

**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)
FY 2007**

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I. Executive Summary

The City of Portland's FY 2007-2008 Consolidated Annual Performance and Evaluation Report (CAPER) is used as an important tool that documents the Consortium's achievements towards providing decent housing, strengthen communities and families, provide a suitable living environment, expand economic opportunities, and independent living for low- and moderate income people. Additional local and other dollars were spent in these areas as well. However, this report focuses only on how the Consolidated Plan funds are strengthening our community.

The 2007 Consolidated Annual Performance and Evaluation Report (CAPER) describes the results and benefits produced by the City as we implemented strategies to achieve the objectives in the Portland's 2005 – 2010 Consolidated Plan for Housing and Community Development.

Portland's 2005 – 2010 Consolidated Plan for Housing and Community Development employs a coordinated approach to addressing Portland's housing, community development, and human service needs. The overall strategy of the Consolidated Plan is to establish three priorities for the allocation of federal funds economic, physical, and human development activities. The City of Portland, Bureau of Housing and Community Development (BHCD) developed the Consolidated Plan under the guidelines established by the federal Department of Housing and Urban Development (HUD), as it serves as the application for the four federal formula grant programs:

Community Development Block Grant (CDBG)

Provides grants funds to local and county governments to develop viable urban communities by providing affordable housing with a suitable living environment and expanding economic opportunities to assist low-and-moderate-income residents.

FY 2007

Total received **\$10,441,050**
Program Income **\$1,749,600**

HOME Investment Partnership (HOME) American Dream Downpayment initiative (ADDI)

Provides funds to expand the supply of affordable rentals and ownership housing; also used to increase the homeownership rate of minority and moderate-income person by providing funding for downpayment, closing costs, and rehabilitation associated with home purchase.

FY 2007 HOME/ADDI

Total received **\$4,306,019**
ADDI **\$87,916 + \$3,358** Mult. Co.
Program Income **\$445,000**

Emergency Shelter Grant Program (ESG)

Designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness

FY 2007 ESG

Total received **\$449,978**
Percent Matched: 100%

Housing Opportunities for Persons with AIDS (HOPWA)

Provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.

FY 2007 HOPWA

Total received **\$943,000**
Carryover **\$80,338**

Summary of Accomplishments

During the 2007-2008 report period, the City continued its efforts to address the priority housing and community needs identified in the Consolidated Plan FY 2007-2008. The Bureau of Housing and Community Development has partnered with Portland Development Commission, the Housing Authority of Portland, and Multnomah County in collaborative project funding process in order to meet the City's Permanent Supportive Housing/Ending Homelessness and Preservation goals. The Notice of Funding Availability (NOFA), process focused directly on the City's *Ten Year Plan to End Homelessness* policy target.

From the 2007 Housing NOFA, twelve projects were selected for funding as of June 30, 2008. Approximately \$12.7 million has been reserved for the projects. The NOFA resulted in funding for the rehabilitation and/or development of 171 affordable housing units including 62 deeply affordable/permanent supportive housing units serving people below 30% of the Median Family Income (MFI). The funding sources for the projects included \$3,396,800 in HOME, and Community Development Block Grant, \$674,890 in HOPWA funds, Tax Increment resources, 1.2 million in the City's General Fund, \$650,000 in Housing Opportunity Bonds, Low Income Housing Tax Credits, and 60 project-based Section 8 vouchers.

In addition to the housing NOFA, public funding in the amount of \$179,058 in HOME funds and \$450,000 in Community Block Grant funds was provided to nine Community Housing Development Organizations (CHDOs) and five Community Based Development Organizations to assist with the rehabilitation and new construction of multi-family rental units. The City funded additional nine agencies in the amount of \$448,642 with HOME, ADDI and CDBG funds to provide access to homebuyer education, coaching, services, and resources which resulted in 480 new homeowners, of those 405 homebuyers, 75 homebuyers received direct financial assistance.

The Housing Authority of Portland provided Tenant Based Rental Assistance to 83 low-income household. The needs of the homeless were addressed with the use of CDBG, HOME, ESG and HOPWA in addition to other local funds. A total of 701 homeless individuals received assistance that prevented them from becoming homeless, 1104 homeless individuals benefited from emergency shelter programs funded by the City, and 2159 individuals accessed transitional housing and services. The housing needs of homeless persons with special needs (e.g., the elderly, disabled, victims of domestic violence, and persons with HIV/AIDS) were also met by activities funded by the City.

HOPWA

The City administers HOPWA funds to meet the housing needs of persons living with HIV/AIDS in the Portland, Oregon EMA. The Portland EMA is comprised of Clackamas, Columbia, Multnomah, Washington and Yamhill Counties in Oregon and Clark and Skamania Counties in Washington. HOPWA funds were utilized to provide transitional housing for 147 individuals and 109 households benefited from tenant based rental assistance. HOPWA-funded supportive services was provided to 960 individuals with HIV/AIDS in the seven Counties.

Economic Opportunity Initiative

Programs to assist adults and youth to improve their economic condition. The Portland Economic Opportunity Initiative is the primary strategy used to address that priority. The Initiative served 2657 participants in 07/08. There were 389 Microenterprises served by seven projects and 2268 youth and adult workforce participants served by 26 projects. The group of 33 projects continued to participate in a common online reporting system and met quarterly for training and to address common issues and needs.

Funding was leveraged by City General Fund, federal workforce investment training dollars, Northwest Area Foundation funds, local United Way allocations, extension of TANF subsidies while recipients are participating in Initiative projects, and State investments in IDA's and the largest of our Microenterprise projects. Lewis and Clark Law School is now operating the Microenterprise law clinic providing free services to Initiative participants which we helped establish and benefit from. All participants in the Initiative are eligible to participate in a state or federally matched saving plan (IDA) and new in-depth credit repair and a service to remove work & housing barriers created by fines, misdemeanors and drivers license suspensions (Clean Slate) has been used by a large number of Initiative participants.

All participants were enrolled at 50% of median income or less. Portland's minority populations made up 51% of participants in Initiative projects. A significant portion of the white participants are limited English speakers.

We applied for and received funding for a new "green jobs" project to start in 08/09 from the Northwest Health Foundation. This will train, place and support 45 low income people in the HVAC (heating, cooling and ventilation) industry. The Housing Development Center decided to close its Contractor Support Program and we will re-direct those funds in 08/09 to a new Microenterprise effort with Verde, a non-profit "social enterprise" that provides training, support, jobs and benefits to Hispanic workers in its high end and sustainable Land/naturscaping business. Working with the City Department of Environmental Services they will provide from a new nursery and plant, thousands of street trees over the next several years. Our funds will grow the capacity of the business and their workforce to handle this new contract.

Multnomah County

The progress made by Multnomah County from July 1, 2007 to June 30, 2008 towards the goals set out in the Consolidated Plan. The County expended approximately \$416,000 in Community Development Block Grant (CDBG) and Program Income funds in PY07 for Housing Rehabilitation, Public Services, and Public Improvements/Infrastructure projects and Administration. Highlights of accomplishments in each of the project category are described throughout this report.

The Multnomah County jurisdiction includes the small cities in East Multnomah County as follows: Fairview, Unincorporated Lake Oswego, Maywood Park, Troutdale, Wood Village and can also include other unincorporated areas within the county.

While currently the cities of Fairview and Wood Village qualify by population income, to receive funding for infrastructure and public improvement projects, very low and low-mod income citizens in the jurisdictional area may receive the benefits of housing rehab and public services projects.

Again, all projects further the objectives of the Consolidated Plan and are directly tied to the priorities and principles of the Annual Action Plan.

Multnomah County is committed to efficiently administering and utilizing CDBG funds in the east Multnomah County area by conscientiously soliciting and choosing projects that will best serve the low-moderate residents while working closely with our community partners.

Please see Exhibit 3 for 5-Year Matrix of Accomplishments

II. General CAPER

The Consolidated Annual Performance and Evaluation Report (CAPER) is a consolidated reporting document that covers local programs and services funded by federal entitlement programs. These funds are applied for under the principal planning document referred to as the Consolidated Plan, which is submitted to the U.S. Department of Housing and Urban Development. The FY 2007-2008 CAPER reports on activities detailed in the FY 2007-2008 Consolidated Action Plan.

The goal of the consolidated application, planning, and reporting on these federal grant programs is to integrate services in a coordinated way that most comprehensively serves the needs of the community. This approach eliminates the need for separate funding applications and public-planning meetings, while also allowing reporting accomplishments through a single computerized reporting process.

The Consolidated Annual Performance and Evaluation Report covers four entitlement grants administered by the City of Portland:

1. **Community Development Block Grant (CDBG) Program:** Portland is the entitlement jurisdiction for this program and receives a formula allocation;
2. **HOME Investment Partnership:** Portland is the lead jurisdiction for the Portland HOME Consortium which includes the City of Gresham and Multnomah County;
3. **Emergency Shelter Grant (ESG):** The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds;
4. **Housing Opportunities for People with AIDS (HOPWA):** The City of Portland administers this grant program for a seven county Eligible Metropolitan Area (EMA) comprised of Clackamas, Columbia, Multnomah and Yamhill Counties, Oregon and Clark and Skamania Counties, Washington.

In FY 2007-08, the total award of the four federal entitlement grants for the Consortium in this report is \$17,425,891.

Resources	Portland	Multnomah County	City of Gresham	Total
CDBG	\$10,441,050	\$302,746	\$903,182	\$11,646,978
HOME	\$4,306,019	*\$164,490	*\$585,619	\$4,306,019
ADDI	\$87,916	\$3,358	\$0	\$87,916
ESG	\$449,978	\$0	\$0	\$441,978
HOPWA	\$943,000	\$0	\$0	\$943,000
Total	\$16,227,963	\$306,104	\$903,182	\$17,425,891

*The amount listed is part of the Portland total.

In addition, this report includes \$1,729,600 in Portland CDBG, \$445,000 in Portland HOME program income funds that were carried over from the previous year and \$80,338 carry over of HOPWA funds. It also provides an outline of local and other resources used in conjunction with the entitlement funds.

Assessment of Goals and Objectives

National Objectives

The U.S. Department of Housing and Urban Development requires that grant programs must primarily benefit low and very low-income persons (people with incomes below 80% of area median income) in the following ways:

Provide Decent Housing

Included in this broad goal are the following: assist homeless persons to obtain affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

Provide a Suitable Living Environment

This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural or aesthetic reasons; and conserving energy resources.

Expand Economic Opportunities

This goal includes creating jobs accessible to low and very low-income persons; providing access to credit for community development that promotes long term economic and social vitality; and empowering low and very low-income persons in federally assisted and public housing achieve self-sufficiency.

To make the best use of existing affordable housing resources a continuum of services must be available to assist individuals and families in locating, obtaining, and maintaining decent stable affordable housing.

Ensuring that services benefit populations most in need is a priority of all program areas. Within the City of Portland, during 2007-2008, funds continued to be focused upon affordable housing development and preservation, neighborhood improvements and the provision of “safety net” services to low and moderate income residents. 1 Assistance is provided to specific neighborhoods that have over 51% of households with incomes under 80% of area median income. The following chart displays the 2007 Area Median Income limits.

Note: HUD has determined that the 2007 Median Family Income 100% (MFI) for a 4-person household in the Portland Metropolitan Statistical Area (MSA) is \$63,800, \$3,100 less than in 2006. HUD has explained that this decrease resulted, at least in part, from the use of a new formula to calculate MFI. Because HUD-funded programs throughout the Portland MSA set eligibility criteria, rental rates, and other program elements based on the HUD MFI, this decrease could trigger a wave of eligibility reviews and disqualifications, lease revisions, and other program changes. To avoid this, HUD has instructed all jurisdictions to make no changes to the values of 30% MFI, 50% MFI, and 80% MFI for households of all sizes in 2007. The values will remain at the 2005 levels. (HUD also held these values constant in 2006, when the MFI took a small dip.) You may rely on the information in this table to determine eligibility, rental rates, and other program elements for all federally-funded housing and community development activities in 2007.

MEDIAN INCOME FOR A FAMILY OF FOUR (PORTLAND, OR): \$63,800

FY 2007

(Figures are rounded to the nearest \$50.00)

Household Size	30%	50%	60%	80%	100%
1	14,250	23,750	28,500	38,000	46,850
2	16,300	27,150	32,600	43,450	53,500
3	18,350	30,550	36,650	48,900	60,200
4	20,350	33,950	40,750	54,300	63,800 *
					66,900**
5	22,000	36,650	44,000	58,650	72,250
6	23,650	39,400	47,250	63,000	77,600
7	25,250	42,100	50,500	67,350	82,950
8	26,900	44,800	53,800	71,700	88,300

* Use this number to determine eligibility for HUD-funded housing and community development programs.

** Use this number to determine eligibility for City of Portland programs that do not receive federal funding. Explanation: Some City of Portland programs that do not receive federal funding, including the tax abatement programs, have eligibility criteria or other program elements that incorporate by reference the values for 100% MFI, 120% MFI and 150% MFI for a 4-person household. The City of Portland has determined that, for these programs, it would be most appropriate to continue to use the 2006 values. This will avoid any adverse impact on program participants, as well as the considerable administrative burden associated with narrowing eligibility criteria. However, federal programs will use the new 2007 figure for values for 100% MFI and above. Thus, a 4-person household with income greater than \$63,800 (the 2007 value) but less than \$66,900 (the 2006 value) may be eligible to participate in Portland-funded tax abatement programs but will NOT be eligible for assistance through HUD-funded programs.

**MEDIAN INCOME PERCENTAGES
FY 2007**

(Figures are rounded to the nearest \$50.00)

Household Size	50%	80%	100%	120%	150%	Adjustment percentages for family size
1	23,750	38,000	46,850	56,200	70,250	70%
2	27,150	43,450	53,500	64,200	80,300	80%
3	30,550	48,900	60,200	72,250	90,300	90%
4	33,950	54,300	63,800 *	76,550	95,700	100%
			66,900 **	80,300	100,350	
5	36,650	58,650	72,250	86,700	108,400	108%
6	39,400	63,000	77,600	93,100	116,400	116%
7	42,100	67,350	82,950	99,550	124,450	124%
8	44,800	71,700	88,300	105,950	132,450	132%

* Use this number to determine eligibility for HUD-funded housing and community development programs.

** Use this number to determine eligibility for City of Portland programs that do not receive federal funding.

**2007 HOUSING AFFORDABILITY: MAXIMUM MONTHLY RENT INCLUDING UTILITIES
BY MEDIAN FAMILY INCOME WITH A HOUSING BURDEN OF 30%**

BEDROOM SIZE	FMR
0	\$ 539
1	\$ 625
2	\$ 723
3	\$1,053
4	\$1,265

# of Bedrooms	Household Size	30%	50%	60%	80%	100%	120%	150%
Grp Home	0.75	263	439	527	702	878	1,054	1,317
0	1	351	585	703	936	1,171	1,405	1,756
1	1.5	376	627	753	1,003	1,254	1,505	1,882
2	3	451	753	904	1,204	1,505	1,806	2,258
3	4.5	522	870	1,044	1,391	1,739	2,088	2,609
4	6	583	970	1,164	1,553	1,940	2,328	2,910
5	7.5	643	1,071	1,284	1,713	2,141	2,569	3,211

(Figures are rounded to the nearest \$1.00)

Affordable Housing

Goals and priorities for housing and housing service programs, including those for populations with special needs such as the elderly, disabled, or individuals with AIDS are targeted towards serving populations with the greatest need. Other housing services include major and small-scale home rehabilitation programs designed to keep individuals and families in their homes. They also include the removal of lead-based paint hazards, the installation of weatherization materials, and the installation of accessibility improvements occupied by those with mobility impairments.

Ending Homelessness

Funding for homeless services and facilities is targeted to support the 10-Year Plan to End Homelessness through the community's Continuum of Care for homeless adult singles, families, and youth. Services focus on providing shelter and related services in order to reduce the risk of homelessness, provide emergency shelter, and maintain housing options for these populations. This includes specialized services for populations with mental illness and those requiring alcohol and drug free housing choices. Additionally, the City participates in the Fresh Start Program to assist persons who cannot access housing by working with landlords, service providers and clients.

Economic Opportunity Initiative

Goals contained in the Consolidated Plan for economic development are targeted towards the creation and retention of wealth and employment opportunities, focusing the benefit of these programs directly to low/moderate income people. Included in economic development are programs related to issues necessary for obtaining and maintaining successful employment such as adequate training and affordable quality childcare.

Five Year Matrix

We have prepared a matrix entitled Assessment of Five-Year Goal Accomplishments (the Five-Year Matrix). The Five-Year Matrix lists the five-year goals for each program area set out in the Consolidated Plan 2005-2010 Five-Year Strategic Plan, and shows the incremental annual progress towards each goal, as well as the cumulative progress. Comments are included when necessary to explain a discrepancy between progress numbers and the goal.

Five-Year Matrix – Exhibit 3

Furthering Fair Housing

The Portland Consortium completed an update of the 1996 Analysis of Impediments to Fair Housing (AI) in January 2006. The 2007-2008 CAPER will report on the new findings and concerns included in the 2007 AOI. The Consortium will refine its current fair housing strategies based on findings and recommendations from the 2007 AOI, and will be conducting working groups over the next two years to address issues raised during the process that are not fully addressed by the current range of strategies.

The Portland Consortium continued this year to fund an array of activities to address the fair housing issues raised in the 1996 Analysis of Impediments to Fair Housing Choice (1996 AOI). The AOI strongly recommended continued cross-jurisdictional funding of Fair Housing providers to provide necessary outreach, education and enforcement. The Consortium funded the Fair Housing Council, Legal Aid, and other direct providers. These actions fully meet the Consortium's obligation to affirmatively further fair housing by undertaking a multi-agency approach to fair housing outreach, education and enforcement. All three jurisdictions provided funding (CDBG), augmented by an allocation from the City of Portland General Fund.

Assessment of Progress on Fair Housing

The Portland Consortium completed an update of the 1996 Analysis of Impediments to Fair Housing in 2005. In summary, the AI recommended continued cross-jurisdictional funding of Fair Housing providers to provide necessary outreach, education and enforcement. In addition, the AI recommended conducting working groups to address issues raised that could not be fully addressed during the AI process.

Following is a report of actions taken during FY 2007-2008 based on findings and recommendations in the 2005 AI. These actions fully meet the Consortium's obligation to affirmatively further fair housing by undertaking a multi-agency approach to fair housing outreach, education and enforcement. All three jurisdictions provided funding (CDBG), augmented by an allocation from the City of Portland General Fund.

Multnomah County funds projects/organizations that serve senior and disabled populations and/or that address impediments identified in the AOI. These organizations include: Fair Housing Council of Oregon, Community Energy Projects, and Unlimited Choices.

Unlimited Choices Adapt-a-Home, Mend-a-Home Rehab projects, and Community Energy Project, Self-Help Weatherization and Energy Ed Workshops as well as their Weatherization program provide services for seniors and disabled persons.

Continuum of Care for Homeless People

Multnomah County coordinates funding services for homeless families through the Sun Services System and other community based service providers. This continuum includes funding specific agency emergency shelter sites, scattered sites, some day shelters, and transitional housing units.

**Direct Fair Housing Services
FY 2007/2008**

2005 AI Recommendation/Programs	Agency	Outcomes
Funded Activities – Recommendations Related to Federal, State, and Local Fair Housing Law		
<p>Fair Housing Services – The jurisdictions should continue to fund the organizations listed below that provide a range of fair housing services, including but not limited to actively pursuing enforcement of the fair housing laws.</p> <p>Total funding for fair housing services is insufficient to meet the need for these services. Recent federal funding cuts have further reduced the amount of resources available to pay for these services. The jurisdictions should increase their support for fair housing services to back-fill the federal cuts. Funding for these services should be at FY 2004-2005 levels, at a minimum, which would require an additional \$80,000 from jurisdictions.</p> <p>Contracts for FY 2007-2008 will include an increased focus on education regarding the reasonable accommodation process for tenants with disabilities, and agencies who serve them, and landlords who may receive these requests.</p> <p>In order to stimulate the reporting of fair housing violations, and to avoid the potential for retaliation against individual complainants, contracts for FY 2007-2008 will also require contractors to educate and encourage the agencies serving protected class populations to pursue fair housing enforcement actions in their own name. Agencies have direct standing to sue if the alleged discriminatory activity drained its resources both by "diverting its resources and frustrating its mission." Clients are reluctant to file claims because of concerns about retaliation by the property owners/managers.</p>	<p>Fair Housing Council of Oregon Legal Aid Services of Oregon Oregon Bureau of Labor and Industries, Civil Rights Division (BOLI)</p>	<p>Outcomes for these programs are listed in the next three rows of this table</p> <p>In June 2008 FHCO applied for two Private Enforcement Initiative grants under the Fair Housing Initiatives Program. Legal Aid Services of Oregon's, with FHCO, applied for a Regional Education and Outreach grant under the Fair Housing Initiatives Program in June 2008. If funded, these grants will bring needed additional capacity to fair housing services in Multnomah County.</p> <p>The City of Portland will ask FHCO to refine its outreach regarding accessible housing based on recommendations of the Accessible Housing Workgroup.</p> <p>There was no activity to report for 2007-2008.</p>

<p>Fair housing coordination, education, outreach, enforcement, testing services and a hotline.</p>	<p>Fair Housing Council of Oregon (FHCO)</p>	<p>City of Portland: 549 hotline calls to the Fair Housing Council were screened, leading to 45 bona fide allegations of housing discrimination. Of the 45 bona fide allegations, 45 intakes were completed. The largest number of complaints were tied to Disability and Race. Familial Status had the second highest complaint basis. 14 fair housing tests were conducted, 577 sets of fair housing materials were disseminated, and 12 major workshops were held to educate agencies/individuals in fair housing laws. There were 13 reasonable accommodation assists.</p> <p>Multnomah County: 131 hotline calls to the Fair Housing Council were screened and 10 intakes were completed. The largest number of complaints were tied to Race. Disability was the second highest complaint basis. FHCO conducted one tester training in unincorporated Multnomah County. FHCO conducted 4 fair housing trainings targeted to East Multnomah County residents, agencies and housing providers.</p>
<p>Advice and representation for people experiencing housing discrimination.</p>	<p>Legal Aid Services of Oregon (LASO)</p>	<p>City of Portland: 87 fair housing discrimination cases were reviewed, of which 5 were found not to be related to fair housing and were referred to other services. 18 cases are still being investigated, 2 cases were referred to HUD, 0 cases had no merit and 37 cases had sufficient evidence and were either successfully litigated or negotiated. 85 cases proceeded until the process was over and 24 cases received advice only.</p> <p>City of Gresham: 9 fair housing discrimination cases were reviewed, of which 3 are still open, 4 were advice only, 1 had a negotiated settlement without litigation, and 1 was successfully litigated by MCLAS.</p>
<p>Administrative enforcement of discrimination complaints based on sexual orientation, source of income and gender identity.</p>	<p>Oregon Bureau of Labor and Industries, Civil Rights Division (BOLI)</p>	<p>City of Portland: 8 new cases were accepted, 11 cases were closed (including some from prior year) - all involving sexual orientation or gender identity - received complaint investigation, mediation and/or other services and proceeded to closure with complaints of violations of Portland's Civil Rights Ordinance.</p>
<p>Renter Stability Education Program, includes a hotline and outreach program for low-income renters to provide education regarding local and state landlord-tenant law, and information and referral to assist with housing stabilization.</p>	<p>Community Alliance of Tenants</p>	<p>City of Portland: Hotline assistance was provided to 1172 callers in FY 2007-2008.</p>

