in February.

The timing and sequence certainly puts community or neighborhood input -- "after the fact" in construction of elements of the transfers. Certainly, in a disadvantage so not to being "streamrolled" and having to be in the uncomfortable position of having "to object" "at the last minute."

In 4 years of dialogue with the Parks Superintendent Keith Keever. Mr. Keever never discussed the possible elimination or transfer of McKinley Park with me.

To me, it is a regrettable situation for a neighborhood deeply dedicated to city parks and a long history of active involvement, contribution and fund raising to support our city parks, e.g., Fairmount Park on the west side of Commercial, rebuild of the Crooked House playground in the regional Bush's Pasture Park (1996-98)(2013-2015) and for a year-around frost free drinking fountain for the play area and McKinley Park users(2012-2015).

McKinley Park is the only neighborhood scale park east of Commercial in SCAN. Also an important resource for younger families, households in an area of SCAN not adjacent to Bush Park.

In the Council Work Session in June, some of the City Councilors, e.g., Councilor Dickey, wisely - astutely understood South Central Salem does not have quick access to sizeable SDC funds, and the parks equations are very different between the central area and outer areas of our city.

Regards.

Jon Christenson
Chair
SCAN Historic Preservation, Parks & Gardens Committee

cc: Councilors Andersen, Bednarz, Dickey, Mayor Peterson

On Thu, Sep 22, 2016 at 2:30 PM, Robert CHANDLER <rchandler@cityofsalem.net> wrote:

Mr. Christenson,

The staff reports for the September 26 City Council meeting have already been posted on our website:

<http://www.cityofsalem.net/CityCouncil/Pages/CouncilAgenda.aspx>

For your convenience, I have downloaded and attached the staff report and attachments for you here in this email.

Best regards,

Robert

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Robert D. Chandler, PhD, PE
Assistant Public Works Director
City of Salem
555 Liberty Street SE
Salem, OR 97301-3513
rchandler@cityofsalem.net

[503-588-6008](tel:503-588-6008)

>>> ed scan <edscannewsletter@gmail.com> 9/22/2016 11:30 AM >>>

Dr. Chandler,

Our understanding is a Staff report will be going to City Council on Friday, September 23, 2016, which will include discussion of the elimination of McKinley Park and transfer of the property to the School District.

Respectfully, could you please forward a copy of the Staff report to me and SCAN President Jeff Schumacher.

Thank you.

Regards.

Jon Christenson

Chair

SCAN Historic Preservation, Parks & Gardens Committee

Amber Mathiesen - Potential Parks/School District land swaps and related issues

From: Margaret Stephens <mlstep@msn.com>
To: "citycouncil@cityofsalem.net" <citycouncil@cityofsalem.net>
Date: 9/26/2016 1:06 PM
Subject: Potential Parks/School District land swaps and related issues

Dear Councilors:

I am asking that you vote **no** on the agenda item before you tonight, September 26, 2016 -- Intergovernmental Agreement for transfer of real property between the City of Salem and Salem-Keizer School District 24J (File #16-142), or move to postpone a vote on this item until more study can be done, which should include the input and help of the neighbors in each affected area.

I also strongly urge that the proposed Englewood Park/SKSD swap not be approved. We are not assured of neighborhood access to the land proposed to be ceded to the School District; additionally, the safety and health of the Oregon White Oaks that might be impacted has not been addressed.

Lastly, I also support NEN's request for a portion of Barrick field for a playground.

Thank you for your consideration.

Sincerely,
Margaret Stephens
1830 23rd St NE
Salem, OR 97301

Page
Break



Staff Report

File #: 16-237

Version: 2

Date: 9/26/2016

Item #: 4.a.

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Kristin Retherford, Urban Development Director

SUBJECT:

Community Development Block Grant and HOME Investment Partnership Programs Consolidated Annual Performance and Evaluation Report

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

ISSUE:

Shall the City Council approve submittal of the 2015-2016 Program Year Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant and HOME Investment Partnership Programs to the US Department of Housing and Urban Development no later than September 30, 2016?

RECOMMENDATION:

Approve submittal of the 2015-2016 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant and HOME Investment Partnership Programs to the US Department of Housing and Urban Development (HUD) no later than September 30, 2016.

SUMMARY AND BACKGROUND:

The City is required to file a CAPER with HUD for the Community Development Block Grant and HOME Investment Partnership programs (Attachment 1). The report lists projects and programs funded through these sources including homeless activities, economic development activities, affordable housing activities, public service activities, and various required planning and administrative activities. The CAPER assesses the progress made toward the community's housing and community development goals. HUD requires the City to provide a 15-day public comment period prior to a public hearing. The City published notice of the hearing and the comment period on

September 8, 2016. The comment period ended on September 23, 2016, and as of the date of this reports no comments had been received.

HUD requires only information recorded in the electronic Integrated Disbursement and Information System (IDIS) during the Program Year to be reported in the CAPER. Therefore, the financial information summarized in the standard HUD report may not correlate with the City's financial record based on accrual accounting methods.

FACTS AND FINDINGS:

1. Opportunity for Citizen Involvement

A public notice, making the report available, appeared in the Statesman Journal on September 8, 2016. Notice was also provided as a press release including outreach to local minority publications. The report was available at the Salem Public Library, the Urban Development Department at 350 Commercial Street NE, the City of Salem web site, and at the City of Keizer Department of Community Development; Keizer is a member of the Salem-Keizer Consortium.

