

## Staff Report

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**File #:** 22-431**Version:** 1**Date:** 9/26/2022**Item #:** 4.a.

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**TO:** Mayor and City Council  
**THROUGH:** Keith Stahley, City Manager  
**FROM:** Kristin Retherford, Urban Development Director

**SUBJECT:**

Community Development Block Grant and HOME investment partnership programs Consolidated Annual Performance and Evaluation Report (CAPER)

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community

**SUMMARY:**

The City is required to file by September 30, 2022, 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 prevention, economic development, affordable housing, public service, required planning, and administrative activities. The CAPER assesses the progress made toward the community's housing and community development goals.

**ISSUE:**

Shall the City Council approve submittal of the 2021-2022 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?

**RECOMMENDATION:**

Approve submittal of the 2021-2022 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).

## **FACTS AND FINDINGS:**

### Opportunity for Citizen Involvement

HUD requires the City to provide a 15-day public comment period prior to a public hearing on the Report. The City published notice of the hearing and the comment period on September 1, 2022. The comment period ended on September 16, 2022, and no comments were received. A public notice, making the report available, appeared in the Statesman Journal on August 30, 2022. The report was available on the City of Salem web site.

### Report Highlights

The 2021-2022 Program Year CAPER shows activities undertaken during the period of July 1, 2020 - June 30, 2021. These activities addressed priorities identified in the 2020-2024 Housing and Community Development Consolidated Plan. The 2021 Program Year Annual Plan was approved by Council on May 24, 2021.

This is the second year of the 2020-2024 Housing and Community Development Consolidated Plan; the City is on schedule to meet anticipated goals in some areas. The COVID-19 public health restrictions, building supply chain disruption, material cost increases, and ongoing shortage of trade workers hindered many of the construction projects. Some programs are ongoing and are not counted in this CAPER assessment.

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

The HOME, CDBG and CDBG-CV funding supported \$2,636,494 in expenditures to address homelessness, expand affordable housing, promote economic development and administration activities identified in the 2021-2022 Annual Action Plan.

#### Goal 1: Address Homelessness

Programs designed to prevent and/or end homelessness were implemented. The programs included interim housing (subsistence payments), case management, rehabilitation of affordable housing, tenant based rental assistance, and security deposit assistance. Completed projects include one-time rent/utility payments administered by Center for Hope and Safety, Meals on Meals on Wheels (warm nutritious meals delivered to senior citizens) operated by Marion Polk Food Share, and expansion of the Salem Warming Network to include cooling station supported by Mid-Willamette Valley Community Action Agency ARCHES and various faith-based community partners. The total clients served under this goal for the reporting period was more than 7,000.

#### Goal 2: Expand Affordable Housing

Permanent housing projects currently in process include the rehabilitation of Yaquina Hall, Southfair

Apartments, Evergreen Apartments, Gateway Salem, Fisher/Sizemore Apartments and McLeay Road homeownership subdivision. Combined the projects will result in over 200 new units. Transitional housing projects underway include Seed of Faith Ministries facility upgrade.

Goal 3: Neighborhood Revitalization:

No projects were funded for this component during the grant reporting period.

Goal 4: Promote Economic Development

No projects were funded for this component during the grant reporting period.

Project Administration, which includes monitoring, management, and mandatory Fair Housing activities are City obligations that do not fall within the identified goals for reporting purposes and thus are included as a separate line item within the expenditures.

## **BACKGROUND:**

The 2021-2022 Program Year CAPER shows activities undertaken during the period of July 1, 2021 - June 30, 2022. These activities addressed priorities identified in the 2020-2021 Housing and Community Development Consolidated Plan. The 2021 Program Year Annual Plan was approved by Council on May 24, 2021.

Shelly Ehenger  
Federal Programs Manager

Attachments:

1. CAPER 2021-2022