<p>Unlimited Choices – The Planning Jurisdictions should continue to support Unlimited Choices’ Adapt-a-Home, to provide low-cost accessibility accommodations.</p>	<p>Unlimited Choices</p>	<p>City of Portland: 68 households were assisted</p> <p>Multnomah County: 15 households were assisted</p> <p>City of Gresham: 39 households were assisted</p>
<p>Siting Program – The City of Portland should continue to fund its Office of Neighborhood Involvement to a administer a siting assistance program that promotes the siting of special needs housing by providing the community education, dispute resolution services and tools such as Good Neighbor Agreements.</p>	<p>City of Portland Office of Neighborhood Involvement</p>	<p>City of Portland: BHCD continues to contract with the Office of Neighborhood Involvement to address various housing siting issues.</p>
<p>Close the Minority Homeownership Gap - Portland City Council has adopted a goal of closing the Minority Homeownership Gap by 2015. The City of Portland should fund a set of short-term strategies to close the gap, as proposed by the Homeownership Advisory Committee (HOAC). Limited federal funds are available for implementation, but PDC will be making some nonfederal resources available for this campaign.</p>	<p>City of Portland:</p> <ul style="list-style-type: none"> • Rose CDC • Latino Home Initiative • NAYA Family Center • Black United Fund/AAAH • APICIA • Hacienda CDC 	<p>City of Portland: 2,446 people attended 6 different home buying community fairs, 1,465 people attended homebuyer orientation classes, 618 attended full length (6-8 hour) homebuyer education classes, 233 attended financial fitness classes, and 2,152 households received homebuyer counseling. Of the people who received the above services, excluding the fair attendees, 405 became homebuyers.</p>

Funded Activities-Recommendations Related to Housing Choice

<p>HousingConnections.org is a web site that lists a wide variety of affordable, accessible and special needs housing throughout Multnomah and surrounding counties. The site assists with housing choice by providing one simple location to find a wide variety of housing. The site specifically allows voucher holders to search for units that accept Section 8. Housing Connections lists accessible units to assist people with disabilities to find available accessible units. Planning is underway to enhance how accessible units are listed in Housing Connections to provide more accurate detail of accessibility features. There is also an effort to increase number of accessible listings in the site. FHCO is working with landlords as part of their outreach contract to educate landlords about need for accessible units and how to advertise units to renters with accessibility needs. In the FY 2007-2008 contract with FHCO, the City of Portland will ask FHCO to work with landlords to encourage them to make additional marketing efforts of accessible units to agencies that have contacts with disabled renters as they come available, especially at initial lease up of new properties.</p>	<p>City of Portland hosts the Housing Connections Web site and contracts with 211info to operate the program and FHCO to do outreach to landlords</p>	<p>Site statistics as of June 30, 2008: Total Unit Count – 73,980 Total Property Count - 4,866 Landlord and Property Management Companies with accounts in HC - 2,562 Agencies with accounts in HC - 301 Total Searches Since May 2002 - 1,236,608</p> <p>211info provided 3,283 people with housing information from Housing Connections by phone or e-mail.</p> <p>In FY 2007-2008 the Accessible Housing and Disabled Renters Workgroup meetings were put on hold while the contractor completed inventories of City funded properties and staff worked to make changes in Housing Connections. In FY 08-09, inventory data will be entered and the workgroup will assess inventory and property manager survey data and make recommendations.</p>
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<p>Ready to Rent – Continue funding the Ready-to-Rent program, a renter education training program in English and Spanish. Research need for offering Ready to Rent classes in other languages and the need to translate class materials into other languages.</p> <p>Ready to Rent, Fresh Start and Risk Mitigation Pool – Fresh Start, Ready to Rent, and the Risk Mitigation Pool offer landlords an incentive to relax their screening criteria by reducing the risk. Fresh Start and Ready to Rent are underutilized. Increase usage of these programs because they assist renters who do not meet traditional screening criteria.</p>	<p>Housing Authority of Portland</p>	<p>Ready to Rent Outcomes: Ready to Rent Landlord Guarantee Fund coverage was initiated for 40 households during FY 07-08. The fund paid claims to landlords for 10 households totaling \$9,841 (the Ready to Rent Landlord Guarantee Fund is funded with State of Oregon Housing and Community Service Funds). 965 individuals graduated from the Ready to Rent class.</p> <p>Fresh Start Outcomes: Fresh Start Landlord Guarantee Fund coverage was initiated for 12 households during FY 07-08. No claims were requested by landlords during FY 07-08.</p> <p>Risk Mitigation Pool (RMP) Outcomes: 2 claims were paid from the RMP totaling \$25,972.</p>
<p>Removing Criminal Records - The City of Portland and Multnomah County should support “Clean Slate” events and/or other on-going opportunities to clear out-of-date infractions from the criminal records of individuals with good records for a long time. Due to the cap on the percentage of federal funds that may be spent on public services, this activity should be funded with non-federal funds.</p>	<p>n/a</p>	<p>The City of Portland funded the Project Clean Slate for the first time in FY 07-08. Under its contract with the City, Clean Slate served 108 Economic Opportunity program participants and 555 people who attended Project Homeless Connect Events. 95% of referred Economic Opportunity program participants were able to successfully expunge some records and/or regained access to driver’s licenses. 22% of Project Homeless Connect participants achieved these goals.</p>
<p>Non-profit Housing Development and Land Trust - City of Portland funds the Portland Community Land Trust and a number of non-profit community development corporations to create affordable homeownership and rental opportunities that withstand swings in the private housing market.</p>	<p>Portland Community Land Trust</p>	<p>The PCLT acquired 23 properties and provided financial assistance to 23 new low-income homebuyers.</p>
<p>Accessible Unit Inventory – All jurisdictions complete an inventory of all locally funded accessible units including details about accessibility features such as roll in showers. List this information in Housing Connections.</p>	<p>City of Portland</p>	<p>In FY 2007-2008 the Accessible Housing and Disabled Renters Workgroup meetings were put on hold while the contractor completed inventories of City funded properties and staff worked to make changes in Housing Connections. In FY 08-09, inventory data will be entered and the workgroup will assess inventory and property manager survey data and make recommendations.</p>

<p>New RFP Selection Criteria for Affordable Units – Add the following preferences to RFP selection in the funding of new and rehabilitated affordable housing developments:</p> <ul style="list-style-type: none"> • Large (2+ bedroom) accessible units • Roll in showers in accessible units • Smoke free housing (preferably entire buildings or floors) <p>Related Recommendations – Determine need for roll in showers, based on need establish goal to increase number of roll in showers in new and rehabilitated affordable housing developments.</p> <p>Establish requirement in loan agreements that newly developed locally funded properties will hold accessible units available for persons with disabilities for some designated time period.</p> <p>The jurisdictions should participate in the Smoke-free Multifamily Housing Committee.</p>	<p>City of Portland</p>	<p>Changes to RFP Selection Criteria will not be made until the results of the Accessible Housing Inventory have been reviewed.</p>
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<p>Landlord Tenant Issue Workgroup - Support the development of a workgroup of tenant advocates and property management industry representatives to explore strategies to address the following issues: abuse of no cause eviction for retaliatory purposes; underreporting of fair housing violations, code violations and violations of landlord/tenant law; educating non-English speakers about legal protections for tenants and members of protected classes; tools to remove tenants involved in drug dealing, prostitution and other criminal activity; expense of remediating hazardous property conditions; and technical assistance on reasonable accommodation requests and related issues. Potential mechanisms include landlord licensing, limiting "no cause" evictions, proactive unit inspections, increased police attention to illegal activity and expansion of landlord and tenant education programs.</p> <p>Landlord Licensing is a potential mechanism for review because it could be used to ensure that landlords and property managers receive training on fair housing, landlord tenant law, and maintenance codes. Licensing programs also are used to regulate compliance with these laws and regulations.</p>	<p>The City of Portland</p>	<p>In FY 07-08 the BHCD convened the Quality Rental Housing Workgroup (QRHW) with the assistance of the City of Portland Bureau of Development Services and The Multnomah County Health Department. Workgroup members represented public health, tenants and landlords. Lead by a Steering Committee, the QRHW developed a problem statement, scope of work, underlying principles and draft recommendations. It is expected that draft recommendations will go to City Council in October 2008. A number of the issues identified in the 2005 AI to be addressed by a Landlord Tenant Issue Workgroup are addressed in the draft QRHW recommendations including: increased enforcement of housing code violations with increased protections for tenants fearing retaliation; increased culturally sensitive education for tenants and landlords regarding rental rights and responsibilities, increased tracking of businesses involved in rental housing to be used in education efforts.</p> <p>After the completion of the QRHW, the City of Portland will determine if there are remaining issues for a Landlord Tenant Issue Workgroup to address.</p>
<p>Staff Time/Planning-Recommendations Related to Housing Choice</p>		
<p>Increased Commission Recruitment - All jurisdictions should increase recruitment efforts from protected class communities and economically diverse groups to fill vacancies on the Planning Commission, Housing and Community Development Commission, HAP Board, urban renewal advisory committees, project selection committees and other advisory bodies that oversee housing policies.</p>		<p>HCDC has been working with Portland State University's Community Leaders program to recruit persons of color. The jurisdictions have been actively recruiting members of protected class communities. Current HCDC members represent multiple protected classes.</p> <p>BHCD continues to make every effort to have diverse stakeholders participate on its selection committees.</p> <p>HAP continues to seek diversity on its board and its current members represent multiple protected classes.</p>

<p>Require Acceptance of Section 8 - Explore adoption of ordinance prohibiting discrimination based on receipt of federal subsidy payments (e.g. Section 8 Housing Vouchers).</p>		<p>Section 8 turn back rates exceeded 25% in 07-08, a level HUD considers unacceptable. HAP is in the process of analyzing the reasons for the increased turn back rate, including whether the tenants turned away belong to a protected class. In addition, HAP has asked for help from its community partners, including the City of Portland and the private rental housing industry, to reduce the turn back rate to 15%. HAP has improved its services to landlords to make participation in the Section 8 program more appealing. If these efforts are unsuccessful within the next 12 months, there may be political support for an ordinance prohibiting discrimination based on receipt of federal subsidy payments.</p>
<p>Interior Habitability Codes – Jurisdictions outside of City of Portland add a interior habitability code and provide adequate inspection and enforcement.</p>		<p>The City of Gresham approved a rental housing inspection program in December 2007 and began implementation immediately. The code and program addresses both the interior and exterior of units with a concentration on interior fire/life/safety violations.</p>
<p>Code Enforcement - Dedicate a Gresham housing inspector to enforce its exterior habitability code.</p>		<p>See above.</p>
<p>Increased Code Enforcement and Fines – Work in the City of Portland to increase enforcement.</p>		<p>The Quality Rental Housing Workgroup (QRHW) discussed above addressed this recommendation.</p>
<p>New Conversion Ordinance - Research and explore the development of a new conversion ordinance to provide appropriate protections to low-income households impacted by conversions.</p>		<p>There was no activity to report for 2007-2008.</p>

<p>Location Policy - Jurisdictions should consider implementing a housing location policy across Multnomah County. The City of Portland should revisit its Location Policy, make revisions if needed to ensure it strikes a balance between competing City housing goals. This may include working to locate new affordable housing in the attendance areas of highly performing schools. As part of this process, review the “3, 6, 9 Public Housing Concentration Policy,” a proposal that would have the city of Portland establish as its primary public housing client goal in each Portland neighborhood a target of six (6) percent of that neighborhood’s population. Goals for minimum and maximum would be established so that no neighborhood would have fewer than three (3) percent and no neighborhood would have more than nine (9) percent of its population as public housing clients.</p>		<p>There was no activity to report for 2007-2008.</p>
<p>Reduce Multiple Application and Credit Report Fees - Continue effort to find a way for renters to apply for multiple units for one fee through Housing Connections.</p>		<p>There was no activity to report for 2007-2008.</p>

Affordable Housing Programs

During the FY 2007-2008 the Portland Consortium allocated \$12,263,814 of its CDBG and HOME entitlement resources to the development of affordable housing and housing related services. Housing programs included both capital for housing development and services related to housing. The major focus of the programs is the development of housing affordable to low- and moderate-income households.

The Bureau of Housing and Community Development contracts with the Portland Development Commission to fund and manage the development of affordable rental units and conduct larger-scale rehab activities for both owner occupied and rental properties. BHCD contracts directly with nonprofit, community-based, and/or private organizations to provide other housing activities including homebuyer programs, special needs housing and housing-related services. Housing services provide information and referral to those in need of affordable housing, homebuyer education and counseling for first time purchasers, assistance with minor home repairs, and fair housing information for low- and moderate-income households.

All funding allocations for housing development and housing services are made according to priorities identified in the Consolidated Plan.

Within **Priority One** are programs to provide affordable rental housing for homeless individuals or families and very low-income households (earning less than 50% MFI) who pay more than 50 percent of their income in housing related expenses. This includes people with special needs such as mental and physical disabilities, people with AIDS, and the elderly. There is a preference for programs that serve extremely low-income (0-30%) households, including large families (2 plus bedrooms).

Within **Priority Two** are programs to provide assistance for very low-income existing homeowners to maintain their homes. Programs should preserve the stock of affordable housing and stabilize neighborhoods by providing basic support services such as case management, job training, childcare, and education. Programs should provide funds for the rehabilitation and maintenance of basic systems (plumbing, structural, electrical, and roofs) and for improvements to allow elderly and persons with disabilities to remain in their homes. Programs to revitalize severely distressed public housing are also included.

Within **Priority Three** are programs to assist first-time homebuyers. These programs should focus on innovative types of housing and lower-income populations unable to access the increasingly unaffordable market. Homebuyer programs should also be targeted as an important community development tool to reinvest in and stabilize neighborhoods. Public funding of these programs should emphasize the leveraging of private funding.

In addition to the Priorities described above, local principles have been established that provide further guidance on how affordable rental housing programs will be developed. These policies distribute federal rental housing dollars to create units that are affordable to the full range of households with incomes from below 30 percent to 80 percent of area median income. Additional resources are used to fund housing opportunities for moderate-income households.

Homebuyer Programs

2007-2008 BHCD Home Buyer Assistance Programs:

Assisting moderate-income and minority population households into the homeownership market is part of Priority Three of the Consolidated Plan. During FY 2007-2008, the City of Portland funded four primary activities: (a) homebuyer marketing and outreach, (b) homebuyer education and counseling, (c) direct financial assistance, and (d) organizational capacity building. These activities address barriers to homeownership, including lack of savings, lack of credit, high income-to-debt ratios, high housing prices, and lack of knowledge about the home buying process. Programs through the Housing Authority of Portland, Portland Community Land Trust (PCLT), Portland Housing Center (PHC), and other community based organizations sponsoring homeownership fairs have helped households address some or all of these barriers during FY 2007-2008. The organizations that held homebuying fairs were the Asian & Pacific Islander Community Improvement Association (APICIA), Rose CDC, Hacienda CDC, NAYA (Native American Youth & Family Center), and the African American Alliance for Homeownership (AAAH.) The following table inventories the programs. Program descriptions follow.

Program and Eligibility	Outcomes	Barrier Addressed	Providing Agency	Funding Source	Product Activity
Home Buyer Education and Counseling	<ul style="list-style-type: none"> • 382 households became homeowners • 656 people attended homebuyer orientations • 618 people attended full length homebuyer classes. • 213 people attended Financial Fitness classes. • 2,152 households received pre-purchase counseling 	Access to a continuum of homebuyer services and assistance	Portland Housing Center (PHC)	CDBG	Support of potential homebuyers throughout the process until they become homeowners
Community Land Trust	<ul style="list-style-type: none"> • 20 new permanently affordable properties were created & • 23 households became homeowners (including 3 re-sales.) • 383 people attended homebuyer orientation classes 	Affordability gap and lack of knowledge	Portland Community Land Trust (PCLT)	CDBG	Acquisition and homebuyer assistance
Homebuyer Fairs	<ul style="list-style-type: none"> • 1,801 people attended 4 different community fairs funded through CDBG. (2 additional fairs were funded through city general funds.) • 347 people attended 20 homebuyer orientation classes 	Access to information and reliable lenders	<ul style="list-style-type: none"> • AAAH • APICIA • Hacienda CDC • NAYA Family Center • ROSE CDC 	CDBG	Potential homebuyers move closer to buying a home by connecting with resources and information
Financial Assistance	<ul style="list-style-type: none"> • 75 New Homeowners 	Affordability gap	Housing Authority of Portland, PHC, Portland Habitat for Humanity, & PCLT	CDBG, City General Fund, and Private Resources	Buy Down Funds, & Deferred payment 2 nd mortgage at 0% interest

Program and Eligibility	Outcomes	Barrier Addressed	Providing Agency	Funding Source	Product Activity
Organizational Capacity Building	<ul style="list-style-type: none"> • Created 17 new community partners • Increased homeownership orientation attendance by 22% • Developing a deed restriction (affordability covenant) for condominiums 	Lack of capacity to deliver culturally specific home buying services	Portland Community Land Trust	CDBG & Portland City General Funds	Homebuying classes, expansion of # of potential affordable homes & potential homebuyers

EDUCATION AND COUNSELING

Funding provided to the Portland Housing Center (PHC) helped provide homebuyer education and counseling services, as well as financial assistance to low-income homebuyers.

Homebuyer Fairs

To improve access to affordable housing and asset building, BHCD funded six homebuyer fairs that targeted potential minority homebuyers. This year, the second year of the Native American Homebuyer Fair (\$8,000) which drew 252 attendees, and 117 of them attended homebuyer orientation classes. The African-American Homebuyer Fair (\$8,000) drew 252 attendees, and 72 of them attended orientation classes. The Latino Homebuyer Fair sponsored by Hacienda CDC (\$4,000) drew 863 attendees, and 77 of them attended classes. The Latino Home Initiative Homebuyer Fair drew 95 attendees, and all of them attended orientation classes. The Lents Homeownership Initiative Fair (\$1,500) drew 550 attendees and 106 class participants. The Asian Homebuyer Fair (\$8,000) drew 434 attendees of which 81 attended classes. A total of 35 homebuyer orientation classes were provided at the fairs, and many of them were offered in languages other than English. In addition to providing an excellent marketing and outreach effort, all of the fair sponsors have focused on follow up and better reporting in the past year, thereby helping produce more homebuyers over the long term as a result.

Portland Community Land Trust

Funding provided to the Portland Community Land Trust (PCLT) helped provide the staffing of acquisition activities, the outreach and education necessary to help create new homeowners, and the ability to provide financial assistance to PCLT homebuyers.

Financial Assistance

In 2007-2008, four different community agencies spent federal funds allocated through BHCD to provide homebuyer financial assistance. To date **75** households below 80% MFI have been served. Those agencies were Portland Habitat for Humanity, the Housing Authority of Portland, PCLT, and PHC.

Homeowner Housing Rehabilitation

An important component of the affordable housing program is to ensure that elderly and disabled homeowners can access assistance for repairs that allow them to live safely in their homes. To promote this, the City of Portland used CDBG dollars to fund small-scale or emergency rehab activities for single family, owner-occupied units. During the 2007-2008 fiscal year, 1,347 households below 50% MFI were served.

Rehab activities comply with all federal lead-based paint requirements. All households that were assisted under this program received the EPA pamphlet "Protect Your Family from Lead in Your Home" and all activities were conducted using contractors trained in lead-safe work practices. Rehab activities in pre-1978 housing that disturbed lead painted surfaces beyond the *de minimus* threshold defined by HUD received a clearance test to determine that no hazardous lead dust remained in the unit.

The following table inventories the emergency or small-scale rehab grants delivered by community organizations that received CDBG resources.

2007-2008 OWNER OCCUPIED REHABILITATION SERVICES

Service	Provider	Households Served
Accessibility improvements for households with a disabled family member and minor home repair for mobile home owners.	Unlimited Choices, Inc.	Adapt-A-Home 68
		Mend-A-Home 22
		Add-A-Bar 42
Painting and minor home repair for low-income households.	REACH CDC	128
Unit identification, eligibility intake, and unit assessment for homes receiving small scale and emergency home repair	NE Workforce Center Boise Humboldt Home Repair Program	36
Home repair services to low-income families.	Christmas in April	45
Energy conservation workshops and weatherization materials installed in disabled and elderly households.	Community Energy Project	Workshops 540
		Weatherization 200
		Emergency Repair 229
Security improvements for elderly, disabled and low-income households.	Portland Police Bureau	37
TOTAL		1,347

**Rental Housing
Multi-Family Housing Development**

Increasing the availability of affordable rental housing is Priority One in the Consolidated Plan. As in past years, the Portland Development Commission (PDC) implemented the Rental Housing Loan Program to develop, rehabilitate, and preserve affordable rental housing. Pursuant to local housing policy, federal rental housing resources were distributed to create units affordable to households earning at or below 30 percent and up to 80 percent of area median income. Additional resources were used to develop housing affordable to moderate-income households.

The Rental Housing Loan Program budget used HOME and CDBG funding and prioritized development that (a) leveraged non-local funding sources such as Low-Income Housing Tax Credits, State and County funding, and private resources and (b) development that included Permanent Supportive Housing (PSH) units pursuant to the City’s Ten Year Plan to End Homelessness. Nonprofit and for-profit developers, Multnomah County as well as the Housing Authority of Portland participated as partners in enhancing the City’s stock of affordable rental housing.

In the 2007-2008 Consolidated Plan Action Plan, Portland proposed to use HOME and CDBG resources to support the acquisition, refinancing, new construction, and/or rehabilitation of approximately 80 units of affordable rental housing. In an effort to align funding resources with Portland’s and Multnomah County’s Ten Year Plan to End Homelessness it was anticipated that a portion of these units would be designated as PSH. Approximately \$3,952,013 in HOME and CDBG funds were allocated to support these efforts from the base fiscal year budget. These resources were awarded through a competitive and rolling Notice of Availability of Funding process.