Staff conducted public outreach to the following:

- Emergency Housing Network
- Salem Urban Development Community Services and Housing Commission
- UD Quarterly Newsletter

2. Report Highlights

The 2015-2016 CAPER addresses activities undertaken during the Program Year. These activities addressed priorities identified in the 2015-2019 Housing and Community Development Consolidated Plan. The 2015-2016 Program Year Annual Action Plan was approved by Council on April 27, 2015.

This is the first year under the 2015-2019 Housing and Community Development Consolidated Plan, and the City is on schedule to meet the 2015-2019 target goals that addressed gaps identified in the Consolidated Plan.

The City tracks the performance of all projects and programs that received an allocation of funding through the 2015-2016 Program Year. In addition to tracking the performance of these projects and programs, HUD requires the City monitor all expenditures from the 2015-2016 Program Year

The following table lists those expenditures for each identified goal in the 2015-2019 Housing and Community Development Consolidated Plan.

Community Development Block Grant and/or HOME	Expenditures
Goal 1 - Promote Economic Development	\$233,569
Goal 2 - End Homelessness	\$549,030.75
Goal 3 - Expand Affordable Housing	\$188,097.85
Goal 4 - Neighborhood Revitalization	\$64,253.23
Project Monitoring, Management, Fair Housing and Reporting	\$337,783.95
Section 108 Loan Repayment - CDBG Only	\$2,257,483.69

Goal 1: Promote Economic Development

The City provided funds for two microenterprise programs and two job training programs to support community economic development activities. The microenterprise programs created 52 new small businesses and a minimum of 52 new jobs.

The job training programs created job placement in the welding industry and job training for clients with disabilities (these programs will be completed during the 2016-2017 Program Year and will be reported in the 2016-2017 CAPER).

Goal 2: End Homelessness

Six programs and one project were completed in the 2015-2016 Program Year. The programs included interim housing (subsistence payments), case management, rehabilitation of affordable housing, tenant based rental assistance, and security deposit assistance. The total clients served under this goal for the reporting period was 3,205.

Goal 3: Expand Affordable Housing

Projects and programs included fair housing training for local property owners and tenants, owner-occupied rehabilitation assistance, and rehabilitation of affordable units. There were 4 households assisted through affordable housing programs and projects completed during this reporting period.

Goal 4: Neighborhood Revitalization:

One project, Grant School Park Rehabilitation was completed during the 2015-2016 Program Year serving 1,623 individuals. This project is located in the HUD approved Neighborhood Revitalization Strategy Area (NRSA) which allows the City to fund projects to bring about economic development or neighborhood improvement. The City will continue to encourage more developers and economic driven projects to apply for program funding in this area.

Project monitoring, management, fair housing, reporting, and Section 108 Loan Repayment are City obligations to receive CDBG and HOME funding. These activities are of an administrative nature and are not associated with any one goal.

Rena Peck
Federal Programs Manager

File #: 16-237
Version: 2

Date: 9/26/2016
Item #: 4.a.

Attachments:
1. CAPER

8/26/2016

**COMMENT OF SARAH OWENS AND MICHAEL LIVINGSTON ON THE PY 2015-2016 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
PROPOSED PURSUANT TO 24 CFR 92.520**

The City's PY 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) is another missed opportunity.

Yes, we know that the CAPER format is determined by federal regulation and prepopulated with text from the 2015-19 Housing and Community Development Consolidated Plan (Con Plan), which was adopted by the Salem City Council on April 27, 2015, and that it probably meets the U.S. Housing and Urban Development Department (HUD)'s minimum requirements. But, from a community standpoint, it is not what it should be, and federal regulations and practicalities are not to blame.

The CAPER is supposed to report on our "jurisdiction's" progress in meeting our Con Plan objectives for providing affordable housing and reducing and ending homelessness. 24 CFR 91.520. If the CAPER were merely "a report on the use of" federal program dollars (as it represents on its front cover), there would be less cause for comment. However, comment is warranted as the CAPER also contains gratuitous, overly general and sometimes false characterizations about the City's actions and relationships, particularly its efforts to consult, collaborate and coordinate, that give the reader – including the City Council -- a falsely positive impression of the community's effort to address local housing/homeless problems. The two exceptions are the portions of the CAPER describing: 1) federal programs administration, and 2) Salem Housing Authority actions and administration.

The "missed opportunity" charge has another aspect, which is that the report omits to mention relevant efforts of which City staff *should* have been aware, e.g., the Council's adopting last December the Salem Housing Advisory Committee's recommendation to create an [Affordable Housing Committee](#), and, more recently, the Mayor's appointment of the [Housing Choices Advisory Committee](#) to provide input on the development of code amendments to expand housing choices in Salem as part of the work plan to implement the Salem Housing Needs Analysis (HNA) recommendations. The CAPER also omits to report on the results of the [2016 Point in Time Count for Marion and Polk Counties](#), even though that information has long been available. ([Lane County reported their results last May.](#))

Omissions such as these evince a lack of awareness and communication between City departments, and are not what one would expect from a City that professes to be "very active in community collaboration." Area recipients as well as providers know that the homeless services delivery system in Salem and Marion County is siloed (less than coordinated and collaborative). Moreover, thanks to the Mid-Willamette Homeless Task Force, it is now abundantly clear that public officials have only the vaguest idea of what the City and other are actually doing in this area, and the City's approach to its CAPERs and Annual Action Plans are partly to blame. If the City lacks the resources to give full and accurate progress reports, it should at least stick to the facts, rather than relying on generalizations and clichéd terms (e.g., "best practices", "huge success" and "cross pollinating-funding sources"), that imply much but don't actually convey information.