

**Sweet Home City Council meeting 5/28/19
at 6:30 pm
Submitted for the record**

The City of Sweet Home is eligible to apply for a 2019 Community Development Block Grant from the Oregon Business Development Department. Community Development Block Grant funds come from the U.S. Department of Housing and Urban Development. The grants can be used for public facilities and housing improvements, primarily for persons with low and moderate incomes.

Approximately \$12 million will be awarded to Oregon non-metropolitan cities and counties in 2019. The maximum grant that a city or county can receive is \$2,500,000.

The City of Sweet Home is preparing an application for a 2019 Community Development Block Grant from the Oregon Business Development Department for the Linn County Housing Rehabilitation Partnership Program in rural Linn County which includes the incorporated cities of Lebanon, Brownsville, Halsey, Harrisburg, Scio, Sodaville, Sweet Home, Tangent, Waterloo and all unincorporated areas of Linn County. It is estimated that the proposed project will benefit at least 40 persons, of whom 100% will be low or moderate income.

The purpose of this hearing is for the Sweet Home City Council to obtain citizen views and to respond to questions and comments about: community development and housing needs, especially the needs of low- and moderate-income persons, as well as other needs in the community that might be assisted with a Community Development Block Grant project; and the proposed project.

The State of Oregon has identified mobile home parks as a critical housing option for low and moderate income homeowners. A new program to support these homeowners has been initiated this year. CDBG funds in the amount of \$100,000 (in addition to the \$400,000 for the loan program) are now available for low to moderate income manufactured home owners who reside in mobile home parks. These funds are to be distributed as grants, not loans. They can be used for homes built after 1977, and can only be used for up to 50% of the real market value of the manufactured home. We expect to help these residents replace roofs, install accessibility aids, and repair plumbing and electrical issues.

More information about Oregon Community Development Block Grants, and the proposed project are available for public review at City of Sweet Home Finance Office during regular office hours.

Permanent involuntary displacement of persons or businesses is not anticipated as a result from the proposed project. If displacement becomes necessary, alternatives will be examined to minimize the displacement and provide required/reasonable benefits to those displaced. Any low- and moderate-income housing which is demolished or converted to another use will be replaced.

Linn County Housing Rehabilitation Partnership Program

The Linn County Housing Rehabilitation Partnership Program provides deferred, 0% interest rehabilitation loans to qualified low-moderate income homeowners in targeted areas of Linn County. Maximum loan amount is \$35,000. Typical repairs include upgrades of housing systems (electrical, plumbing, waterproofing, and heating); corrections to structures to maintain health, life and safety standards, including water and septic; and general improvements to the exterior and interior of homes.

The program is provided in partnership with local governments in rural Linn County. The \$400,000 grant will provide loan funds to at least 12 households and some administration and management fees to operate the program. WNHS has operated this program since January 2007.

The Linn County Housing Rehabilitation Program is a much-needed program for low- moderate income homeowners in Linn County. Economic conditions make it difficult for homeowners to make necessary repairs to their home, ultimately leading to deteriorating quality, lower home values, and increased health and safety concerns. When household budgets are strained, families will put off home rehabilitation, in order to pay for other essentials. Households have to make hard decisions when deciding whether to repair their homes or pay monthly bills.

The Local Housing Goals of the Rehabilitation Loan Program, as documented in the LINN COUNTY HOUSING REHABILITATION PARTNERSHIP Policies and Procedures, are to:

1. Alleviate health and safety problems and correct structural deficiencies in target area homes;
2. Conserve and improve existing low income housing stock;
3. Enable low - moderate income homeowners to remain in their homes.