Rental Units Financed 2007-2008 (Households 30%-50% MFI)

MFI	Total Units	SRO	Studio	1-BR	2-BR	3-BR	4-BR
0-30%	24	14	0	0	7	2	1
31-50%	116	0	0	37	62	15	2
51-60%	28	0	0	4	19	5	0
61-80%	0	0	0	0	0	0	0
Total	168	14	0	41	88	22	3

*Source: Portland Development Commission *Finance means, reserved, committed, closed*

Permanent Supportive Housing

Beyond meeting all accessibility guidelines that apply to its development of federally-funded affordable housing, BHCD is not currently developing housing specifically targeted for non-homeless disabled persons, since the City has committed to meet the PSH goals in the 10 year plan. BHCD funds rent assistance programs that serve, among others, non-homeless disabled and elderly persons. Further, most of the projects produced with BHCD's funding include both PSH and non-PSH affordable units - some of which are accessible - and some of which will be occupied by non-homeless households that include a member with a disability.

In addition, BHCD determined in its recent Analysis of Impediments to Fair Housing that the current supply of accessible rent-restricted units is under-utilized, primarily because there is no market that connects owners of accessible rental units with people with disabilities who would like to rent accessible units. Instead, standard practice is that an owner will rent an accessible subsidized apartments to any applicant that meets its criteria for tenancy. Apartment listings on HousingConnections.org, a free regional web-based affordable housing locator, may indicate whether a unit is accessible, but may not provide sufficient detail for a person with disabilities to know whether the unit would as a first step towards "making the market," BHCD has commissioned William Wilson Architects to compile an inventory of accessible subsidized units. The inventory will include detail about the types of accessibility features available (e.g. roll in showers, accessible patio) and will feature digital photographs, where possible. The City will make this information available on HousingConnections.org. In the future, the City would like to explore whether owners of accessible units would be willing to participate in a voluntary program that would notify people with disabilities of vacancies in accessible units.

Units by Bedroom Size and Income Range FY 2007-2008

AMI	SRO	Studio	1 BR	2 BR	3 BR	4 BR	Total
0-30%	14	0	0	7	2	1	24
31-50%	0	0	37	62	15	2	116
51-60%	0	0	4	19	5	0	28
61-80%	0	0	0	0	0	0	0
81+%	0	0	0	2	1	0	3
Total	14	0	41	90	23	3	171

Note: Of the 171 units added to the affordable rental housing pipeline, 48 units, or 28%, are designated as PSH units. All of these units will receive a Project Based Section 8 Voucher.

Ready to Rent Program

Ready to Rent is a program that has increased access to housing for individuals and households who have had difficulty meeting the tenant screening criteria due to criminal history, and poor credit and rental histories. The program includes a renter readiness training designed to help rent successfully in the future and a guarantee fund that provides some financial compensation to the landlord or property manager if the tenant damages the unit or vacates the unit without full payment. In FY 2007-2008 BHCD continued to contract with the Housing Authority of Portland to administer the Ready to Rent Landlord Guarantee Fund. See outcomes in the Fair Housing Outcome Table.

Renter Stabilization and Education Project Information Hotline

BHCD contracted with the Community Alliance of Tenants (CAT) to operate a hotline and education program for low-income tenants in an effort to promote stable tenancies in the City of Portland. The hotline assisted renters in the City of Portland by informing them of their rights and responsibilities as renters. The hotline also provided referrals to appropriate social services agencies for assistance in maintaining their tenancy. See outcomes in the Fair Housing Outcome Table.

Housing Services

Pursuant to Priority Two of the Consolidated Plan, BHCD provided housing services focused on assisting low-income people in obtaining and retaining appropriate, affordable housing. Housing services supported with federal resources during FY 2007-2008 include:

Housing Connections

Housing Connections is a web-based housing information system that assists renters and agency staff to find available, affordable housing and housing services. The Housing Locator, the system component that allows users to search for a variety of available, affordable, and accessible housing with user-friendly search tools, was implemented in May 2002. In FY 2007-2008 BHCD continued to contract out the day-to-day operations of Housing Connections to 211Info. This scope of work included outreach to renters and agencies, phone support to all users, and data quality review of listings. BHCD also continued to contract out the outreach to landlords to the Fair Housing Council of Oregon with a continued focus on expanding the inventory of units listed in Housing Connections. See outcomes in the Fair Housing Outcome Table below. BHCD began work to improve how accessible housing features are listed in Housing Connections. This work will be completed in FY 08-09.

Fresh Start

Many agencies use a Fresh Start approach in assisting individuals and households who have difficulty finding rental housing due to significant screening barriers. The Fresh Start approach is a formal partnership among housing providers and service providers that emphasizes rapid placement into housing and supporting persons in that housing. As part of this formal partnership the housing provider commits to inform the service provider when there is a situation that might jeopardize the participant's housing, and the service provider commits to act quickly to resolve the situation.

The Fresh Start LGF strengthens the Fresh Start approach by providing an incentive for landlords to relax traditional screening criteria for Fresh Start referrals who would not otherwise meet the screening criteria. Landlords and property managers may agree to rent to people who would not qualify under standard screening criteria in return for a commitment by the resident's case manager to provide supportive services and coverage by the LGF. The goals of the program are to protect owners and landlords interests, mitigate the traditional risks associated with less stringent screening criteria, and meet the needs of persons who otherwise could not access housing. Housing providers that relax screening criteria on a consistent basis such as for participants in the Fresh Start LGF program are in compliance with Fair Housing laws.

In FY 2007-2008 BHCD continued to contract with the Housing Authority of Portland to administer the Fresh Start Landlord Guarantee Fund. BHCD also continued to allow certified agencies to access the Fresh Start Landlord Guarantee Fund through a Memorandum of Understanding. See outcomes in the Fair Housing Outcome Table below.

Substandard Housing Relocation Program

BHCD contracted with the Housing Authority of Portland to operate a relocation program for low-income residents displaced due to code enforcement, lead paint hazards, serious mold and significant fires. Code enforcement actions include building closure and vacancy orders issued by the City's Bureau of Development Services (BDS) and Fire Bureau because of unsafe housing conditions. This year, 42 households were relocated through the program.

Shared Housing Program

Ecumenical Ministries of Oregon (EMO) operates the Shared Housing Program which helps elderly and other low- and moderate- income residents of Portland locate, evaluate, and select shared housing and living situations that meet their economic and social needs. Shared housing includes the option for the renter to perform household services in exchange for reduced or no rent. This service includes listing both home providers and people seeing rooms for rent, background screening for both parties, a matching service, and suggestions about rental contracts that protects both parties. In total 268 individuals were served, of which 74% were 0-30% MFI. One hundred and twenty-five (125) homeshares were facilitated.

Ready to Rent Program

Ready to Rent is a program that has increased access to housing for individuals and households who have had difficulty meeting the tenant screening criteria due to criminal history, and poor credit and rental histories. The program includes a renter readiness training designed to help rent successfully in the future and a guarantee fund that provides some financial compensation to the landlord or property manager if the tenant damages the unit or vacates the unit without full payment. In FY 2007-2008 BHCD continued to contract with the Housing Authority of Portland to administer the Ready to Rent Landlord Guarantee Fund. See outcomes in the Fair Housing Outcome Table.

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Portland Neighborhood Development Support Collaborative (PNDSOC)

The PNDSOC is a collaborative between BHCD, Enterprise Community Partners, Inc., and the Neighborhood Partnership Fund (NPF). Together, the partners pooled \$881,692 to provide support to 12 nonprofit organizations for the development or rehabilitation of affordable housing and/or for engagement in community economic development activities. BHCD contributed \$629,058: \$450,000 in CDBG funds, \$179,058 in HOME CHDO operating funds. These funds have supported new construction, rehabilitation and asset management.

Organization	CDBG Amount	HOME CHDO amount
Caritas Housing	\$0	\$17,366
Cascadia Behavioral Healthcare	55,000	0
Central City Concern	95,000	0
Community Partners for Affordable Housing	0	13,710
Hacienda CDC	0	36,560
Human Solutions	29,000	15,000
Innovative Housing, Inc	87,000	0
Native American Youth and Family Center	0	13,710
Northwest Housing Alternatives	63,000	34,346
PCRI	19,000	31,990
REACH	63,000	8,150
Rose CDC	39,000	8,226
Total	\$450,000	\$179,058

Staff from PNDSOC review funding proposals and make funding recommendations to City Council, the NPF Board of Directors, and the Enterprise Community Partners Inc., Advisory Board.

Individual projects completed by individual organizations during this fiscal year are reported separately throughout the CAPER, many under the PDC Rental Housing Loan program.

Activities to Address the Worst Case Need

HUD defines "worst case need" as any household which has an income less than 50 percent of the area media income, and pays over half its income for housing costs or is living in severely substandard housing.

In Multnomah County, there are over 26,000 households with incomes below 50% median family income that pay over 50% of their income for housing related expenses.

The Consortium continues to focus its housing development programs on housing production that serves these populations. In 2007-2008, PDC used locally controlled federal funds to develop 24 units for households with incomes up to 30% MFI.

Rental Units (For households under 30%-50% MFI)

Units	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
SRO, Studio, 1 BR	20	42	64	31	38	59	92	36	38	55
2 BR	22	11	9	4	1	30	20	0	71	88
3+ BR	35	17	5	4	5	9	4	6	16	25
TOTAL	77	70	78	39	44	98	116	42	126	168

Source: *Portland Development Commission *Finance means, reserved, committed, closed*

(Reporting for the following projects: 82nd Ave, Esperanza, Luke Dorf, and Miraflores)

Persons with Disabilities and Special Needs

The 2005-2010 Consolidated Plan set an overall five-year program goal of developing 400 units of 0-30% rental housing. The Plan did not set a minimum goal for special needs housing. However, the key objective for the housing is to meet the need for permanent supportive housing to support the Ten Year Plan to End Homelessness in the City of Portland and Multnomah County. The majority of homeless persons who will receive permanent supportive housing under the Ten-Year Plan have mental, physical, developmental, or addiction disabilities that qualify them as persons with special needs. This goal is within reach, in large part due to funding sources that target populations with special needs. Some of these resources include federal Section 202 (elderly) and 811 (disabled) programs, State of Oregon bonds for elderly and disabled housing, and the HOPWA program that provides housing for people living with HIV/AIDS. Funding for housing development provided by the City of Portland leverages dollars contributed by other community partners.

FY 2005-06 was the final year of the Housing and Community Development Commission (HCDC) Special Needs Committee. The initial Special Needs Report, issued July 2003, found that close to 8,000 permanent supportive housing units were needed to meet the demand from people ages 18-64. An additional number were needed for unaccompanied minors with special needs and for families with one or more members with special needs.

In FY 2004-2005, a workgroup focusing on families with special needs convened, met 10 times, and released a report on the housing and services needs of families with special needs. The Special Needs Committee HCDC adopted the working groups' report, and presented it as the Supplemental Report on Families with Special Needs to HCDC. HCDC adopted the Supplemental Report and recommendations in June 2005. The report was presented to the Multnomah County Commission in June 2006.

The Special Needs Committee issued its Final Report and Recommendations in June 2006. The Final Report reviewed the action steps from the 2003 Report, and described the accomplishments that the City of Portland, Multnomah County, and their community partners have made since 2003 in special needs housing. The Final Report announced that the Committee would disband, and made recommendations for future staff and committee work to continue to advance the development of housing and service programs to meet the needs of individuals and families with special needs. Much of the special needs agenda has been incorporated into the Ten-Year Plan to End Homelessness in the City of Portland and Multnomah County.

Housing services are provided to developmentally, mentally, and physically disabled individuals through a continuum of care, offering supervised housing, case management, and other services with varying degrees of structure.

07/01/2007 to 06/30/2008

Number of Service Providers	34
Number of Clients Served	6,943

Age Groups	Number of Clients Served
0-17	2,086
18-24	1,371
25-54	2,834
55-61	425
62+	227

Number Served by Gender

Number of Males	3,365
Number of Females	3,499

Does client have a disabling condition?

Number of Clients Indicating Yes	1,504
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Chronically Homeless?

Number of Chronically Homeless* Persons	1,108
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Disability Type

Number of Clients indicating the following:	
Alcohol Abuse (HUD 40118)	203
Developmental (HUD 40118)	97
Drug Abuse (HUD 40118)	271
Dual Diagnosis	124
Hearing Impaired	19
HIV/AIDS (HUD 40118)	10
Mental Illness (HUD 40118)	506
Other	55
Physical/Medical (HUD 40118)	435
Physical/Mobility Limits (HUD 40118)	187
Vision Impaired	21

- Adapt-A-Home has resulted in at least 68 dwelling units being made accessible for persons with mobility limitations (through Unlimited Choices).

Continuum of Care

Overview/History

Portland and Multnomah County have a strong commitment to developing and maintaining a continuum of housing and services for low-income individuals and families, including those with disabilities, those at-risk of homelessness, and those experiencing homelessness. Since the mid-1980s, the community has worked collaboratively on a number of initiatives to reduce homelessness. Portland has been able to strengthen and improve all components of its homeless system by building and maintaining cooperative relationships between service providers and governmental bodies. This has included the Cities of Portland and Gresham, Multnomah County and the Housing Authority of Portland (HAP), as well as fostering effective linkages between homeless facilities and services.

Homelessness in the Portland area has been an issue of considerable concern not only for homeless advocates and service agencies, but also for government, neighborhood residents and business groups. In 1986, Mayor Bud Clark unveiled his 12-point plan, "Breaking the Cycle of Homelessness." Since that time, the public sector, the business community and nonprofit agencies have continued to work together to create an effective response to homelessness through a continuum of care that provides an array of housing options and support services.

Since the late 1990s, Multnomah County has primarily contracted with providers who serve family, youth and DV homeless households and the City has primarily contracted with providers who serve adult households without children. However, in recent years that differentiation has become less pronounced. County-contracted services are delivered through a decentralized and geographically based system of community service centers, special needs providers, access agencies and system-wide resources. The community action system is divided into six districts with defined geographic boundaries; one non-profit agency in each district in East County, one non-profit agency in each district in close in southeast, one non-profit agency in north/northeast and two in the north and west provide services to homeless and low-income persons. Six of the centers primarily serve low-income and homeless families. Services to homeless youth and domestic violence populations also are delivered through networks of non-profit agencies and are available countywide.

In 1993, the City adopted the Shelter Reconfiguration Plan. In 1997, the City and County jointly agreed to an exchange of responsibilities in funding and a commitment to on-going collaboration for responding to homeless adults, homeless families and domestic violence victims. In FY 2001-02, the City adopted an Enhancement Plan for the Homeless Single Adult System that calls for shared outcomes. In FY 2002-03, the shared outcomes were implemented with a system goal of ending homelessness for 2,250 people.

Since 1997, the City of Portland has been responsible for planning and contracting for services for the single adult population, except those that specifically respond to homeless single women who are victims of domestic violence. Services are delivered through a network of non-profit agencies and are located primarily in downtown Portland and the Central Eastside. At the same time the City agreed to continue its participation in planning for response to homeless families and domestic violence victims.

In the fall of 1999, the Housing and Community Development Commission (HCDC) established the Advisory Committee on Homeless Issues (ACHI), a 15-member committee responsible for developing the Continuum of Care used by the City of Portland, City of Gresham and

Multnomah County in planning homeless services. With the development of the 10-year Plan to End Homelessness, ACHI concluded its work and a new community based planning entity was created, the Plan to End Homelessness Coordinating Committee (PTEHCC) in 2003. This body supported eight different workgroups that considered issues and best practices in the following areas: Discharge Planning, Short-term Rent Assistance, Facility Based Transitional Housing, Shelter Access, Consumer Interests, Chronic Homelessness, Outreach and Engagement, and prioritization of McKinney funded projects.

Additionally, City Council, with support from the Multnomah County Board, established a sister commission to the Housing and Community Development Commission that focused solely on the development of the 10-year Plan to End Homelessness. The Citizens Commission on Homelessness met from October 2003 through December 2004, culminating in the release of "Home Again: A 10-year Plan to End Homelessness in Portland and Multnomah County" in December 2004.

Since the launching of the plan, the PTEHCC was re-named as the Coordinating Committee to End Homelessness, or CCEH, and it continues to meet monthly. CCEH is the lead entity for ongoing community planning for the 10-Year Plan. The committee provides broad-based feedback on implementation issues. It also is charged with updating the 10-Year Plan document over time so that it continues to be a viable tool in a changing environment. CCEH also develops strategies for ending homelessness that are incorporated into the annual competitive application for the Continuum of Care Homeless Assistance program.

The CCEH supports the planning processes for the Continuum of Care application by reviewing the following on, at least, an annual basis:

- the continuum of available housing and services available
- the housing and service needs assessment
- the gaps analysis
- the project prioritization criteria
- project prioritization
- the plan to coordinate HUD Supportive Housing Program (SHP) and Shelter Plus Care (S+C) funds with mainstream resources
- other options to increase resources to homeless programs

The City, County, and many community partners continue implementation of programs and policies designed to end chronic homelessness in 10 years. This was spurred by two large federal grants to end chronic homelessness awarded to Portland in 2003. Additionally, a Robert Wood Johnson Foundation grant, through the Corporation for Supportive Housing, funded planning and implementation of systems change to help end chronic homelessness through permanent supportive housing. Combined, these resources brought nearly \$10 million over 3-5 years in housing, services, and planning funding to give this community significant tools to help bring an end to chronic homelessness. These resources garnered a commitment of \$11 million in the Mayor's proposed budget to support permanent supportive housing through capital resources. City Council also approved \$2.4 million in new funding to move chronically homeless

people off the street and an additional \$1 million to support the development of new housing, with a priority on permanent supportive housing. In addition to securing resources to increase permanent supportive housing for chronically homeless people, the Continuum achieved the following:

Specific Accomplishments

Received \$6,171,669 in the 2007 Continuum of Care competition to renew 24 projects and fund a **new** permanent housing project serving chronically homeless persons.

Specific COC Achievements 2007

Portland and Multnomah County's ambitious agenda, laid out in the 10-year plan to end homelessness, is achieving great results. The annual report for 2007 can be found at <http://www.portlandonline.com/bhcd/index.cfm?c=44588>. Highlights in 2007 include:

- **534** chronically homeless people moved into permanent housing – including more than **37%** directly from the streets
- **815** homeless families moved into permanent housing, including **243** families who were high users of resources
- **179** units of permanent supportive housing opened and **85** units were added to the development pipeline
- The City of Portland directed nearly **\$7 million** in FY 07-08 general fund resources to increase and stabilize efforts to reduce homelessness

Preventing Low-Income Individuals and Families from Becoming Homeless

The City of Portland, in partnership with the City of Gresham, Multnomah County, and the Housing Authority of Portland contribute funds for the Short Term Rent Assistance (STRA) Program. The Housing Authority of Portland is the STRA administrator, and contracts with non-profit and select county programs to provide services, using STRA assistance to both prevent homelessness and assist homeless households in moving to permanent housing. The cities of Portland and Gresham allocate HOME funds for the provision of tenant based rent assistance. In addition, the City of Portland, Multnomah County, and the Housing Authority of Portland contribute an array of other funding sources for STRA including:

- City of Portland- General Funds/Housing Investment Funds
- Multnomah County- General Funds, and pass through State Funds such as FEMA and Low-Income Rental Fund (LIRF)
- Housing Authority - Payment in Lieu of Taxes (PILOT)

In Fiscal Year 2007-2008, the City allocated \$375,967 of HOME Tenant Based Rent Assistance (TBRA) and \$358,330 in General Funds. HOME TBRA is typically utilized for those households who require a deep rental subsidy over a longer time period, while the more flexible general funds are utilized for a variety of household situations and financial needs. These differing uses are reflected in the number of households served by funding type.

In Winter 2007, HAP in consultation with the jurisdiction partners, issued a consolidated RFP for the STRA program. As of July 1, 2007 HAP has contracted with an array of local agencies to successfully operate the STRA project. All STRA subrecipients enter participant data in the City-led Homeless Management and Information System (HMIS) and provide regular shared outcomes reports that track unduplicated demographics for individuals/households served, prevention and placement data, and long term retention in housing outcomes. [See Table 1.]

**Short-Term Rent Assistance clients served
{Table 1)**

STRA Clients Served **07/01/2007** to **06/30/2008**

Number of Service Providers	32
Number of Clients Served	4,583

Age Groups	Number of Clients Served
0-17	1,910
18-24	422
25-54	1,732
55-61	219
62+	300

Number Served by Gender

Number of Males	1,814
Number of Females	2,586

Does client have a disabling condition?

Number of Clients indicating Yes	779
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Chronically Homeless?

Number of Chronically Homeless* Persons	225
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Disability Type

Number of Clients indicating the following:	
Alcohol Abuse (HUD 40118)	91
Developmental (HUD 40118)	72
Drug Abuse (HUD 40118)	86
Dual Diagnosis	59
Hearing Impaired	11
HIV/AIDS (HUD 40118)	42
Mental Illness (HUD 40118)	253
Other	109
Physical/Medical (HUD 40118)	211
Physical/Mobility Limits (HUD 40118)	93
Vision Impaired	12

Median Family Income Breakout

0-30% MFI	619
30-50% MFI	65
50-80% MFI	7
Not Identified MFI	3,892

Addressing Emergency and Transitional Housing Needs of Homeless People

Adults

In 2007-08 the City of Portland and Multnomah County funded a shelter for homeless youth, two shelters for homeless men, a shelter for homeless women, a shelter/transitional facility for homeless women as well as two new collaborative programs offering a mix of immediate safety off the street and rapid placement into permanent housing with ongoing home-based retention support for women households. The largest of these new programs is a four agency partnership which forms the Women's Emergency Service Collaborative (WESC), which began operating in September 2005. [See Table 2]

WESC Clients Served

Table 2

WESC Clients Served		07/01/2007	to	06/30/2008
Number of Service Providers		3		
Number of Clients Served		260		
Number Served by Gender				
Number of Males		26		
Number of Females		233		
Does client have a disabling condition?				
Number of Clients indicating Yes		140		
Disability Type				
Number of Clients indicating the following:				
Alcohol Abuse (HUD 40118)		14		
Developmental (HUD 40118)		6		
Drug Abuse (HUD 40118)		27		
Dual Diagnosis		11		
Hearing Impaired		1		
Mental Illness (HUD 40118)		73		
Other		10		
Physical/Medical (HUD 40118)		44		
Physical/Mobility Limits (HUD 40118)		18		
Vision Impaired		2		
Median Family Income Breakout				
0-30% MFI		214		
30-50% MFI		5		
Not Identified MFI		41		
Age Groups	Number of Clients Served			
0-17		42		
18-24		14		
25-54		113		
55-61		64		
62+		27		
Chronically Homeless?				
Number of Chronically Homeless* Persons		46		

The City also funded transitional housing for single adult men and women (including survivors of domestic violence). [See Table 3]

Transitional Housing for Single Adult Clients Served
Table 3

TH Single Adult Clients Served		07/01/2007	to	06/30/2008
Number of Service Providers		34		
Number of Clients Served		3,051		
Number Served by Gender				
Number of Males		1,895		
Number of Females		1,152		
Does client have a disabling condition?				
Number of Clients indicating Yes		2,343		
Disability Type				
Number of Clients indicating the following:				
Alcohol Abuse (HUD 40118)		894		
Developmental (HUD 40118)		30		
Drug Abuse (HUD 40118)		1,045		
Dual Diagnosis		397		
Hearing Impaired		17		
HIV/AIDS (HUD 40118)		15		
Mental Illness (HUD 40118)		809		
Other		17		
Physical/Medical (HUD 40118)		610		
Physical/Mobility Limits (HUD 40118)		172		
Vision Impaired		12		
Median Family Income Breakout				
0-30% MFI		2,151		
30-50% MFI		22		
50-80% MFI		4		
Not Identified MFI		874		
Age Groups				
Age Groups			Number of Clients Served	
0-17			19	
18-24			168	
25-54			2,069	
55-61			611	
62+			184	
Chronically Homeless?				
Number of Chronically Homeless* Persons				1,222

In FY 2007-08, HUD Continuum of Care (CoC) grants continued to fund transitional programs: transitional housing in scattered sites with homeless adults from Transition Projects and Northwest Pilot Project, the Royal Palm for individuals with severe and persistent mental illness, and domestic violence leasing sites. McKinney grants also support alcohol and drug free transitional housing for single adults, transitional housing for homeless women at Jean's Place, housing placement services for people with mental illness and/or developmental disabilities, the Employment Recovery Program, which is ADFC transitional housing for homeless single adults who are entering the workforce, and two permanent supportive housing leasing projects. In addition, HUD CoC also funds seven Shelter Plus Care grants providing more than 300 vouchers that are administered by the Housing Authority of Portland.

Youth

The Homeless Youth Service Continuum provides services and support to homeless youth ages 13-24 years. The three agencies making up the Continuum are Janus Youth Programs, New Avenues for Youth, and Outside In.

The goals of the Continuum are to provide screening and referral services to area youth, and to transition youth into safe, stable living environments with supportive services. Services are delivered using Positive Youth Development principles and best practices. The City of Portland and Multnomah County-funded services for homeless youth include: day program services, emergency shelter, short-term shelter, transitional housing, independent housing, case management, employment and education services.

The City of Portland provided General Funds to Multnomah County to operate the Janus Youth, Short Term Shelter as well as transitional housing facilities and scattered-site apartments operated by New Avenues for Youth and Outside In. [See Table 4]

Homeless Youth Clients Served
Table 4

Youth Continuum Clients Served 07/01/2007 to 06/30/2008

Number of Service Providers	2
Number of Clients Served	1,030

Number Served by Gender

Number of Males	557
Number of Females	467

Age Groups	Number of Clients Served
0-17	60
18-24	933
25-54	31
62+	6

Does client have a disabling condition?

Number of Clients indicating Yes	37
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Disability Type

Number of Clients indicating the following:	
Alcohol Abuse (HUD 40118)	21
Developmental (HUD 40118)	23
Drug Abuse (HUD 40118)	38
Dual Diagnosis	2
Hearing Impaired	2
HIV/AIDS (HUD 40118)	3
Mental Illness (HUD 40118)	61
Physical/Medical (HUD 40118)	12
Physical/Mobility Limits (HUD 40118)	3
Vision Impaired	1

Chronically Homeless?

Number of Chronically Homeless* Persons	299
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Median Family Income Breakout

Not Identified MFI	1,030
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HUD CoC program funds transitional housing mental health services, case management, and permanent supportive housing for homeless youth.

Families

The Multnomah County Department of School and Community Partnerships continues to coordinate the School-Aged Policy Framework, now know as the SUN Service System, and provides anti-poverty services and emergency services throughout Multnomah County. The City of Gresham contributes funds to support transitional housing programs in East County.

Multnomah County and the City of Portland fund winter shelter services from November through March. This includes emergency shelter beds, case management, day shelter services and an access line. Families placed in permanent housing through the winter shelter program receive on-going case management and follow-up services for a 12-month period. There are two year-round family shelters.

The City of Portland provides a small General Fund Grant to Multnomah County for their Winter Shelter program for Families. [See Table 5]

Winter Shelter Clients Served
Table 5

Winter Shelter Clients Served **07/01/2007** to **06/30/2008**

Number of Service Providers	4
Number of Clients Served	621

Age Groups	Number of Clients Served
0-17	193
18-24	55
25-54	331
55-61	25
62+	17

Number Served by Gender

Number of Males	172
Number of Females	439

Does client have a disabling condition?

Number of Clients Indicating Yes	221
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Chronically Homeless?

Number of Chronically Homeless* Persons	108
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Disability Type

Number of Clients indicating the following:	
Alcohol Abuse (HUD 40118)	53
Developmental (HUD 40118)	12
Drug Abuse (HUD 40118)	74
Dual Diagnosis	7
Hearing Impaired	3
HIV/AIDS (HUD 40118)	1
Mental Illness (HUD 40118)	113
Other	4
Physical/Medical (HUD 40118)	62
Physical/Mobility Limits (HUD 40118)	17
Vision Impaired	2

Median Family Income Breakout

0-30% MFI	201
30-50% MFI	3
Not Identified MFI	417

Homeless families with children are also served via several grants from the City of Portland, including grants specifically focused on moving chronically homeless families directly from the street and into permanent housing, as well as a street outreach/engagement agency who serves the diverse population who are sleeping outside, including families with children. [See Table 6]

Transitional Housing for Family Clients Served
Table 6

TH Family Clients Served 07/01/2007 to 06/30/2008

Number of Service Providers	22
Number of Clients Served	2,755

Number Served by Gender

Number of Males	1,121
Number of Females	1,612

Age Groups	Number of Clients Served
0-17	1,525
18-24	228
25-54	942
55-61	28
62+	32

Does client have a disabling condition?

Number of Clients indicating Yes	395
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Disability Type

Number of Clients indicating the following:	
Alcohol Abuse (HUD 40118)	68
Developmental (HUD 40118)	37
Drug Abuse (HUD 40118)	103
Dual Diagnosis	30
Hearing Impaired	9
HIV/AIDS (HUD 40118)	3
Mental Illness (HUD 40118)	117
Other	33
Physical/Medical (HUD 40118)	114
Physical/Mobility Limits (HUD 40118)	39
Vision Impaired	6

Chronically Homeless?

Number of Chronically Homeless* Persons	52
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Median Family Income Breakout

0-30% MFI	161
30-50% MFI	4
50-80% MFI	2
Not Identified MFI	2,588

Victims and Children Impacted by Domestic Violence

Funds from the State of Oregon (SHAP, CSBG, EHA, and resources designated to survivors of domestic violence) and from Multnomah County were used for programs that provide domestic violence intervention, including shelter, transitional housing, culturally specific services, crisis lines and access points, services for children and support staff. These activities were coordinated with other resources and programs dedicated to the reduction of domestic violence, including a significant amount of private funding/donations.

The current HUD Horizon award to Multnomah County supports rent assistance and supportive services to victims of domestic violence from specific cultures or populations. Former McKinney awards directly to non-profits support transitional housing programs for women with children at Raphael House, the West Women's facility and at the Andrea Lee, a transitional housing program.

Emergency Vouchers

The Housing Authority of Portland provides funds for emergency housing vouchers and emergency rental assistance. Vouchers were provided to single individuals, couples and families who were homeless. Vouchers were accessed at 14 community agencies during business hours and 211 provided after hours access to emergency vouchers and food. The emergency voucher program provides immediate safety off the streets and linkages to agencies that are experts in providing permanent housing.

Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living

Several programs assisted homeless persons to make the transition to permanent housing and independent living.

- Many of the rent assistance programs described above have assisted homeless people to access housing, including the new multi-jurisdictional STRA program.
- The McKinney SRO Section 8 Mod Rehab Program provided ongoing rent assistance for individuals in these buildings: the Rose (for women), the Sally McCracken, the Barbara Maher (for women), and the Mark O. Hatfield.

Outreach and Assessment

Two agencies received City General Fund to provide outreach services. These services focused on meeting people where they are and assisting them in accessing community resources. [See Table 7]

Outreach Clients Served
Table 7

Outreach Clients Served		07/01/2007	to	06/30/2008
Number of Service Providers		4		
Number of Clients Served		169		
Number Served by Gender				
Number of Males		107		
Number of Females		62		
Does client have a disabling condition?				
Number of Clients indicating Yes		118		
Disability Type				
Number of Clients indicating the following:				
Drug Abuse (HUD 40118)		2		
Dual Diagnosis		4		
Mental Illness (HUD 40118)		2		
Other		65		
Physical/Medical (HUD 40118)		1		
Median Family Income Breakout				
0-30% MFI		122		
30-50% MFI		2		
Not Identified MFI		45		
Age Groups				
Age Groups	Number of Clients Served			
0-17		13		
18-24		10		
25-54		128		
55-61		17		
62+		1		
Chronically Homeless?				
Number of Chronically Homeless* Persons		88		

- CHIERS continues to function as a public inebriate pick-up program, but also conducts outreach and engagement activities for people who are on the streets and drug/alcohol affected.
- In addition, Multnomah County funds outreach and assessment services:
 - Two new teams of outreach workers who provide assistance to people who are on the streets with co-occurring disorders.
 - Mobile advocates are placed in Self-Sufficiency and Child Welfare Offices, the jail, the court, police bureau and other sites to identify and assist victims of domestic violence.

Addressing the Special Needs of Persons Who Are Homeless and who are not Homeless :

In addition to developing new supportive housing for people with special needs, BHCD provided funding to programs in order to preserve the existing supply of supportive housing through rehab and maintenance. The City of Portland provided assistance in obtaining/maintaining

housing through its Continuum of Care partners. BHCD funded rent assistance, and supportive services.

In addition to developing new supportive housing for people with special needs, BHCD provided funding to programs in order to preserve the existing supply of supportive housing through rehab and maintenance. The City of Portland provided assistance in obtaining/maintaining housing through its Continuum of Care partners. BHCD funded rent assistance, and supportive services.

Persons with Need for Accessible Units

All three jurisdictions funded the Adapt-A-Home project, which modifies existing rental units to make them accessible to handicapped persons. Owners agree to leave the modifications in place so that future tenants who need an accessible and affordable unit can use them. During FY 2005-05, at least 58 households received accessibility improvements.

Other Non-Homeless People With Special Needs

The myriad housing and service needs of most categories of non-homeless people with special needs were the focus of a multi-jurisdictional planning effort under the auspices of the HCDC Special Needs Committee. Housing programs serving people with disabilities and other people with special needs are described on the previous section. The table below shows progress towards meeting the needs of these populations.

Preventing Low-Income Individuals and Families from Becoming Homeless

The City of Portland, in partnership with the City of Gresham, Multnomah County, and the Housing Authority of Portland contribute funds for the Short Term Rent Assistance (STRA) Program. The Housing Authority of Portland is the STRA administrator, and contracts with non-profit and select local county programs to provide services and the STRA assistance to prevent homelessness, and assist those affected by homelessness into permanent housing. The City's of Portland and Gresham allocate HOME funds for the provision of tenant based rent assistance program. In Addition, the City of Portland, Multnomah County, and the Housing Authority of Portland also contribute an array of other funding sources for STRA including:

- City of Portland- General Funds/Housing Investment Funds
- Multnomah County- General Funds, and pass through State Funds such as FEMA and Low-Income Rental Fund (LIRF)
- Housing Authority - Payment in Lieu of Taxes (PILOT)

In Fiscal Year 2007-2008, the City allocated \$375,967 of HOME Tenant Based Rent Assistance (TBRA). Gresham received \$124,845 in TBRA funds and The Housing Authority of Portland received \$251,122 for short-term rental assistance.

In Winter 2007, HAP in consultation with the jurisdiction partners, issued a consolidated RFP for the STRA program. As of July 1, 2007 HAP has contracted with an array of local agencies to successfully operate the STRA project. All STRA subrecipients enter participant data in the City led Housing Management and Information System (HMIS) and provide regular shared outcomes reports which track unduplicated demographics for individuals/households served, prevention and placement data, and long term retention in housing outcomes.

07/01/2007 to 06/30/2008

Number of Service Providers	29
Number of Clients Served	4,090

Age Groups	Number of Clients Served
0-17	1,597
18-24	405
25-54	1,576
55-61	217
62+	295

Number Served by Gender

Number of Males	1,581
Number of Females	2,330

Does client have a disabling condition?

Number of Clients Indicating Yes	749
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Disability Type

Number of Clients indicating the following:	
Alcohol Abuse (HUD 40118)	91
Developmental (HUD 40118)	70
Drug Abuse (HUD 40118)	86
Dual Diagnosis	59
Hearing Impaired	11
HIV/AIDS (HUD 40118)	42
Mental Illness (HUD 40118)	252
Other	103
Physical/Medical (HUD 40118)	210
Physical/Mobility Limits (HUD 40118)	92
Vision Impaired	12

Chronically Homeless?

Number of Chronically Homeless* Persons	221
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Median Family Income Breakout

0-30% MFI	618
30-50% MFI	65
50-80% MFI	7
Not Identified MFI	3,400

Addressing Emergency and Transitional Housing Needs of Homeless People

Adults

The City of Portland and Multnomah County funded one shelter for homeless youth, two shelters for homeless men, one shelter for homeless women, one shelter/transitional facility for homeless women as well as two new collaborative programs offering a mix of immediate safety off the street and rapid placement into permanent housing with ongoing home based retention support for women households. The largest of these new programs is a four agency partnership which forms the Women's Emergency Service Collaborative (WESC), which began operating in September 2005.

In FY 2007-08, McKinney grants continued to fund transitional programs: transitional housing in scattered sites with homeless adults from Transition Projects, Inc. and Northwest Pilot Project,

the Royal Palm for individuals with severe and persistent mental illness, and domestic violence leasing sites. McKinney grants also support alcohol and drug free transitional housing for single adults, transitional housing for homeless women at Jean's Place, housing placement services for people with mental illness and/or developmental disabilities, the Shoreline, which is ADFC transitional housing for homeless single adults who are entering the workforce, two Permanent Supportive Housing Leasing projects. In addition, McKinney also funds seven Shelter Plus Care grants providing more than 300 vouchers which are administered by the Housing Authority of Portland.

Youth

The Homeless Youth Service Continuum provides services and support to homeless youth ages 13-24 years. The three agencies making up the Continuum include Janus Youth Programs, New Avenues for Youth, and Outside In.

The basic goals of the Continuum are to provide screening and referral services to area youth, and to transition youth into safe, stable living environments with supportive services. Services are delivered using Positive Youth Development principles and best practices. The City of Portland and Multnomah County funded services for homeless youth include: day program services, emergency shelter, short-term shelter, transitional housing, independent housing, case management, employment and education services.

McKinney funds provide transitional housing mental health services, case management, and permanent supportive housing for homeless youth.

Families

The Multnomah County Department of School and Community Partnerships continues to coordinate the School-Aged Policy Framework, now known as the SUN Service System, and provides anti-poverty services and emergency services throughout Multnomah County. The City of Gresham contributes funds to support transitional housing programs in East County.

Multnomah County and the City of Portland fund winter shelter services from November through March. This includes emergency shelter beds, case management, day shelter services and an access line. Families placed in permanent housing through the winter shelter program receive on-going case management and follow-up services for a 12-month period. There are two year-round family shelters.

Culturally specific services to homeless and at-risk individuals and families were provided through the SUN Service System at the Immigrant and Refugee Community Organization (IRCO) to Asian/Pacific Islanders and African immigrants; Portland Impact to the Slavic community; Native American Rehabilitation Association to the Native American community; Catholic Charities to the Latino community; and Albina Ministerial Alliance to the African American community.

In FY 2006-2007, McKinney dollars were used as part of the anti-poverty service component of the SUN Service System which provided both facility-based and scattered site transitional housing. These services were provided throughout Multnomah County by the following not-for-profit agencies: Portland Impact, Albina Ministerial Alliance, Friendly House and Human Solutions. Facility-based transitional housing includes the Turning Point, Sunrise Place and Richmond Place. In FY 2006-2007 McKinney grants continued to fund HomeSafe, a transitional housing program providing scattered site housing and intensive case management services for pregnant and or parenting teens. HomeSafe is the scattered site transitional housing program

for teen parents in the community.

Victims and Children Impacted by Domestic Violence

Funds from the State of Oregon (SHAP, CSBG, EHA, and resources designated to survivors of domestic violence) and from Multnomah County were used for programs that provide domestic violence intervention, including shelter, transitional housing, culturally specific services, crisis lines and access points, services for children and support staff. These activities were coordinated with other resources and programs dedicated to the reduction of domestic violence, including a significant amount of private funding/donations.

The current HUD Horizon award to Multnomah County supports rent assistance and supportive services to victims of domestic violence from specific cultures or populations. Former McKinney awards directly to non-profits support transitional housing programs for women with children at Raphael House, the West Women's facility and at the Andrea Lee, a transitional housing program.

Emergency Vouchers

The Housing Authority of Portland provides funds for emergency housing vouchers and emergency rental assistance through its Clearinghouse. Vouchers were provided to single individuals, couples and families who were homeless. Vouchers were accessed at 14 community agencies during business hours and 211 provided after hours access to emergency vouchers and food. The emergency voucher program provides immediate safety off the streets and linkages to agencies that are experts in providing permanent housing.

Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living

Several programs assisted homeless persons to make the transition to permanent housing and independent living.

- Many of the rent assistance programs described above have assisted homeless people to access housing, including the new multi-jurisdictional STRA program.
- The McKinney SRO Section 8 Mod Rehab Program provided ongoing rent assistance for individuals in these buildings: the Rose (for women), the Sally McCracken, the Barbara Maher (for women), and the Mark O. Hatfield.

Outreach and Assessment

Two agencies received City General Fund to provide outreach services. These services focused on "meeting people where they are" and assisting them in accessing community resources:

- JOIN provided outreach services to homeless camper households. Many of these campers are among the chronic homeless.
- Cascadia Behavioral Healthcare provided outreach services to the homeless mentally ill. These services include staffing to focus services and attention to help those homeless adults receiving crisis services via Project Respond, and assist with access into mainstream mental health services, shelter, transitional and permanent housing.
- CHIERS continues to function as a public inebriate pick up program, but also conducts outreach and engagement activities for people who are on the streets and drug/alcohol affected.

- In addition, Multnomah County funds outreach and assessment services:
- Two new teams of outreach workers who provide assistance to people who are on the streets with co-occurring disorders.
- Mobile advocates are placed in Self-Sufficiency and Child Welfare Offices, the jail, the court, police bureau and other sites to identify and assist victims of domestic violence.

Addressing the Special Needs of Persons Who Are Homeless and who are not Homeless :

In addition to developing new supportive housing for people with special needs, BHCD provided funding to programs in order to preserve the existing supply of supportive housing through rehab and maintenance. The City of Portland provided assistance in obtaining/maintaining housing through its Continuum of Care partners. BHCD funded rent assistance, and supportive services.

In addition to developing new supportive housing for people with special needs, BHCD provided funding to programs in order to preserve the existing supply of supportive housing through rehab and maintenance. The City of Portland provided assistance in obtaining/maintaining housing through its Continuum of Care partners. BHCD funded rent assistance, and supportive services.

Persons with Need for Accessible Units

All three jurisdictions funded the Adapt-A-Home project, which modifies existing rental units to make them accessible to handicapped persons. Owners agree to leave the modifications in place so that future tenants who need an accessible and affordable unit can use them. During FY 2005-05, at least 58 households received accessibility improvements.

Other Non-Homeless People With Special Needs

The myriad housing and service needs of most categories of non-homeless people with special needs were the focus of a multi-jurisdictional planning effort under the auspices of the HCDC Special Needs Committee. Housing programs serving people with disabilities and other people with special needs are described on the previous section. The table below shows progress towards meeting the needs of these populations.

Other Non-Homeless People With Special Needs

The myriad housing and service needs of most categories of non-homeless people with special needs were the focus of a multi-jurisdictional planning effort under the auspices of the HCDC Special Needs Committee. Housing programs serving people with disabilities and other people with special needs are described on the previous section. The table below shows progress towards meeting the needs of these populations.

Special Needs Population Listed in the Consolidated Plan 2005-2010	Progress
Low-income Elderly	No preference was given in City NOFA to projects serving this population. The continuing State and Federal budget cuts threaten services and housing for this population.
Adults with Physical Disabilities	The City's NOFA included a preference for permanent supportive housing. Adults with physical disabilities may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
Adults with Severe and Persistent Mental Illness	The City's NOFA included a preference for permanent supportive housing. Adults with severe and persistent mental illness may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
Adults with Developmental Disabilities	The City's NOFA included a preference for permanent supportive housing. Adults with developmental disabilities may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
Adults with Addiction Disorders	The City's NOFA included a preference for permanent supportive housing. Adults with addiction disorders may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.
At-Risk Youth	The Ten-Year Plan to End Homelessness addresses some of the needs of this group.
Offenders	The City's NOFA included a preference for permanent supportive housing. Members of this population who have physical disabilities, development disabilities, SPMI, or addiction disorders may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State and Federal budget cuts threaten income programs, services and housing for this population.

Other Actions

Addressing Obstacles to Meeting Under-served Needs

Urban Renewal Districts

Decreasing federal and local subsidies for housing development and assistance continued to be the primary obstacles to meeting under-served needs in the community.

Urban renewal districts currently in the River District, the Lloyd District, the Lents Neighborhood, Interstate, Inner Northeast (Convention Center/MLK), the South Park Blocks, Downtown Waterfront, Central Eastside and the South Waterfront have Housing Implementation Strategies that will allow the use of tax increment dollars for the development of affordable rental and owner-occupied housing in these areas.

Fostering and Maintaining Affordable Housing

Preservation

The City of Portland's Preservation Ordinance passed in 1998 requires owners of buildings subject to expiring Section 8 contracts to notify the City if they do not intend to renew the contract, and gives the City an opportunity to purchase the properties.

Waiving System Development Charges (SDCs) and Tax Abatement Programs

In recognition of the role of non-profit developers of low-income housing play, the City waived the system development charges (SDCs) for rental housing affordable to households earning 60% percent or less of median income built by non-profit developers. SDCs were also waived for the development of single family housing affordable to households earning 100% percent or less of MFI.

The City also provides Tax Abatements to newly constructed single-family homes that are priced to be affordable to households at or below 100% median family income. The abatements are for a 10-year period.

Uniform Relocation Act

The City of Portland has relocation policies in place designed to reduce the effects of displacement caused by publicly funded activities. The Portland Development Commission coordinates these efforts. Each proposal or request for public funding requires identification of households that might be displaced as a result of publicly funded activities. Notice is given to tenants at application. A registered and certified letter is sent to each tenant notifying them that federal resources are being used to acquire or rehab properties they occupy and explain relocation options and possible benefits under the Uniform Relocation Act.

Gresham and Multnomah

The City of Gresham's program activities and Multnomah County did not result in the displacement of individuals or households or in the elimination of affordable housing units.

Removing Barriers to Affordable Housing

Housing Connections

Housing Connections addresses barriers to locating appropriate affordable housing. Before Housing Connections was implemented, there was not a centralized information source for available, affordable housing. Low-income renters had to call multiple agencies and property management companies to find out if there were affordable units available. This was an arduous process for people who were experiencing a housing crisis or who had special needs. Often people would accept housing that did not meet their needs because the search for appropriate housing was too difficult, which can lead to future housing instability. Throughout FY 2007-2008, Housing Connections continued to assist people to find units that met their needs, including properties that accept Section 8 vouchers, properties that will waive standard rental criteria for Ready to Rent and Fresh Start program graduates, and properties that offer accessible units and other features for tenants with special needs.

Siting Issues

To address barriers to affordable housing, the City continued to support a position with the Office of Neighborhood Involvement (ONI) that facilitates the siting of new affordable housing, helps to negotiate “good neighbor” agreements, and assists in processing any disputes that may arise between an affordable housing development and its neighbors.

Overcoming Gaps in the Institutional Structures and Enhancing Coordination

Housing and Community Development Commission (HCDC)

The Housing and Community Development Commission, a 15-member volunteer citizen committee, continued to oversee housing and community development activities funded by the City of Portland. HCDC met every month except for August, 2007.

HCDC Special Needs Housing Committee (SNC)

The Housing and Community Development Commission Special Needs Committee (SNC) issued its final report in June, 2006. Copies of the Special Needs Report (2003), the Supplemental Report on Families with Special Needs (2006), and the Final Report and Recommendations (2006) are available through the City of Portland BHCD.

Community Development and Housing Committee (CDHC)

An 11 member Community Development and Housing Committee advised Gresham City Council on matters pertaining to housing and community development. This committee reviewed all applications for funding, conducted public hearings, and made recommendations to Gresham City Council on funding and policy matters.

The Citizen's Commission on Homelessness (CCOH)

A volunteer citizens' commission initially convened by the City of Portland and Multnomah County to develop a plan to end the institution of homelessness has continued to meet on a semi-annual basis to review implementation efforts. Report cards prepared at six-month intervals may be found on line at www.portlandonline.com/bhcd/index.cfm?c=38062.

The Coordinating Committee of the Ten Year Plan, comprised of homeless system and mainstream housing and services providers, advocates, funders, and homeless persons, continued to meet monthly to discuss issues relating to plan implementation. An evaluation sub-committee evaluated homeless programs that received funding through the McKinney-Vento Act

Homeless Assistance Program, and made recommendations to the Housing and Community Development Commission for renewals and for a bonus project.

Homeownership Advisory Committee (HOAC)

The HCDC Home Ownership Advisory Committee met six times during the year to continue its work on narrowing the minority homeownership gap. HOAC worked with Portland's elected officials, community leaders, and Portland Development Commission staff to implement strategies to close the gap.

Housing Evaluation Group (HEG)

This sub-committee of HCDC issued the report, approved by HCDC In November, 2007 and distributed to the public in January, 2008. This report analyzes the degree of coordination of key affordable housing policies and resources among Multnomah County, the City of Gresham, the City of Portland, the Portland Development Commission ("PDC"), and the Housing Authority of Portland ("HAP") on preservation, rental assistance, and new affordable housing production. It includes findings and recommendations. The work of HEG in many ways foreshadows the work undertaken by Clegg & Associates at the request of the Funders' Committee.

Economic Opportunity Advisory Committee (EOAC)

HCDC continued to be interested in forming this new sub-committee to (1) describe the economic development activities underway in Multnomah County; (2) analyze the extent to which these activities provide opportunities for households at 0-50% MFI to increase their incomes and assets by at least 25%; (3) identify barriers, as well as funding and/or service gaps; (4) make recommendations for system change. However, staffing constraints made it impossible to commence this new committee.

Evaluating and Reducing Lead-Based Paint Hazards

The City of Portland implements the requirements of the Residential Lead-Based Paint Reduction Act of 1992 under the guidelines of HUD's proposed rule, Requirements Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance (24 CDR 35, 36, and 37). For all CDBG, HOME, and HOPWA funded activities administered by BHCD, contractors were required to provide notification of the hazards of lead-based paint and use lead-safe work practices.

The City of Gresham also implemented its CDBG and HOME programs in compliance with the relevant federal regulations. None of the programs or projects funded by Gresham provided in excess of \$5,000 in rehab assistance. Notification and visual inspection requirements were followed for Gresham's homeownership programs. The City of Gresham participated in regional efforts to provide lead-based paint training for contractors and other efforts to develop the number and expertise of contractors with various levels of certification pertaining to lead-based paint.

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors through building their capacity through education and safe work practices.

The Portland Development Commission assists with the implementation of federal lead-based paint requirements for the administration of CDBG and HOME funds. For all multi-family affordable housing funded through the Portland Development Commission, it ensure property compliance with the regulations, providing risk assessments and clearance tests where

necessary. For single family rehab activities performed by BHCD sub-recipients, PDC staff conducts clearance tests on properties whose scope of work disturbs above the *de minimis* threshold.

The City of Portland has successfully administered several HUD Lead Hazard Reduction Grants, providing over \$3 million dollars in lead hazard reduction assistance to over 600 households. Most recently, Portland was awarded a Round 12 grant in September 2004 that provides an additional \$3 million dollars for lead hazard reduction in an additional 280 homes through October 2007 located within the city of Portland, Gresham, and Multnomah County.

Ensuring Compliance with Program and Comprehensive Planning Requirements

Evaluation of use of public funds

To assess and monitor the allocation, expenditures, and use of public funds spent to develop affordable housing, the Portland Development Commission issues annual reports on housing production by funding source. This report is reviewed by both the Portland Development Commission and the Housing and Community Development Commission.

Performance measures in homeless programs

During the FY 2004-05, the Committee of the CCOH continued to push for improved data collection in order to further the effectiveness of performance evaluation. Proposals being considered for funding in the Consolidated Application for Homeless Assistance submitted to HUD were required to demonstrate appropriate performance measures and reasonable success in achieving them in order to be prioritized in the Consolidated Application. In addition, all projects included in the Consolidated Plan must receive certification of compliance with Consolidated Plan goals.

Limited Clientele Activities

BHCD contracts with a variety of agencies that provide services to low/moderate income clients who are not presumed by HUD to be low-income. In these situations, contracts between the City and the agency state that the agency will collect income and family size data for each client and that the agency will compare this information to the current low/moderate-income thresholds, as provided by HUD. All client income information is retained by the agency and is reported to BHCD in regular progress reports. When BHCD monitors agencies, it reviews this income data to verify that at least 51% of the clients served by the program are low/moderate-income and that the data provided in project reports accurately reflects the data in the agency files.

Consistency with the Consolidated Plan - Portland

The Portland Consortium has a procedure for processing requests for Certificates of Consistency with the Consolidated Plan. When a request is received, the Public Affairs Program Manager, who functions as the principal author of the Consolidated Plan, reviews the request to assess whether it is consistent with the Consolidated Plan. If the request is consistent, a Certificate of Consistency is completed and signed by the BHCD Director, as the head of the Consortium. BHCD retains a copy for its file. The completed and executed Certificate is then returned to the applicant.

The following list of HUD program applications received certifications of consistency with the FY 2007-2008 Consolidated Plan Action Plan.

Certification of Consistency: FY 2007-2008

Applicant Name	Project Name	Name of Federal Program
1. ACORN Housing	Housing Counseling	HUD
2. Salvation Army	West Women's Facility	HUD Supportive Housing Grant
3. Multnomah County	Raphael House	HUD Supportive Housing Grant
4. Portland Impact	Richmond Place	HUD Supportive Housing Grant
5. Cascadia Behavioral Healthcare	Royal Palm	HUD Supportive Housing Grant
6. Central City Concern	Shoreline	HUD Supportive Housing Grant
7. City of Portland	Horizons/Singles Leasing I	HUD Supportive Housing Grant
8. Cascadia Behavioral Healthcare	Special Needs Services	HUD Supportive Housing Grant
9. Central City Concern	Sunrise Place	HUD Supportive Housing Grant
10. Neighborhood House	Turning Point	HUD Supportive Housing Grant
11. Housing Authority of Portland	Shelter Plus Care	Shelter Plus Care
12. Cascadia Behavioral Healthcare	Pathways/Youth Mental Health Services	HUD Supportive Housing Grant
13. Human Solutions	Moving to Permanent Housing II	HUD Supportive Housing Grant
14. Bradley Angle House	Andrea Lee	HUD Supportive Housing Grant
15. Cascadia, Transition Projects Inc.	Otis Project	HUD Supportive Housing Grant
16. Multnomah County, Dept of Schools & Comm. Partnerships	Horizons Family Leasing/Services	HUD Supportive Housing Grant
17. Multnomah County, Dept of Schools & Comm. Partnerships	Family Futures	HUD Supportive Housing Grant
18. City of Portland	HMIS	HUD Supportive Housing Grant
19. Multnomah County, Dept of Schools & Comm. Partnerships	Home Safe	HUD Supportive Housing Grant
20. Multnomah County, Dept of Schools & Comm. Partnerships	Horizons Domestic Violence Leasing/Services	HUD Supportive Housing Grant
21. Multnomah County, Dept of Schools & Comm. Partnerships	Horizons Youth Leasing/Services	HUD Supportive Housing Grant
22. Transition Projects, Inc.	Jean's Place	HUD Supportive Housing Grant
23. Central City Concern	Alcohol & Drug Free Housing	HUD Supportive Housing Grant
24. Portland Housing Center	HomeOwner Basics	HUD - Local Housing Counseling Agencies
25. Housing Authority of Portland	2005 ROSS Public Housing Family Self-Sufficiency - GOALS Program	HUD - Resident Opportunity & Self-Sufficiency Public Housing Family Self-Sufficiency
26. Multnomah County, Dept of Human Services	Housing for People who are Homeless & Addicted to Alcohol	Housing for People who are Homeless & Addicted to Alcohol

Leveraging Resources

The Portland/Multnomah Consortium leverages HUD funds with a variety of local public as well as private dollars for housing and community development activities. Housing development and rehabilitation activities are highly leveraged because public funds are used as "last in" gap financing amounts. Locally controlled direct subsidy dollars are provided as loans and grants for rental housing.

Housing Investment Fund

In 1996, the City of Portland created the Housing Investment Fund (HIF), allocating \$24.6 million of General Fund dollars for the 1996-98 biennium. For the program year of 2007 \$965,723 in HIF was allocated to the fund.

Ending Homelessness

In FY 2007-2008 approximately \$965,723 of Housing Investment Funds allowed the City of Portland to purchase a variety of innovative new homeless services as well as maintain proven core programs, including but not limited to;

- \$97,050 – Jean’s Place, a women’s emergency and transitional housing program with wrap-around services. HIF helped leverage ESG, CDBG and McKinney grants.
- \$312,614 – Homeless Seniors Program providing staff and client assistance to provide homeless prevention and housing placement services. HIF helped leverage CDBG grants.
- \$710,092– Men’s Winter Emergency Shelter, provided up to 100 men per night emergency shelter between November and March.
- \$333,000 – Street Outreach and Engagement, provided primary funding to a small grassroots organization (JOIN) to work directly with people living on the street, encampments, and vehicles to move directly into permanent housing via private market housing.
- \$206,000 – One-time only funds via a new RFP for the “Key Not a Card” initiative. KNAC grants are innovative new projects to move chronically homeless adults and families quickly off the streets and into permanent housing. Project focuses include: women; families (seeking custody, with children, or pregnant women); SE Portland area with partnership with local business and police; and downtown Portland area for people who are “chronic offenders” (street crimes) as well as having untreated chemical dependency issues in partnership with the police. An additional grant provides rental assistance to a collaborative program serving adult and family households exiting prisons and engaged in a workforce program. HIF funds serve as leverage for a Department of Labor grant.

Leveraged Resources for Affordable Housing

Investment of CDBG, HOME, Housing Investment Funds (HIF), and Tax Increment Finance (TIF) funds to develop and retain affordable housing opportunities (both multi-family and single-family rental and home ownership programs) leveraged significant other private and public funding. In FY 2007-2008 an estimated \$61,347,136 in other private and public funding was committed to affordable housing development.

The following are leveraged resources:

- The City of Portland uses (TIF) resources for affordable housing in urban renewal districts (URA), thereby allowing federal housing resources to be used citywide. In FY 2007-2008 \$26,420,586 were committed to affordable housing project throughout URA's in the city of Portland.
- The City of Portland has funded The Non-Profit Operating Support Collaborative with \$615,920 from HOME and CDBG. This leveraged \$400,000 in private funds from the Enterprise Foundation and the Neighborhood Partnership Fund.
- The City of Portland has funded The Non-Profit Operating Support Collaborative with \$615,920 from HOME and CDBG. This leveraged \$400,000 in private funds from the Enterprise Foundation and the Neighborhood Partnership Fund.
- Federal Low Income Housing Tax Credits (LIHTC); State of Oregon Affordable Housing Tax Credits and resources from the State's Trust Fund are also used for either new construction or rehabilitation of affordable housing. In FY 2007-2008, \$4,339,490 was awarded in tax credits in Portland projects; \$195,000 of Housing Trust Fund, \$200,000 Housing PLUS and \$553,717 in Low-Income Weatherization Funds.

Other Leveraged Funds:

Most of the 33 projects provide some funding leverage ranging from a 50% match to a 150% match in some cases. Projects with large agencies are able to offer the greatest match, for example Central City Concern's Initiative provided drug free housing for all participants in their employment with Moral Precognitive Therapy project. IRCO used CDBG funds to pay for participant case management, support services, ESL and job placement services and matched them with their Department of Labor training funds for job specific skills training. Total estimated leverage was \$1.5 M--a 1 to 1 match for the total CDBG dollars in the Initiative.

In addition, BHCD staff has negotiated for matching services to address common needs of participants such as health care, legal services, matched savings accounts and more. Below is a list of the major all projects leveraging generated by the Initiative.

The Economic Opportunity Initiative has leveraged significant funds for 08/09

Economic Opportunity Initiative Leveraged Funds FY 2007-2008	
NW Area Foundation	\$50,000
Workforce Investment (WIA training)	\$100,000
State & Federal IDA funds (approx.)	\$56,000
Lewis & Clark Law School	\$150,000
NW Health Foundation	\$102,500
Cricket Wireless (high speed internet)	\$24,000
One Economy (low-cost computers) approx.	\$45,000
OR Employment Dept. (Child Care Div.)	\$500,000
OR DHR/TANF Benefits extensions (approx.)	\$72,000
United Way	\$100,000
Albina Bank (loans & accounts)	\$100,000
Total	\$1,299,500

Additionally, the approximately \$4Million contract expected to be awarded to our new Microenterprise, Verde, was partially leveraged by the Economic Opportunity pledge of support and inclusion in our system of support for projects.

Multnomah County

Leveraging of other public and private resources

The Multnomah County project application requires that applicants list other resources as they develop project applications. Some of these resources are private grants or contributions from state and local funding; other sources are in-kind services. During the application scoring process, applicants are awarded “points” for providing match or leverage. The following are leveraged funds included in project budgets:

Project	Dollar Value of Leverage or Match	Source
Main Street Sidewalk Improvements	\$20,000	Local, In-kind
235th & NE Village Ct. Stormwater Drainage Improve.	\$17,000	In-kind, (Co. Transportation Dept.)
Sanitary Sewer Main and Lateral Inspections	\$20,000	Local
Transitional Housing Program (units & child care)	\$90,000	Local, Private
Fair Housing Project	\$1,850	Federal, State, Local and Private
Emergency Services & Life Skills Project	\$37,000	Federal, Local, Private, In-kind
Self-Help Wx & Energy Ed. Workshops	\$10,000	Private, Settlement Funds
Wx for Seniors & Disabled Persons	\$3,700	Settlement Funds
Adapt-a-Home	\$997,360	Federal, State, Private
Mend-a-Home	\$1,012,300	Federal, State, Private
Total	\$2,209,210	

Multnomah County expended approximately \$323,000, plus \$93,200 in carryover funds during the reporting period with matching dollars totaling over \$2 million. The partnership of public and private resources is working very well to provide benefit to low and moderate-income persons.

Resources

Multnomah County, whenever possible, pursued all available resources to deliver programs or projects that met the Principles and Priorities as presented in the Consolidated Plan. With the County’s small allocation of CDBG funds, it becomes increasingly important to partner with the cities of Portland and Gresham. Without such partnerships, eligible projects would likely not be implemented as quickly. Most often the County’s CDBG contribution is a small but vital infusion.

**Annual Resources Table
July 1, 2006 - June 30, 2007**

Resources	Portland	Mult. Co.	Gresham	Total
CDBG				
Entitlement	\$10,441,050	\$302,746	\$903,182	\$11,646,978
Program Income	\$1,729,600	\$20,000	\$62,627	\$1,812,227
Nuisance Abatement- Program Income	\$50,000	--	--	\$50,000
Obligated Funds	\$879,422	--	\$16,555	\$895,977
HOME				
Entitlement	\$4,306,019	\$164,490*	\$585,619*	\$4,306,019
HOME Carry Over	-0-	--	--	-0-
HOME Program Income	\$445,000	--	--	\$445,000
ADDI	\$87,916	\$3,358*	--	\$87,916
Obligated Funds	-0-	--	\$91,033	\$91,033
Emergency Shelter Grant (ESG)	\$449,978	--	--	\$449,978
HOPWA (7 county metro area)	\$943,000	--	--	\$943,000
Carry over	\$80,338	--	--	\$80,338
Homeless Assist. Cont. of Care				
Supportive Housing Program	\$4,997,600**	--	--	\$4,997,600
Shelter + Care	\$1,912,188**	--	--	\$1,912,188
HMIS	\$241,365	--	--	\$241,365
Lead Based Paint Grant	\$3,000,000	--	--	\$3,000,000
Carry over	\$986,983	--	--	\$986,983
EDI/Section 108 Loan Guarantee	--	--	--	--
Program Income	\$362,000	--	--	\$362,000
Housing Authority of Portland				
Section 8	--	\$54,295,74 4	--	\$54,295,744
Public Housing Operations Grant	--	\$7,735,510	--	\$7,735,510
Public Housing Capital Grant	--	\$3,726,161	--	\$3,726,161
Public Housing Tenants Rents	--	\$4,492,803	--	\$4,492,803
Congregate Supportive Housing	--	\$392,424	--	\$392,424
Apprenticeship Program	--	\$144,424	--	\$144,424
Homeownership Program	--	\$309,852	--	\$309,852
Youth Programs	--	\$144,000	--	\$144,000
Pilot	--	\$226,446	--	\$226,446
State of Oregon-Allocated to				

PTLD				
Federal – Low Income Housing Tax Credits 9%	\$1,400,000	--	--	\$1,400,000
Oregon Affordable Housing Tax Credits 4%	\$2,939,490	--	--	\$2,939,490
Housing Trust Fund	\$195,000	--	--	\$195,000
Low-Income Weatherization Program	\$553,717	--	--	\$553,717
Housing PLUS	\$200,000	--	--	\$200,000
General Funds				
Administration	\$2,965,834	--	--	\$2,965,834
General Funds Special Appropriations				
Transitions to Housing (TtH)	\$422,500	--	--	\$422,500
Housing - Humboldt Gardens				
Homeless	\$452,000			\$452,000
Economic Opportunity Homelessness (KNAC)				
Tax Foreclosed Properties		\$500,000		\$500,000
Housing Investment Fund (HIF)	\$965,723			\$965,723
Strategic Investment Program	--	\$100,000	--	\$100,000
Water Bureau Lead Education	\$10,000	--	--	\$10,000
CSH Grant	\$235,000	--	--	\$235,000
TOTALS				

*The amounts listed is part of the Portland total.

* The total includes ADDI and HOME funds that are a portion of the Portland HOME/ADDI total.

** These funds are administered by the City of Portland on behalf of the Consortium.

1 HOPWA funds are administered by the City of Portland on behalf of the seven counties Portland EMA.

Self-Evaluation

HUD requires that the City evaluate its annual accomplishments by comparing planned activities versus actual outcomes, and to evaluate if progress was toward meeting Consolidated Plan goals. To assist with this evaluation, HUD has suggested the City should consider the following questions:

1. Area activities and strategies making an impact on identified needs?

Ending Homelessness Initiative

Most activities funded with HUD and other public resources have made an impact during the report period, for example:

The City's campaign to end the institution of homelessness has adopted these measures of success:

- increase in the number of units of permanent supportive housing;
- increase in the percentage of housing developed for households with incomes at 0-30% MFI;
- increase in systematic linkages for housing and services;
- improvement in tracking systems;
- increase in number of homeless households placed in housing;
- increase in retention rates for formerly homeless people in housing.

2. What Indicators that best describe results?

For the homeless program area indicators that show permanent housing placement, retention in housing, prevention of homelessness, and other factors that show that people become stabilized after homelessness (either chronic or short-term) would be best. Also, showing that people do not re-enter the system can also show success.

3. Are major goals on target?

As long as we can maintain the continued political will, strong administration of funding, and have the capacity in the provider community to end people's homelessness, the biggest barrier is continued funding, increased funding, and added flexibility to that funding.

Program Status:

Homeless programs are on schedule, budget and all disbursements are timely.

4. What are the barriers that have a negative impact on fulfilling the strategies and overall vision?

Federal funding levels and national trends. For example, our recent recession and corresponding increased unemployment is affecting our success at ending people's homelessness.

5. What adjustments or improvements to strategies and activities might meet community needs more effectively?

BHCD has developed indicators for these items and others, and have published "Report Cards" on our website at regular intervals.

The link is <http://www.portlandonline.com/bhcd/index.cfm?c=38062>

The Economic Opportunity Campaign

1. Area activities and strategies making an impact on identified needs?

This year the EOI had its first three year graduating class. Graduates made significant improvements in their incomes or business revenue.

As a whole, 90% of the Microenterprise goal was achieved. Participants enrolling three years ago with no business revenue had a median graduation revenue of \$24,000/yr., with some ranging as high as \$650,000. Participants that started with some business revenue achieved a median 57% increase in their revenues.

Most youth enrolled three years ago with no job, little to no job experience and many personal barriers to overcome. The median wage for graduating youth was \$9.94/hr. and most have benefits. Overwhelmingly, adults enrolled with no income or minimum wage jobs and lots of personal barriers. The median wage for graduating adults is \$15.29/hr. Most have employer paid benefits. Overall, 85% of workforce graduates met the goal of increasing their incomes by 25% or more. Median wage gain is in fact 45%.

2. What Indicators that best describe results?

See above

3. Are major goals on target?

The first class met its goals for number of graduates. It came close to fully achieving its income increase goals. 90% for Microenterprise and 85% for workforce.

4. What are the barriers that have a negative impact on fulfilling the strategies and overall vision?

Our 35 projects report that the most difficult barriers are :

1. Ex-offender hiring barriers
2. Inability to participate in training due to need to work during training hours
3. Addiction challenges
4. Participants dropouts primarily due to above.

Four contracts that are funded with CDBG are on conditional contracts with benchmarks they have to meet by December 2008 to receive full funding for the full year.

We set higher performance standards than HUD. HUD requests service goals and actuals. 31 of 33 projects have met their service goals. BHCD Economic Opportunity projects set goals of numbers and percent of participants that will succeed (achieve a minimum of 25% income or business revenue gain) after three years and we expect them to achieve 100% success. If they fall below 80% of their goal then we put them on a mutually developed performance improvement plan. Four of the projects are on improvement plans

5. What adjustments or improvements to strategies and activities might meet community needs more effectively?

For 08/09, we started setting wage advancement goals for participants. After workforce participants have achieved the 25% increase they are now expected to continue increasing their wages. Amount of the additional increase is determined by the type of participants and target jobs. We also have provided on-going to project staff on retention and advancement strategies and provide them with opportunities to share successful strategies with each other.

Campaign to increase the range of housing opportunities for low-income people

There are three different areas of Affordable Housing:

1. Rental Housing Development production goals established in the city's 10 year Plan to End Homelessness are the best evaluation tool. BHCD has a 10 year production goal of 1200 rehabbed or new construction PSH units by the year 2015.

The city is in the middle of the 4th year of the 10 year plan and has met 56% (672/1200) of the established 1200 unit goal.

In June 2004, the Home Ownership Advisory Committee (HOAC) adopted a goal to "Close the minority homeownership gap in Portland by June 2015". Using the 1990 and 2000 Census data, and applying assumptions about population growth for Portland, to achieve this 10-year goal, it was determined that 13,985 total new minority homeowners would be needed. These goals were adopted by Operation HOME and remain the milestone for BHCD's Homeownership Program.

As Operation HOME's final recommendations have been delayed, BHCD evaluates its Homeownership Program by tracking both the number of new homeowners and the number of persons participating in mortgage preparedness activities such as: attending home buying fairs, enrolling in homebuyer orientations, taking financial fitness and homebuyer education classes, participating in homebuyer counseling sessions and starting IDA's (Individual Development Accounts where participants savings are matched 3 to 1.)

2. Access and Stabilization programs promote long-term housing stability by providing a continuum of services that assist individuals and families. The best indicator to measure the efficacy of these programs remains the on-going individual program assessment completed by BHCD contract managers and the sub-recipient's key staff.

1. Area activities and strategies making an impact on identified needs?

Consistent evaluation of each program is utilized across all Affordable Housing programs. Sub-recipients submit status reports with invoices and documentation for billing purposes. BHCD Housing Team staff review the reports and activities in order to assess a program's performance in relation to its stated goal. Based upon the assessment, BHCD is able to provide strategic technical assistance to modify activities that will allow performance goals to remain on target and be met.

Currently, this evaluator's analysis has determined that the Rental Housing Development, Access and Stabilization programs are surpassing established and individual goals. With the recent housing crisis, and lapses in population data and projections, it is too difficult to evaluate the Homeownership program with respect to the June 2004 Home Ownership Advisory Committee (HOAC) adopted goal. Individual Homeownership programs have all met projected goals to date.

2. What Indicators that best describe results?

BHCD has found the following indicators are most useful for illustrating results with regard to Affordable Housing:

- Rental housing unit production
- Homeless Street count results
- Foreclosure rate
- New minority homeowners tally
- Numbers of minorities "mortgage-ready"

3. Are major goals on target?

As previously stated, the Rental Housing Development production goals have surpassed the established city 10 year Plan to End Homelessness goal. BHCD is in the middle of the 4th year of the 10 year plan and has met 56% (672/1200) of the 1200 unit goal.

Individual Access and Stabilization are individually evaluated and all are meeting performance objectives set at the time of contracting.

Regrettably, with the recent housing crisis, lapses in population data and projections, it is too difficult to evaluate the Homeownership program with respect to the June 2004 Home Ownership Advisory Committee (HOAC) adopted goal. However, individual sub-recipient contracts have each met their program goals and objectives.

4. What are the barriers that have a negative impact on fulfilling the strategies and overall vision?

BHCD has determined the following barriers:

- an increase in development costs
- federal and local funding shortfalls
- the Portland/Multnomah County housing market
- limited flexibility with Federal funds

5. What adjustments or improvements to strategies and activities might meet community needs more effectively?

BHCD has identified the following adjustments as able to aid the strategies to meet community needs:

- Increased federal and local funding
- Unwavering political support
- Increased collaboration amongst affordable housing funding/development entities

Self-Evaluation- Multnomah County Community Development Program

Multnomah County's Community Development Priorities for the urban county has focused on three program areas: Public Works/Facilities, Public Services and Housing Rehabilitation. Within these areas, strategies and program policy have been revised to address the CDBG grant objectives to create decent housing, suitable living environment and economic opportunity.

Multnomah County continues its small program with guidance from the program's Policy Advisory Board. We are committed to serving the lowest of income residents in the small cities of the east county area utilizing CDBG funds, often as a last resort, where services and benefits, as well as resources for infrastructure projects to this area are sorely lacking.

Geographic distribution of the public works allocation has been balanced between two low and moderate-income communities in the east county area.

Public services funds were distributed to four programs serving all cities in the Multnomah County jurisdiction including the unincorporated cities i.e. Corbett.

Community Energy Projects received an award to offer workshops to low-income households in East Multnomah County where participants are presented with energy-saving ideas and are both provided with and taught to install weatherization materials.

Multnomah County funds transitional housing and services for homeless families through Human Solution's Willow Tree where job skills training is provided along with other training to prepare families to move into permanent housing. Childcare is provided while parents attend classes.

Funds are distributed to the Fair Housing Council of Oregon for the Fair Housing Project. Their Enforcement and Education Programs provide outreach, education, and enforcement services in regard to the rights and responsibilities of renters. When appropriate, callers are referred to other resources such as Legal Aid Services.

Catholic Charities/EI Programo, was funded by Multnomah County to serve the Latino population of East County providing immediate intervention to address crisis for families and then offers life skills classes to help prevent future crisis.

Housing Rehabilitation programs funds were directed to Unlimited Choices Inc. (UCI) for Adapt-a-Home and Mend-a-home projects, and Community Energy Projects, Inc. (CEP) for Weatherization for seniors and disabled persons. UCI serves the low-income residents in the east county area with accessibility needs for seniors and those with disabilities, and critical home repair for low-income homeowners. CEP provides weatherization to homes for residents in East County who are seniors and/or disabled using primarily infiltration barrier methods to help increase comfort in their homes as well as lower utility bills.

Multnomah County receives a small amount of funds from repayment of a Rental Rehab loan. As those monies are available, they are allocated to the Mend-a-Home program along with CDBG dollars to both the Mend-a-Home and Adapt-a-Home programs. Multnomah County remains committed to extending and maintaining the housing resources of low-income residents in the East County area.

The County looks to collaborate with community partners to use existing resources to achieve common goals in light of the continuing reductions of entitlement grants.

The Cities of Portland and Gresham along with Multnomah County have continued a consortium relationship in meeting the requirement of the Consolidated Plan. By working in a joint partnership on a few select projects, the principles by which the jurisdictions implement their programs are incrementally being realized. Activities such as citizen participation hearings and regional work on meeting goals of federal requirements such as lead based paint have been best and most effectively addressed jointly. In addition a Regional Affordable Housing Strategy Task Force continues to strategize on how to best pursue limited affordable housing resources and consequently impact the housing supply.

The principles and priorities of the Consolidated Plan and the single integrated Citizen Participation Plan will address accessibility requirements.

During the 2007-08-grant year, Multnomah County produced activity that met the following Identified Needs highlighted in the Consolidated Plan.

Programs to increase the range of housing opportunities affordable to households with incomes at or below 50% of the area's Medium Family Income.

Willow Tree Inn Transitional Housing Units

- Provides stable, decent, affordable housing for households with the greatest housing needs
- Assists low-income individuals and families (0-50% MFI) to locate, obtain, and maintain housing.

Adapt-a-Home/Mend-a-Home

Weatherization for Seniors & Disabled Persons

Do-It Yourself WX & Energy Education Workshops

- Develops, maintains, repairs, rehabilitates, preserves, and addresses lead-based paint or other severe environmental hazards in housing stock for low-moderate-income people.

Programs focused on preventing and ending homelessness

Willow Tree Inn Transitional Housing Units

Fair Housing Council of Oregon

Emergency Services & Life Skills Project

- Provides immediate housing for chronically homeless individuals and families, linking to services needed to succeed.
- Mitigate the barriers that make it difficult for households experiencing homelessness to re-establish housing stability
- Streamline access to existing services to prevent and reduce homelessness
- Provides supportive services, such as case management, job training, childcare, education for adult and child members of low-income households.

Programs to assist adults and youth to improve their economic condition

Sidewalk Improvements Project

Sanitary Sewer & Main Lateral Inspections

- Investment in and stabilizing low-income communities

Monitoring

The City of Portland, Bureau of Housing and Community Development is responsible for the overall administration of the Consolidated Plan and the monitoring and evaluation of CDBG and HOME program activities as well as the HOPWA and ESG programs.

REGULATORY FRAMEWORK

The CDBG regulations (24CFR 570.501 (b)) state that:

“[the grantee] is responsible for ensuring that CDBG funds are used in accordance with all program requirements. The use of ...sub-recipients...does not relieve the recipient of this responsibility. The recipient is also responsible for determining the adequacy of performance under sub-recipient agreements...and for taking appropriate action when performance problems arise...”

The language in Subpart J of 24 CFR Part 85 “Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments,” which applies to HUD grants including CDBG, HOPWA, ESG and HOME, is even more explicit about the obligation to monitor sub-grant supported units including city programs and sub-recipients:

“Grantees are responsible for managing the day-to-day operation of grant and sub-grant supported activities to assure compliance with applicable Federal requirements and that performance goals are being met. Grantee monitoring must cover each program, function, or activity.”

Monitoring Objectives:

- Ensure that grant funded activities comply with federal regulations governing administrative, financial, and programmatic operations;
- Ensure that, to the extent feasible, performance objectives are met within budget and on schedule; and,
- Ensure that City staff operate their programs in accordance with established program policies.

Monitoring & Evaluation Program

The Bureau of Housing and Community Development provides oversight and technical assistance to grantees as needed in assessments and monitoring visits. Contracts with each of the sub-recipients/grantee specify that they will:

1. Assure and certify that the department complies with federal regulations, policies, guidelines, and requirements with respect to the acceptance and use of CDBG and HOME funds as specified by HUD;
2. Prior to incurring costs, ensure that each project has had an environmental review and, where appropriate with respect to construction projects, that Davis Bacon and Section 3 (MWESB) requirements are met;
3. Prepare a program plan and budget as required and submit the plan or contract to BHCD so eligibility can be determined;

4. Provide annual data to ensure that the appropriate national objective is met; and,
5. Meet financial requirements by ensuring all costs are documented and supported with proper documentation.

BHCD staff provides oversight of the operating departments' accountability and systems and procedures for monitoring or evaluating grant-funded programs. Consortium administration staff assists department staff to develop monitoring checklists and other tools so that they are able to assess compliance with federal requirements including eligibility and benefit to low- and moderate-income persons. When scheduled, staff participates in on-site monitoring activities. Oversight activities include:

1. Review of the risk analysis and criteria used to determine what agencies and projects are selected for on-site monitoring or a full assessment.
2. Review of project files to determine that they include appropriate documentation of project oversight through desk monitoring, documentation of on-going contact (telephone or on-site) between the project specialist and the implementing agency, as well as identified problems and solutions.
3. Review of annual monitoring results and three-year in depth formal assessment performed by program staff.

Status of Grant Programs

In addition to monitoring program performance, the City has been monitoring the status of federal grant funds to ensure timely expenditure. Overall, all grants are moving forward as anticipated.

Are any activities or types of activities falling behind schedule?

Martha Washington – Cascadia PNDSC IDIS #3622, 3509

Cascadia will no longer be the partner on the project given their financial crisis. However, the project will move forward once another partner is identified.

Howard's Place – Cascadia PNDSC IDIS # 3623, 3096

Cascadia will no longer be the partner on the project given their financial crisis

The Lodge – IHI # 3360

This activity has changed from the Lodge to the Clifford.

Are grant distributions timely?

No major delays in distribution of funds have been encountered.

III. Community Development Block Grant Narrative

Relationship of CDBG Funds Goals & Objectives

CDBG funds are allocated for housing are used for capital for housing development and for services related to housing. The major focus has been on increasing and preserving the availability of rental housing, rental rehabilitation, special needs housing, homebuyer programs, homeowner rehab, and accessibility improvements. CDBG furthers these goals by funding related housing services such as providing education for potential first time homebuyers and fair housing information to landlords and tenants. Housing programs respond to the needs of low-income individuals and families, leveraging CDBG dollars together with HOME funds and in conjunction with other partners to maximize the effectiveness of public dollars allocated to housing and housing services.

In allocating CDBG funds for housing, BHCD has taken into consideration the housing needs of different low-income populations, including renters, homeowners, homeless, and individuals with disabilities or special needs. During the FY 2007-2008, CDBG money was used in conjunction with other funds to provide funding to housing programs based on the needs and priorities stated in the Consolidated Plan (see Section I Part C).

CDBG supports the rehabilitation of affordable housing in three ways. Rehab of rental housing is supported by funding provided through the PDC rental rehab program which funds acquisition and rehab of projects occupied low- to moderate-income residents. Rehab of owner occupied units is also supported by funding provided to community organizations through the Mini-housing Rehab Program.

Homeownership goals are supported in four ways; funding provided directly to housing development agencies doing new construction and acquisition and rehab for homeownership, direct homebuyer financial assistance to homebuyers, homebuyer education and counseling, and outreach to first time, low-moderate income homebuyers through the minority homeownership fairs.

City of Portland relies on CDBG funds to fund programs in its three campaigns: ending homelessness, increasing housing choice for households at 0-50% MFI, and expanding economic opportunities for households at 0-50% MFI. All allocations are based upon goals and objectives critical to addressing the priority needs identified in the 2005-2010 Consolidated Plan. In almost every instance, CDBG funds are distributed for programs and activities that exclusively benefit low- and moderate-income residents of the community. The federal CDBG entitlement to the City of Portland for the FY 2007-2008 was \$10,441,050. These funds are used together with HOME, HOPWA, ESG, and City General Fund to leverage other public and private dollars used to fund housing development, public services, and economic development activities. Housing needs were identified as the most pressing priority, with 59 percent of the total CDBG expenditures going towards housing development and housing related services for low and moderate income residents.

Community Based Development Organization (CBDO)

CBDO, are a special non-profit organization that upon designation by grantee carries out neighborhood revitalization, community economic development or energy conservation projects.

Organization Certified as CBDOs in FY 2007-2008:

Rose CDC

Central City Concern

SE Works

PCRl

Peninsula CDC

Cascadia Housing Inc.,

Human Solutions, Inc.

NAYA

Reach CDC

Portland Trades & Apprenticeship Careers Project, LLC of Oregon Tradeswomen

See Designated Geographic Areas for Special Activities by Community – Based Development Organization (CBDO Map) on the following page.

Neighborhood Improvements

Funding for neighborhood improvements was provided for capital and other projects that have a long-term impact on neighborhoods. There were two activities funded under this program:

In FY 2007-2008, the following project remains underway:

Street Improvements-Portland

Humboldt Gardens, a HOPE VI project of the Housing Authority of Portland received \$500,000 to complete street improvements. The improvements will be complete in FY 2008-09. Humboldt Gardens also received \$500,000 to acquire an adjacent property to the site for development of affordable housing.

Multnomah County's resources for FY 2007-2008

Summary of Resources and Distribution of Funds FY 2007-08

The small cities that form the Multnomah County entitlement area are committed to serving the lowest income residents with the greatest needs in their communities. The priority needs and objectives of the Consolidated Plan for future projects are kept in mind as they are being developed. This includes ongoing public facilities improvements and infrastructure projects, as well as other services provided to eligible east county residents.

Program income was projected at \$20,000; however, only \$16,765 was received. Carryover funds were used for a 2006-07 public improvement project, which due to contractors scheduling, was unable to be completed by last fiscal year end.

2007-08 Entitlement Grant	\$302,746
2007-08 Program Income	\$ 16,765
Carryover from '06-07	\$ 93,220
Total	\$415,927

For the activities funded in 2007-08, program dollars were allocated following the percentage guidelines in the box below. Some variance to the guidelines was necessary due to limited project applications in housing development and program income.

Public Facilities & Improvements	30%
Public Services	15%
Housing Rehab	35%
Administration	20%

The table below reflects percentage of funding from PY2007-08 and includes the carry-over funds from 2006-07.

<u>PROJECT</u>	<u>PROJECTED</u>	<u>SPENT</u>	<u>PERCENT OF FUNDS</u>
<u>PUBLIC FACILITIES</u>	<u>\$ 98,840</u>	<u>\$98,840</u> <u>(+\$93,200</u> <u>PY'06)</u>	<u>31%</u>
<u>PUBLIC SERVICES</u>	<u>\$ 46,410</u>	<u>\$46,410</u>	<u>15%</u>
<u>HOUSING REHAB</u>	<u>\$114,000</u>	<u>\$114,000</u>	<u>34%</u>
<u>ADMINISTRATION</u>	<u>\$ 64,496</u>	<u>\$ 63,457</u>	<u>20%</u>

**Summary of Beneficiaries
Multnomah County CDBG Projects
2007-2008**

Public Services Projects	2007/2008
Community Energy Project Self-Help WX & Energy Ed Workshops	20
Fair Housing Council of Oregon Fair Housing Enforcement	42
Human Solutions Inc. Transitional Housing Project	61
Catholic Charities/ El Programo Emergency Svc. & Life Skills Project	322
Unlimited Choices Inc. Mend-a-Home	15
Community Energy Projects WX for Seniors & Disabled	11
Unlimited Choices Inc. Adapt-a-Home	13

End Homelessness

BHCD funds allocated for homeless services support the community's Continuum of Care for homeless adults and youth as well as the City and County 10-year Plan to End Homelessness. Program activities focus primarily on the development and operations of homeless facilities along with providing associated services to each of three homeless populations: adults, unaccompanied youth, and those with serious mental illness. The City of Portland is responsible for planning, coordinating and funding services for homeless adults and the majority of Portland's CDBG funding for homeless programs is targeted towards homeless adults. Funds for services for homeless youth are contracted through Multnomah County. In this way, CDBG dollars are used to leverage other sources of County funding for homeless youth services.

HOUSING AND HOMELESS SERVICES *CONSOLIDATED PLAN* GOALS:

- ❑ To support the shelter and housing capacity recommended by the housing and service plan each homeless population and in support of the City and County 10-year Plan to End Homelessness.
- ❑ To provide adequate emergency basic shelter to meet the needs of homeless individuals, unaccompanied youths).
- ❑ To develop homeless facilities pursuant to adopted housing and service plans and to maintain existing low-income housing stock in the community.
- ❑ To reduce the number of at-risk adults, families and youth that become homeless in our community each year.

Accomplishments

During the FY 2007-2008, BHCD supported its Consolidated Plan goals of homeless prevention through the direct funding of several programs providing shelter and services to over 10,446 homeless individuals and permanent housing placements to 1,195 over at-risk individuals and families (Homeless Adult Shared Outcomes Report). Contracts with Multnomah County provided emergency housing case management, and permanent housing placement services to individuals in households.

CDBG Funded Homeless Facilities and Services

Program	Agency	Facility /Service	Number Served
Glisan Street Shelter*	Transition Projects, Inc.	A 90 bed, 24-hour men's shelter providing emergency housing and on-site services in order to support successful transition to safe and stable housing, including permanent housing.	1134 homeless men
Clark Center*	Transition Projects, Inc.	A 90 bed, 24-hour men's short-term housing facility with on-site services for men who are committed to staying clean and sober and working on ending their homelessness.	576 homeless men
Community Service Center	Transition Projects, Inc.	Provides intake and shelter access referrals, as well as a variety of basic need services. A sub-set of the clients receive permanent housing placement or eviction prevention services, along with retention support and rent assistance.	2,755
Jean's Place	Transition Projects, Inc.	A 55 bed, 24-hour women's facility providing emergency and transitional housing with on-site support services in order to support successful transition to safe and stable housing, including permanent housing.	301 unduplicated homeless women
Bridgeview Community	Cascadia Behavioral Healthcare	A program that provides 64 individual SRO units for homeless and mentally ill adults. 49 transitional housing units (up to 2 years) for men and women, and 15 emergency housing units specifically for women.	81 unduplicated seriously mentally ill homeless men and women.
Senior Housing Program	Northwest Pilot Project	Services for homeless and at-risk seniors (age 55 and older) to obtain and maintain affordable, permanent rental housing. Includes transitional housing, permanent housing placement and retention support.	1904 unduplicated seniors 1250 households

* Also receives ESG funds described in ESG Narrative.

Non-CDBG funded homeless facilities and services are described in the Continuum of Care Section,

Economic Opportunity Initiative

Priority Three of the Comprehensive Plan says: Programs to assist adults and youth to improve their economic condition. The Portland Economic Opportunity Initiative is the primary strategy used to address that priority. The Initiative served 2657 participants in 07/08. There were 389 Microenterprises served by seven projects and 2268 youth and adult workforce participants served by 26 projects. The group of 33 projects continued to participate in a common online reporting system and met quarterly for training and to address common issues and needs.

Funding was leveraged by City General Fund, federal workforce investment training dollars, Northwest Area Foundation funds, local United Way allocations, extension of TANF subsidies while recipients are participating in Initiative projects, and State investments in IDA's and the largest of our Microenterprise projects. Lewis and Clark Law School is now operating the Microenterprise law clinic providing free services to Initiative participants which we helped establish and benefit from. All participants in the Initiative are eligible to participate in a state or federally matched saving plan (IDA) and new in-depth credit repair and a service to remove work & housing barriers created by fines, misdemeanors and drivers license suspensions (Clean Slate) has been used by a large number of Initiative participants.

All participants were enrolled at 50% of median income or less. Portland's minority populations made up 51% of participants in Initiative projects. A significant portion of the white participants are limited English speakers.

We applied for and received funding for a new "green jobs" project to start in 08/09 from the Northwest Health Foundation. This will train, place and support 45 low income people in the HVAC (heating,cooling and ventilation) industry.

The Housing Development Center decided to close its Contractor Support Program and we will re-direct those funds in 08/09 to a new Microenterprise effort with Verde, a non-profit "social enterprise" that provides training, support, jobs and benefits to Hispanic workers in its high end and sustainable Land/naturscaping business. Working with the City Department of Environmental Services they will provide from a new nursery and plant, thousands of street trees over the next several years. Our funds will grow the capacity of the business and their workforce to handle this new contract.

CDBG PUBLIC BENEFIT PERFORMANCE FOR FY 2007-08

PROJECT	\$ Amount	Proposed # FTE Placements	Actual FTE Placements
Cascadia/ Wellspring Culinary*	79,173	5	9
**CCC/ ABTSCO	118,714	15	10
**HSII	105,399	12	6
Open Meadow Transitions*	159,895	7	4
Open Meadow*	70,000	2	7
NAFY RISE*	45,000	2.5	10
**NAYA	184,444	15	12
**Portland Access to Trades	139,800	20	13
**SE Works Ex-Offendr	57,931	6	9
**SE Works Mfacturing	131,296	8	9
**SE Works Housing	119,373	6	6
**WSI: SE Works Immigrants	145,043	16	14
**WSI: CCC GITI	166,068	14	22
WSI: Worksource VESL*	16,587	1	14
AGGREGATE	\$1,520,723	129.5	145
*Project has signed agreement with an employer			
**Project is being carried out by a CBDO; there is no signed agreement			

CDBG PUBLIC BENEFIT PROJECTION FOR FY 2008-09

9-16-08

PROJECT	\$ Amount	Proposed # FTE Placements	\$ Cost per Job
Cascadia/ Wellspring Culinary*	79,173	9	\$8,797
**CCC/ ABTSCO	118,714	12	\$9,892
**CCC/GITI	191,068	16	\$11,941
**HSII	135,399	18	\$7,522
*IRCO PACE	15,000	1	\$15,000
*IRCO Transitions	15,000	1	\$15,000
Irvington Covenant	25,038	1	\$25,038
*Open Meadow Transitions***	159,895***	<i>3 (PT/FTE combo of 5 placements)</i>	\$53,298
Open Meadow Teller Training*	45,000	2	\$22,500
NAFY RISE*	80,000	3	\$26,666
**NAYA	184,444	10	\$18,444
**Portland Access to Trades	139,800	20	\$6,990
*Portland Youthbuild	13,000	1	\$13,000
**SE Works Ex- Offendr	115,864	12	\$9,655
**SE Works Mfacturing	131,296	12	\$10,941
SE Works Housing **	<i>68,000 (08-9) 466,575</i>	<i>0 (08-9) 27(04-07)</i>	<i>-- \$17,280</i>
**WSI: SE Works Immigrants	168,150	17	\$9,891
AGGREGATE	\$1,683,841	137	\$12,291

*Project has signed agreement with an employer

**Project is being carried out by a CBDO; there is no signed agreement

***BHCD plans to replace roughly \$60,000 in CDBG for General Fund for the Open Meadow Transitions Program, making the cost per job approximately \$33,300.

****BHCD is phasing out the SE Works Housing contract. The 2008-09 allocation of \$68,000 is not to create jobs for new enrollees, but to assist past years' participants retain and advance in theirs. Since 2004, BHCD has contracted with SE Works for \$466,575 resulting in 27 full-time permanent jobs, at a ratio of \$17,280.

Public Facilities: Multnomah County

Public Facilities & Improvements projects address the national objective of benefit to low-moderate income persons on an area basis.¹

The cities of Fairview and Wood Village qualify as an “exception area” by meeting the “upper quartile percentage” for Multnomah County, which was established by the 2000 census at 37.8%.² Projects are concentrated in areas of lowest income using available census information.

The **City of Fairview** completed a sidewalk improvement project that was focused in Old Town in a residential area adjacent to an elementary school. This project was located in a low-mod area as follows:

Census Tract: 010100	Block Group: 1	Population: 739	Low/mod Pct: 61.1
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The **City of Wood Village** completed two projects. The carryover project from 2006-07, Stormwater Drainage Improvement focused in the 235th and Village Court area as follows:

Census Tract: 010304	Block Group 1	Population: 1064	Low/Mod Pct: 44.9
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The 2007-08 Sanitary Sewer Main and Lateral Inspections project focused in the areas as follows:

Census Tract: 010304	Block Group 1	Population: 1064	Low/Mod Pct: 44.9
Census Tract: 010304	Block Group 2	Population: 1148	Low/Mod Pct: 45.3
Census Tract: 010200	Block Group 2	Population: 226	Low/Mod Pct: 59.4

IV. HOME Narrative

Assessment of Relationship of HOME Funds & Consolidated Plan Goals & Objectives

In 1991, the Cities of Portland and Gresham along with the urban Multnomah County formed a Consortium for the purposes of applying for and administering the HOME grant. Each member of the Consortium plans and executes within their own jurisdiction and when the opportunity arises, the Consortium may collaborate on joint projects and system-wide programs. The Consortium Agreement was renewed again in 2002-2003 and that document runs through FY 2007.

The Portland HOME Consortium proposed to use the FY 2007-2008 HOME funds to expand and improve the supply of affordable housing to low and moderate income families in accordance with the priorities set out in the 2005-2010 Consolidated Plan.

The Consortium has utilized its HOME funds to expand and preserve the Cities supply of affordable housing – an activity listed as a high priority in the Consolidated Plan. HOME resources were utilized to assist both rental and owner units. Specifically, the following table illustrates how the Consortium distributed HOME funds across the categories of housing needs set out in the Consolidated Plan.

Housing Need Category	HOME-funded Program	Outcome
<p>Priority One Programs to provide affordable rental housing for homeless individuals or families and very low-income households (earning less than 50% MFI) who pay more than 50 percent of their income in housing related expenses. This includes people with special needs such as mental and physical disabilities, people with AIDS, and the elderly.</p>	<ul style="list-style-type: none"> • PDC Rental Housing Development • HAP- RASP Program • Multnomah County and Gresham Special Needs Housing Development 	<p>PDC closed, committed and reserved a total of \$2,378,200 in HOME funds to rental housing projects in Priority One during FY 2007-2008.</p> <p>HAP's Rent Assistance Program provided 83 households with rent assistance during FY 2007-2008.</p> <p>The City of Gresham provides 122 households with emergency short term rent assistance and 33 households with long term rent assistance in FY 2007-2008 through a contract with Human Solutions.</p>
<p>Priority Two Programs to provide assistance for very low-income existing homeowners to maintain their homes. Programs should preserve the stock of affordable housing and stabilize neighborhoods by providing basic support services such as case management, job training, childcare, and education. Programs should provide funds for the</p>	<p>No HOME funds allocated to this priority. Programs of this nature are funded with CDBG.</p>	

Housing Need Category	HOME-funded Program	Outcome
rehabilitation and maintenance of basic systems (plumbing, structural, electrical, and roofs) and to make improvements to allow elderly and persons with disabilities to remain in their homes.		
<p>Priority Three Programs should assist first-time homebuyers. These programs should focus on innovative types of housing and lower-income populations unable to access the increasingly unaffordable market. Homebuyer programs should also be targeted as an important community development tool to reinvest in and stabilize deteriorating neighborhoods. Public funding of these programs should emphasize the leveraging of private funding.</p>	<ul style="list-style-type: none"> • No Home funds allocated to City of Gresham for Home Buyer Assistance 	

Progress Toward Meeting Affordable Housing Goals with HOME Funds

As demonstrated above, HOME funds were spent to assist 163 housing units (23 permanent supportive housing units) during the report period.

Assessment of Affirmative Marketing Efforts

The Portland HOME Consortium’s Affirmative Marketing Plan and Minority and Women Business Enterprise Outreach Program is detailed in the Consolidated Plan.

Outreach efforts to MBE/WBE contractors have continued pursuant to the Outreach Program detailed in the Consolidated Plan and have resulted in the creation of opportunities for MBE/WBE contractors. No changes to the program are recommended at this time.

Affirmative marketing efforts have continued pursuant to the Consolidated Plan and have been very successful at attracting eligible persons to rental housing and homebuyer projects.

On Site Inspections

On Site inspections were completed pursuant to a comprehensive inspection schedule by inspectors from the Portland Development Commission (PDC), the Housing Authority of Portland (HAP), the City of Gresham, and Multnomah County.

Total number of HOME-assisted units subject to inspection by your agency during the current Reporting Period: 572 units

How many HOME-assisted units did your agency physically inspect during the current Reporting Period: 186 units or 33%

Of these, how many units passed initial inspection during the current Reporting Period: 180 units

How many HOME-assisted tenant files did your agency inspect during the current Reporting Period: 442 tenant files or 77%

How many units passed reinspection after failures from the 2006/2007 Reporting Period. All 6 projects with site reinspections; and 1 project with file reinspection. One (1) project failed the file reinspection (Otesha Place, owned by Sabin CDC and managed by Interwest Property Management).

This project has failed its last two file inspections and Otesha is scheduled for a full reinspection during October 2008. Sabin's other HOME project is scheduled for full inspection in May 2009. Interwest does not have experience managing and complying with requirements of affordable housing units other than the Sabin CDC portfolio; only two projects received HOME funding. Interwest has stated and demonstrated that they refuse to alter their file management to be different from any of their other projects, and income certifications and annual recertifications have historically been incomplete. When the HOME reports list the deficiencies, some of the documents are presented along with the statements that the items were in the file the whole time. [It should be noted that PDC strongly suggested to the new board taking over Sabin CDC that a new management company be hired. To PDC's knowledge that has not occurred.] No further comments will be made concerning this portfolio and its managing agent at this time as we will evaluate the project and files at the October 2008 inspection.

How many units are pending because of inability to schedule both physical and file inspections during this Reporting Period? 0 units. [NOTE: 1 project (36 units; of which 5 were HOME units) had a late inspection (due in October; completed in November 2007) – due to inspector hospitalization.]

How many units are scheduled for reinspection during the 2008/2009 Reporting Period? Site Inspection: 9 units at 6 projects; HOME Tenant Files: 10 projects (62 files)

NOTE: Asset Management complies with CDBG project monitoring by collection of our annual reporting of all borrowers receiving CDBG funding.

SECTION 3 REPORT

The process for outreach and making bid opportunities available to minority, women, and emerging small businesses (M/W/ESB) subcontractors on Portland Development Commission (PDC)/Portland Consortium supported construction projects entails the following. Prior to bidding the work PDC staff meets with the project developer and their prime contractor to discuss the M/W/ESB & Workforce Training and Hiring Program requirements with them, answering any questions they might have about the programs and offering assistance with outreach. Staff offers to help the prime contractor identify certified businesses per scope of work, assist with setting up an M/W/ESB targeted pre-bid meeting, assist with contacting M/W/ESBs to attend a pre-bid meeting and posting bid opportunities on the M/W/ESB page of PDC's website. Staff also attends the Oregon Association of Minority Entrepreneurs (OAME) monthly Contractors Committee meetings and the National Association of Minority Contractors of Oregon meetings to announce subcontracting opportunities when the prime contractor provides staff with the necessary information. PDC also participates in a number of tradeshow throughout the year (OAME Conference and Tradeshow, Minority Enterprise Development Week Tradeshow and Luncheon, Hispanic Metropolitan Chamber of Commerce contracting and employment tradeshow) where information is made available about any bidding opportunities and staff speaks with M/W/ESB contractors about the ways they can learn about upcoming opportunities (OAME Contractors meeting, PDC website and email distribution lists) and about the different services they can take advantage of because of their certification status (free construction classes at Portland Community College (PCC) and free basic computer classes.)



Housing Opportunities for Persons With AIDS (HOPWA) Program

Consolidated Annual Performance and Evaluation Report (CAPER) Measuring Performance Outcomes

OMB Number 2506-0133 (Expiration Date: 12/31/2010)

The HOPWA CAPER report for formula grantees provides annual information on program accomplishments in meeting the program's performance outcome measure: maintain housing stability; improve access to care; and reduce the risk of homelessness for low-income persons and their families living with HIV/AIDS. This information is also covered under the Consolidated Plan Management Process (CPMP) report and includes Narrative Responses and Performance Charts required under the Consolidated Planning Regulations. The public reporting burden for the collection of information is estimated to average 45 hours per manual response, or less if an automated data collection and retrieval system is in use, along with 68 hours for record keeping, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Grantees are required to report on the activities undertaken only, thus there may be components of these reporting requirements that may not be applicable. This agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number.

Overview. **The Consolidated Annual Performance and Evaluation Report (CAPER) provides annual performance reporting on client outputs and outcomes that enables an assessment of grantee performance in achieving the housing stability outcome measure. The CAPER, in conjunction with the Integrated Disbursement Information System (IDIS), fulfills statutory and regulatory program reporting requirements and provides the grantee and HUD with the necessary information to assess the overall program performance and accomplishments against planned goals and objectives**

HOPWA formula grantees are required to submit a CAPER, and complete annual performance information for all activities undertaken during each program year in the IDIS, demonstrating coordination with other Consolidated Plan resources. HUD uses the CAPER and IDIS data to obtain essential information on grant activities, project sponsors, housing sites, units and households, and beneficiaries (which includes racial and ethnic data on program participants). The Consolidated Plan Management Process tool (CPMP) provides an optional tool to integrate the reporting of HOPWA specific activities with other planning and reporting on Consolidated Plan activities.

The revisions contained within this edition are designed to accomplish the following: (1) provide for an assessment of unmet need; (2) streamline reporting sources and uses of leveraged resources; (3) differentiate client outcomes for temporary/short-term and permanent facility-based assistance; (4) clarify indicators for short-term efforts and reducing the risk of homelessness; and (5) clarify indicators for Access to Care and Support for this special needs population. In addition, grantees are requested to comply with the Federal Funding Accountability and Transparency Act 2006 (Public Law 109-282) which requires federal grant recipients to provide general information for all entities (including subrecipients) receiving \$25,000+ in federal funds.

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Continued Use Periods. Grantees that use HOPWA funds for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for ten years for HOPWA-eligible beneficiaries. For the years in which grantees do not receive and expend HOPWA funding for these activities, the grantee must submit an Annual Certification of Continued Project Operation throughout the required use periods. This certification is included in Part 5 in CAPER.

Final Assembly of Report. After the entire report is assembled, please number each page sequentially.

Filing Requirements. Within 90 days of the completion of each program year, grantees must submit their completed CAPER to the CPD Director in the grantee's State or Local HUD Field Office, and to the

HOPWA Program Office: Office of HIV/AIDS Housing, Room 7212, U.S. Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, D.C. 20410.

Definitions: Facility-Based Housing Assistance: All HOPWA housing expenditures which provide support to facilities, including community residences, SRO dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities approved by HUD.

Grassroots Organization: An organization headquartered in the local community where it provides services; has a social services budget of \$300,000 or less annually; and six or fewer full-time equivalent employees. Local affiliates of national or larger organizations are not considered "grassroots."

Housing Assistance Total: The non-duplicated number of households receiving housing subsidies and residing in units of facilities that were dedicated to persons living with HIV/AIDS and their families that were supported with HOPWA or leveraged funds during this operating year.

In-kind Leveraged Resources: These involve additional types of support provided to assist HOPWA beneficiaries such as volunteer services, materials, use of equipment and building space. The actual value of the support can be the contribution of professional services, based on customary rates for this specialized support, or actual costs contributed from other leveraged resources. In determining a rate for the contribution of volunteer time and services, use the rate established in HUD notices, such as the rate of ten dollars per hour. The value of any donated material, equipment, building, or lease should be based on the fair market value at time of donation. Related documentation can be from recent bills of sales, advertised prices, appraisals, or other information for comparable property similarly situated.

Leveraged Funds: The amount of funds expended during the operating year from non-HOPWA federal, state, local, and private sources by grantees or sponsors in dedicating assistance to this client population. Leveraged funds or other assistance used directly in HOPWA program delivery.

Output: The number of units of housing or households that receive HOPWA housing assistance during the operating year.

Outcome: The HOPWA assisted households who have been enabled to establish or better maintain a stable living environment in housing that is safe, decent, and sanitary, (per the regulations at 24 CFR 574.310(b)) and to reduce the risks of homelessness, and improve access to HIV treatment and other health care and support. The goal that eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care by 2011.

Permanent Housing Placement: A supportive housing service that helps establish the household in the housing unit, including reasonable costs for security deposits not to exceed two months of rental costs).

Program Income: Gross income directly generated from the use of HOPWA funds, including repayments. See grant administration requirements on program income for state and local governments at 24 CFR 85.25, or for non-profits at 24 CFR 84.24.

Short-Term Rent, Mortgage and Utility Payments (STRMU): Subsidy or payments subject to the 21-week limited time period to prevent the homelessness of a household (e.g., HOPWA short-term rent, mortgage and utility payments).

Stewardship Units: Units developed, where HOPWA funds were used for acquisition, new construction and rehabilitation, but no longer receive operating subsidies. Report information for the units subject to the three-year use agreement if rehabilitation is non-substantial, and those subject to the ten-year use agreement if rehabilitation is substantial.

Tenant-Based Rental Assistance: (TBRA): An on-going rental housing subsidy for units leased by the client, where the amount is determined based in part on household income and rent costs. Project-based costs are considered facility-based expenditures.

Total by Type of Housing Assistance/Services: The non-duplicated households assisted in units by type of housing assistance dedicated to persons living with HIV/AIDS and their families or services provided that were supported with HOPWA and leveraged funds during the operating year

**HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)
 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT -
 MEASURING PERFORMANCE OUTCOMES**

OMB Number 2506-0133 (Expiration Date: 12/31/2010)

Part 1: Grantee Executive Summary

As applicable, complete the charts below followed by the submission of a written narrative to questions A through C, and the completion of Chart D. Chart 1 requests general grantee information and Chart 2 is to be completed for each organization selected or designated as a project sponsor, as defined by CFR 574.3. In Chart 3, indicate each subrecipient organization with a contract/agreement of \$25,000 or greater that assists grantees or project sponsors carrying out their activities. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

1. Grantee Information

HUD Grant Number ORH07F001		Operating Year for this report <i>From (mm/dd/yy)</i> 7/1/07 <i>To (mm/dd/yy)</i> 6/30/08		
Grantee Name Bureau of Housing and Community Development, City of Portland				
Business Address		421 SW 6 th Ave., Suite 1100		
City, County, State, Zip		Portland,	OR	97204
Employer Identification Number (EIN) or Tax Identification Number (TIN)		93-6002236	DUN & Bradstreet Number (DUNS) if applicable 966220030	
Congressional District of Business Address		Representative Wu		
*Congressional District(s) of Primary Service Area(s)				
*Zip Code(s) of Primary Service Area(s)				
*City(ies) and County(ies) of Primary Service Area(s)				
Organization's Website Address http://www.portlandonline.com/bhcd/index.cfm?c=26428		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		
Have you prepared any evaluation reports? <i>If so, please indicate the location on an Internet site (url) or attach copy.</i> Copy attached.				

* Service delivery area information only needed for program activities being directly carried out by the grantee

2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

Project Sponsor Agency Name Cascade AIDS Project		Parent Company Name, if applicable		
Name and Title of Contact at Project Sponsor Agency		Kristin Kane, Supportive Housing and CARE Services Manager		
Email Address		kkane@cascadeaids.org		
Business Address		620 SW 5 th Ave., Suite 300		
City, County, State, Zip,		Portland	OR	97205
Phone Number (with area codes)		503-223-5907		Fax Number (with area code) 503-223-7087
Employer Identification Number (EIN) or Tax Identification Number (TIN)		93-0903383		DUN & Bradstreet Number (DUNs) if applicable 180464919
Congressional District of Business Location of Sponsor		Representative Wu		
Congressional District(s) of Primary Service Area(s)				
Zip Code(s) of Primary Service Area(s)		97213, 97201, 97227, 97202, 97230		
City(ies) and County(ies) of Primary Service Area(s)		Multnomah, Clackamas and Washington Counties, OR		
Total HOPWA contract amount for this Organization		\$536,501		
Organization's Website Address http://www.cascadeaids.org/		Does your organization maintain a waiting list? XX <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		
Is the sponsor a nonprofit organization? XX <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>				

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

Subrecipient Name Clark County Public Health		Parent Company (if applicable)		
Name and Title of Contact at Subrecipient	David Heal, Region 6 AIDSNET Coordinator			
Email Address	david.heal@clark.wa.gov			
Business Address	1601 E. Fourth Plain Blvd., 3 rd Floor			
City, State, Zip, County	Vancouver,	WA	98661	
Phone Number (with area code)	360-397-8086		Fax Number (with area code) 360-397-8212	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	91-6001299		DUN & Bradstreet Number (DUNs) if applicable 018302617	
North American Industry Classification System (NAICS) Code				
Congressional District of Location	District 3			
Congressional District of Primary Service Area				
Zip Code of Primary Service Area(s)	98663 98661 98665 98682 98604			
City(ies) and County(ies) of Primary Service Area(s)	Clark			
Total HOPWA Contract Amount	\$125,633			

Subrecipient Name Central City Concern		Parent Company (if applicable)		
Name and Title of Contact at Subrecipient	Sean Hubert, Director of Asset Management			
Email Address	shubert@centralcityconcern.org			
Business Address	709 NW Everett St.			
City, State, Zip, County	Portland,	OR	97209	3517
Phone Number (with area code)	503-525-8483		Fax Number (with area code) 503-228-1696	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	93-0728816		DUN & Bradstreet Number (DUNs) if applicable 054344676	
North American Industry Classification System (NAICS) Code				
Congressional District of Location	District 1 Representative Wu			
Congressional District of Primary Service Area				
Zip Code of Primary Service Area(s)	97213			
City(ies) and County(ies) of Primary Service Area(s)	Multnomah			
Total HOPWA Contract Amount	\$65,993			

A. Grantee and Community Overview

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD’s website. *Note: Text fields are expandable.*

When the 2003-2005 Portland EMA Action Plan for HIV/AIDS Housing Resources was published in November 2003 the estimated gap in households needing a subsidy and housing assistance available was 1,339. That gap has grown to 2,143 households. That is an increase of 60%. Some of the reasons for this increase include an increase in housing prices, small cuts in the HOPWA grant as the cost of living increases, and cuts to other programs including Ryan White Title I, CDBG and HOME entitlements, and changes in both Oregon and Washington states’ Medicaid programs.

The Portland Eligible Metropolitan Statistical Area (EMSA) serves seven-counties in Oregon and Washington. Oregon counties include Multnomah, Clackamas, Columbia, Washington, and Yamhill. Washington counties include Clark and Skamania.

3952 people in the Portland EMSA have HIV/AIDS.

People Living With HIV/AIDS in this EMSA are very low income. 75.7% of PLWH/A live below the Federal Poverty Level (FPL). The FPL is equal to 17% of Median Family Income (FMI). In real dollars, that is \$8,000 per year for one person.

The tools we are using to address the housing needs include new development and rent assistance. Although we are working with the same resources, we are deploying them in different ways.

A. B. Annual Performance under the Action Plan

Provide a narrative addressing each of the following four items:

1. Outputs Reported. Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans.

2. Outcomes Assessed. Assess program goals against actual client outcomes for achieving housing stability, reducing risks of homelessness, and improving access to care. If current year results are lower than the national program targets (80 percent of HOPWA clients maintain housing stability, avoid homelessness and access care), please describe the steps being taken to achieve the national outcome goal in next operating year.

3. Coordination. Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

4. Technical Assistance. Describe any program technical assistance needs and how they would benefit program beneficiaries.

1. Outputs Reported – The goal in the 07-08 Action Plan was to serve 47 clients with TBRA. In 07-08 the actual number served was 41. I do not view this as falling short of the goal. We set a goal of serving 47 clients because the need is much greater than the actual number served. Yet,

there was no increase in TBRA funding nor an increase in funding for Supportive Services. One way to increase the number of clients served is to assist current clients in securing gainful employment, helping them access a Section 8 Choice Voucher, or assisting the client in gaining access to Social Security Disability, if they qualify to free up the Tenant-Based Rental Assistance to be used for a new client. However, the job market is tight, the Section 8 waiting list is closed, and it takes two years or longer for people in Oregon to get through the Social Security Appeals process to be awarded benefits.

The EMSA did meet it's goal of serving 101 clients with PBRA.

Funds were distributed in the following manner between the different eligible activity categories: Rent assistance 25%, Support Services 30%, Housing Development 38%, and Resource Identification 4%. All counties within the EMSA receive either services or funding. Clark County Public Health serves Clark and Skamania Counties, Cascade AIDS Project serves Clackamas, Multnomah, Washington, and Columbia Counties, and the Housing Authority of Yamhill County serves Yamhill County.

2. Outcomes Assessed – Program goals for achieving housing stability, reducing risks of homelessness, and improving access to care were difficult to track because of problems with accessing information from the client database, ServicePoint. However, all programs did exceed national program targets of 80%.
3. Coordination – HOPWA – There are many partnerships between the HOPWA Subrecipients and mainstream organizations. Cascade AIDS Project received substantial number of additional Shelter Plus Care vouchers from the Housing Authority of Portland. CAP entered into an agreement with Central City Concern to provide priority referral to the newly renovated Biltmore Hotel. CAP partnered with the Housing Authority of Portland to have 15 units for elderly with HIV/AIDS at a beautiful new building in NW Portland. CAP also partnered with Luke-Dorf to secure two units of Permanent Supportive Housing at a new development for people with mental illness. Seven women were assisted under the Safety Off the Street program. These women received housing placement, eviction prevention, immediate housing, and connection to medical services. Human Solutions offered two spots for high resource using families for the Homes not Beds program.
4. Technical Assistance – Ongoing technical assistance is always a need and a benefit for HOPWA subrecipients. Training on CAPER reporting would benefit Subrecipients since I am requesting more and more that Subrecipients fill out parts of the CAPER.

Turn over in property management companies and social service organizations is fairly consistent. Although all subrecipients have been trained in correctly calculating the tenant's portion of rent, ongoing annual training is beneficial. The Earned Income Disregard is fairly complicated and not used very often so training is helpful. Also, there are more and more relationships between service providers and housing providers. Training on writing Memorandums of Understanding (MOU's) and which responsibilities should lie with whom will help improve relationships.

B. C. Barriers and Trends Overview

Provide a narrative addressing items 1 through 3. Explain how barriers and trends affected your program's ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

The climate in rental housing has shifted this year and is not expected to improve next year. Rents are increasing and flexible landlords are decreasing. For HOPWA clients, who often have additional issues such as past evictions, criminal convictions, and high debt, this shift is proving more challenging.

Permanent subsidized housing as well as affordable housing continues to be a challenge to secure. Market rate housing continues to rise. People on fixed incomes or unstable incomes are not able to rent market rate housing. Many units in the area rent for higher than fair market rate. Section 8 voucher holders have had a difficult time placing vouchers that meet the local housing authority's payment standard.

<input type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input type="checkbox"/> Housing Availability	<input type="checkbox"/> Rent Determination and Fair Market Rents
<input type="checkbox"/> Discrimination/Confidentiality	<input checked="" type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input type="checkbox"/> Technical Assistance or Training
<input type="checkbox"/> Supportive Services	<input type="checkbox"/> Credit History	<input type="checkbox"/> Rental History	<input type="checkbox"/> Criminal Justice History
<input checked="" type="checkbox"/> Housing Affordability	<input type="checkbox"/> Other, please explain further		

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.

The demographics of HIV/AIDS are changing. There is an increase in the number of women. This naturally increases the number of families with children and creates new challenges for service providers who now must address issues such as childcare, transportation, and employment.

We address these trends by building larger units for families.

There are more people of color being affected with HIV/AIDS. African Americans in the EMA are disproportionately impacted by HIV, accounting for 2.8% of the population, but comprising 8.7% of PLWH/A. Hispanics are 9% of the population, and make up 8.2% of PLWH/A, and constitute 12.1% of all new cases. Native Americans are 0.9% of the population, and make up 1.1% of PLWH/A.

PLWH/A in the EMA have high rates of substance abuse (36.9%) and mental illness (58.6%). Cascade AIDS Project (CAP), one of our service providers implemented the Oregon Housing and Behavioral Health Initiative to assist clients who have a significant mental health diagnosis. Thirty clients will receive housing subsidy, housing case management, and mental health services. Fifteen of those will also receive a Shelter Plus Care voucher.

3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

In 2007, BHCD contracted with Program Design and Evaluation Services (PDES) to evaluate the Portland metropolitan area HOPWA programs. This was the first multi-agency evaluation of HOPWA-funded services in the Portland metropolitan area. The primary purpose of the evaluation was descriptive and included both quantitative and qualitative data. The scope of work included five components: summarizing local research literature and local housing data; description of local HOPWA-funded services; Key informant interviews with housing case managers and clients; Review of charts in order to describe the type and frequency of contact between program staff and clients; and Client satisfaction surveys with clients who received services during the previous year. The report can be found on the BHCD website: <http://www.portlandonline.com/bhcd/index.cfm?c=35255>

D. Unmet Housing Needs: An Assessment of Unmet Housing Needs

In Chart 1, provide an assessment of the number of HOPWA-eligible households that require housing assistance but are not currently served by HOPWA in this service area.

In Line 1, report the total unmet need of the geographical service area, as reported in *Unmet Needs for Persons with HIV/AIDS*, Table 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool. *Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.*

In Rows a through c, enter the number of HOPWA-eligible households by type of housing assistance whose housing needs are not met. For an approximate breakdown of overall unmet need by type of housing assistance refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds.

1. Assessment of Unmet Need for HOPWA-eligible Households

1. Total number of households that have unmet housing needs	= 2143
<i>From Item 1, identify the number of households with unmet housing needs by type of housing assistance</i>	
a. Tenant-Based Rental Assistance (TBRA)	= 1071
b. Short-Term Rent, Mortgage and Utility payments (STRMU)	= 0
c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities	= 1072

2. RECOMMENDED DATA SOURCES FOR ASSESSING UNMET NEED (CHECK ALL SOURCES USED)

X = Data as reported in the area Consolidated Plan, e.g. Table 1B, CPMP charts, and related narratives
= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
= Data from client information provided in Homeless Management Information Systems (HMIS)
= Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on need
= Data from prisons or jails on persons being discharged with HIV/AIDS, if mandatory testing is conducted
X = Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
= Data collected for HIV/AIDS surveillance reporting or other health assessments, e.g. local health department or CDC surveillance data

End of PART 1

PART 2: SOURCES OF LEVERAGING

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars.

[1] Sources of Leveraging		Total Amount of Leveraged Dollars (for this operating year)	
		[2] Housing Assistance	[3] Supportive Services and other non-direct housing costs
1.	Program Income	= \$59,204	= \$56,274
2.	Federal government (please specify):	=	= \$175,446
	Mult. Co. Title I – Part A Funds	=	= \$136,297
	Medicaid Admin. Match	=	= \$54,768
	Medicaid – Case Management Revenue	=	= \$58,004
3.	State government (please specify)	=	=
	DOH - Omnibus	=	= \$90,761
	MVet	=	= \$15,919
		=	=
4.	Local government (please specify)	=	=
	County Contribution	=	= \$13,314
		=	=
		=	=
5.	Foundations and other private cash resources (please specify)	=	=
		=	=
		=	=
		=	=
6.	In-kind Resources	=	=
7.	Resident rent payments in Rental, Facilities, and Leased Units	= \$26,155	=
8.	Grantee/project sponsor (Agency) cash	=	= 57,336
9.	TOTAL (Sum of 1-7)	= \$85,359	= \$658,119

End of PART 2

PART 3: ACCOMPLISHMENT DATA - PLANNED GOAL AND ACTUAL OUTPUTS

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families. *Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.*

1. HOPWA Performance Planned Goal and Actual Outputs

HOPWA Performance Planned Goal and Actual		Output Households				Funding	
		HOPWA Assistance		Non-HOPWA			
		a.	b.	c.	d.	e.	f.
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual
Housing Subsidy Assistance		Output Households					
1.	Tenant-Based Rental Assistance	47	45	251	251	153,337	153,337
2a.	Households in permanent housing facilities that receive operating subsidies/leased units						
2b.	Households in transitional/short-term housing facilities that receive operating subsidies/leased units	2	2	0	0	3,109	3,109
3a.	Households in permanent housing facilities developed with capital funds and placed in service during the program year	4	4	0	0	\$300,524	\$352,865
3b.	Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year						
4.	Short-Term Rent, Mortgage and Utility Assistance						
5.	Adjustments for duplication (subtract)						
6.	Total Housing Subsidy Assistance	53	51	251	251	456,970	509,311
Housing Development (Construction and Stewardship of facility based housing)		Output Units					
7.	Facility-based units being developed with capital funding but not opened (show units of housing planned)	5	5	0	0	\$375,050	\$375,050
8.	Stewardship Units subject to 3 or 10 year use agreements	93	93	0	0		
9.	Total Housing Developed	98	98			\$375,050	\$375,050
Supportive Services		Output Households					
10a.	Supportive Services provided by project sponsors also delivering HOPWA housing assistance	102	102			\$317,053	\$310,336
10b.	Supportive Services provided by project sponsors serving households who have other housing arrangements	0	0			0	0
11.	Adjustment for duplication (subtract)	0	0				
12.	Total Supportive Services	102	102			\$317,053	\$310,336
Housing Placement Assistance Activities							
13.	Housing Information Services	0	0			0	0
14.	Permanent Housing Placement Services	0	0			0	0
15.	Adjustment for duplication	0	0			0	0
16.	Total Housing Placement Assistance	0	0			0	0
Grant Administration and Other Activities							
17.	Resource Identification to establish, coordinate and develop housing assistance resources					\$21,986	\$18,988
18.	Technical Assistance (if approved in grant agreement)					0	0

19.	Grantee Administration (maximum 3% of total HOPWA grant)					\$28,410	\$28,410
20.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)					\$44,223	\$42,778
	Total Expenditures for program year (Sum of rows 6, 9, 12, 16, and 20)					1,193,296	1,237,475

2. Listing of Supportive Services

Report on the use of HOPWA funds for all supportive services. In Rows 1 through 16, provide the (unduplicated) total of all households and expenditures for each type of supportive service for all project sponsors.

Supportive Services		Number of Households Receiving HOPWA Assistance	Amount of HOPWA Funds Expended
1.	Adult day care and personal assistance	0	0
2.	Alcohol and drug abuse services	0	0
3.	Case management/client advocacy/ access to benefits & services	102	\$310,336
4.	Child care and other child services	0	0
5.	Education	0	0
6.	Employment assistance and training	0	0
7.	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310	0	0
8.	Legal services	0	0
9.	Life skills management (outside of case management)	0	0
10.	Meals/nutritional services	0	0
11.	Mental health services	0	0
12.	Outreach	0	0
13.	Transportation	0	0
14.	Other Activity (if approved in grant agreement). Specify:	0	0
15.	Adjustment for Duplication (subtract)	0	
16.	TOTAL Households receiving Supportive Services (unduplicated)	102	\$310,336

End of PART 3

Part 4: Summary of Performance Outcomes

HOPWA Long-term Performance Objective: *Eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care each year through 2011.*

Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)

In Column 1, report the total number of eligible households that received HOPWA housing assistance, by type. In Column 2, enter the number of households continuing to access each type of housing assistance, the following year. In Column 3, report the housing status of all households that exited the program. Columns 2 (Number of Households Continuing) and 3 (Exited Households) summed will equal the total households reported in Column 1. *Note: Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes.*

[A] Permanent Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Assessment: Number of Households Continuing with this Housing (per plan or expectation for next year)		[3] Assessment: Number of Exited Households and Housing Status	
Tenant-Based Rental Assistance	= 41	= 19		1 Emergency Shelter/Streets	=
				2 Temporary Housing	=
				3 Private Housing	= 6
				4 Other HOPWA	=
				5 Other Subsidy	= 13
				6 Institution	=
				7 Jail/Prison	= 1
				8 Disconnected/Unknown	= 3
				9 Death	= 2
Permanent Supportive Housing Facilities/Units	= 97	= 75		1 Emergency Shelter/Streets	=
				2 Temporary Housing	= 3
				3 Private Housing	= 7
				4 Other HOPWA	=
				5 Other Subsidy	=
				6 Institution	=
				7 Jail/Prison	= 1
				8 Disconnected/Unknown	= 9
				9 Death	= 2
[B] Transitional Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Of the Total Number of Households Receiving Housing Assistance this Operating Year		[3] Assessment: Number of Exited Households and Housing Status	
Transitional/Short-Term Supportive Facilities/Units	=	Total number of households that will continue in residences:	=	1 Emergency Shelter/Streets	=
		2 Temporary Housing	=		
		3 Private Housing	=		
		4 Other HOPWA	=		
		5 Other Subsidy	=		
		6 Institution	=		
		7 Jail/Prison	=		
		8 Disconnected/unknown	=		
		9 Death	=		
Total number of households whose tenure exceeded 24 months:	=				

Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness (Short-Term Housing Assistance)

Report the total number of households that received STRMU assistance in Column 1. In Column 2, identify the result of the housing assessment made at time of assistance, or updated in the operating year. (Column 3 provides a description of housing outcomes; therefore, data is not required.) In Row 1a, enter the total number of households served in the prior operating year that received STRMU assistance this year. In Row 1b, enter the total number of households that received STRMU Assistance in the 2 prior operating years that received STRMU assistance this year. *Note: The sum of Column 2 should equal the number of households reported in Column 1.*

Assessment of Households receiving STRMU Assistance

[1] STRMU Housing Assistance	[2] Assessment of Housing Status		[3] HOPWA Client Outcomes
=	Maintain Private Housing without subsidy (e.g. Assistance provided/completed and client is stable, not likely to seek additional support)	=	<i>Stable/Permanent Housing (PH)</i>
	Other Private Housing without subsidy	=	
	Other HOPWA support (PH)	=	
	Other housing subsidy (PH)	=	
	Institution (e.g. residential and long-term care)	=	
	Likely to maintain current housing arrangements, with additional STRMU assistance	=	<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
	Transitional Facilities/Short-term (e.g. temporary or transitional arrangement)	=	
	Temporary/non-permanent Housing arrangement (e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days)	=	
	Emergency Shelter/street	=	<i>Unstable Arrangements</i>
	Jail/Prison	=	
Disconnected	=		
Death	=	<i>Life Event</i>	
1a. Total number of households that received STRMU assistance in the prior operating year, that also received STRMU assistance in the current operating year.			=
1b. Total number of those households that received STRMU assistance in the two (2 years ago) prior operating years, that also received STRMU assistance in the current operating year.			=

Section 3. HOPWA Outcomes on Access to Care and Support

1A. STATUS OF HOUSEHOLDS ACCESSING CARE AND SUPPORT BY PROJECT SPONSORS DELIVERING HOPWA HOUSING ASSISTANCE/HOUSING PLACEMENT/CASE MANAGEMENT

Use Table 1 A for project sponsors that provide HOPWA housing assistance/housing placement with or without case management services. In Table 1A, identify the number of client households receiving any type of HOPWA housing assistance that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. *Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 1C and 1D.*

Categories of Services Accessed	Households Receiving Housing Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	141	<i>Support for Stable Housing</i>
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan..	144	<i>Access to Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan,	141	<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.	61	<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income.	0	<i>Sources of Income</i>

1B. NUMBER OF HOUSEHOLDS OBTAINING EMPLOYMENT

In Table 1B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. *Note: This includes jobs created by this project sponsor or obtained outside this agency.*

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	0	<i>Sources of Income</i>

Chart 1C: Sources of income include, but are not limited to the following (*Reference only*)

<ul style="list-style-type: none"> • Earned Income • Unemployment Insurance • Supplemental Security Income (SSI) • Social Security Disability Income (SSDI) • Veteran's Disability Payment • General Assistance, or use local program name • Temporary Assistance for Needy Families (TANF) income, or use local program name 	<ul style="list-style-type: none"> • Veteran's Pension • Pension from Former Job • Child Support • Alimony or Other Spousal Support • Retirement Income from Social Security • Private Disability Insurance • Worker's Compensation
--	--

Chart 1D: Sources of medical insurance and assistance include, but are not limited to the following (*Reference only*)

<ul style="list-style-type: none"> • MEDICAID Health Insurance Program, or local program name • Veterans Affairs Medical Services • State Children's Health Insurance Program (SCHIP), or local program name 	<ul style="list-style-type: none"> • MEDICARE Health Insurance Program, or local program name • AIDS Drug Assistance Program (ADAP) • Ryan White-funded Medical or Dental Assistance
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2A. STATUS OF HOUSEHOLDS ACCESSING CARE AND SUPPORT THROUGH HOPWA-FUNDED SERVICES RECEIVING HOUSING ASSISTANCE FROM OTHER SOURCES

In Table 2A, identify the number of client households served by project sponsors receiving HOPWA-funded housing placement or case management services who have other and housing arrangements that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 2C and 2D.

Categories of Services Accessed	Households Receiving HOPWA Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	0	<i>Support for Stable Housing</i>
2. Successfully accessed or maintained qualification for sources of income.	0	<i>Sources of Income</i>
3. Had contact with a primary health care provider consistent with the schedule specified in clients individual service plan.	0	<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.	0	<i>Access to Health Care</i>
5. Has contact with case manager, benefits counselor, or housing counselor consistent with the schedule specified in client's individual service plan.	0	<i>Access to Support</i>

2B. NUMBER OF HOUSEHOLDS OBTAINING EMPLOYMENT

In Table 2B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. Note: This includes jobs created by this project sponsor or obtained outside this agency.

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	0	<i>Sources of Income</i>

Chart 2C: Sources of income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> • Earned Income • Unemployment Insurance • Supplemental Security Income (SSI) • Social Security Disability Income (SSDI) • Veteran's Disability Payment • General Assistance, or use local program name • Temporary Assistance for Needy Families (TANF) income, or use local program name 	<ul style="list-style-type: none"> • Veteran's Pension • Pension from Former Job • Child Support • Alimony or Other Spousal Support • Retirement Income from Social Security • Private Disability Insurance • Worker's Compensation
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Chart 2D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> • MEDICAID Health Insurance Program, or local program name • Veterans Affairs Medical Services • State Children's Health Insurance Program (SCHIP), or local program name 	<ul style="list-style-type: none"> • MEDICARE Health Insurance Program, or local program name • AIDS Drug Assistance Program (ADAP) • Ryan White-funded Medical or Dental Assistance
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End of PART 4

PART 5: Worksheet - Determining Housing Stability Outcomes

1. This chart is designed to assess program results based on the information reported in Part 4.

Permanent Housing Assistance	Stable Housing (# of households remaining in program plus 3+4+5+6=#)	Temporary Housing (2)	Unstable Arrangements (1+7+8=#)	Life Event (9)
Tenant-Based Rental Assistance (TBRA)	19	0	4	2
Permanent Facility-based Housing Assistance/Units	7	3	10	2
Transitional/Short-Term Facility-based Housing Assistance/Units				
Total Permanent HOPWA Housing Assistance	26	3	14	4
Reduced Risk of Homelessness: Short-Term Assistance	Stable/Permanent Housing	Temporarily Stable, with Reduced Risk of Homelessness	Unstable Arrangements	Life Events
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)				
Total HOPWA Housing Assistance				

Background on HOPWA Housing Stability Codes

Stable Permanent Housing/Ongoing Participation

3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self sufficient arrangements) with reasonable expectation that additional support is not needed.

4 = Other HOPWA-funded housing assistance (not STRMU), e.g. TBRA or Facility-Based Assistance.

5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, public housing).

6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility).

Temporary Housing

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

Unstable Arrangements

1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).

7 = Jail /prison.

8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

Life Event

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

Tenant-based Rental Assistance: Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item: 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Permanent Facility-Based Housing Assistance: Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Transitional/Short-Term Facility-Based Housing Assistance: Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Tenure Assessment. A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

STRMU Assistance: Stable Housing is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance; Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements. Unstable Situation is the sum of number of households reported under housing status: Emergency Shelter; Jail/Prison; and Disconnected.

End of PART 5

PART 6: Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)

Grantees that use HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years. If non-substantial rehabilitation funds were used they are required to operate for at least three years. Stewardship begins once the facility is put into operation. This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility that had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

1. General information

HUD Grant Number(s) ORH07F001	Operating Year for this report <i>From (mm/dd/yy) To (mm/dd/yy)</i> <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input checked="" type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name Bureau of Housing and Community Development, City of Portland	Date Facility Began Operations (mm/dd/yy)

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	3	

3. Details of Project Site

Name of HOPWA-funded project site	Cascadia Village
Project Zip Code(s) and Congressional District(s)	98663 Congressional District 3
Is the address of the project site confidential?	XX <input type="checkbox"/> Yes, protect information; do not list. <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	Jean Bagley 360-597-0088 jann@accommunities.org

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (with area code)
Dawn Martin Housing Program Specialist	503-823-2378

1. General information

HUD Grant Number(s) ORH07F001	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input checked="" type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name Bureau of Housing and Community Development, City of Portland	Date Facility Began Operations (04/20/2007)

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	4	

3. Details of Project Site

Name of HOPWA-funded project site	Howard House
Project Zip Code(s) and Congressional District(s)	97202 Congressional District 3
Is the address of the project site confidential?	XX <input type="checkbox"/> Yes, protect information; do not list. <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	Maralea Lution 503-231-4866 mlution@catholicchartiesoregon.org

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (with area code)
Dawn Martin, Housing Program Specialist	503-823-2378

HUD Grant Number(s) ORH07F001	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input checked="" type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name Bureau of Housing and Community Development, City of Portland	Date Facility Began Operations (07/20/2007)

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year

Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	12	
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3. Details of Project Site

Name of HOPWA-funded project site	Our House of Portland
Project Zip Code(s) and Congressional District(s)	97214 Congressional District 3
Is the address of the project site confidential?	XX <input type="checkbox"/> Yes, protect information; do not list. <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	Wayne Miya 503-234-0175 waynemiya@comcast.net

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Name & Title of Authorized Official	Signature & Date (mm/dd/yy)
Name & Title of Contact at Grantee Agency <i>(person who can answer questions about the report and program)</i>	Contact Phone (with area code)
Dawn Martin, Housing Program Specialist	503-823-2378
HUD Grant Number(s) ORH07F001	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; XXYr 5 ; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name Bureau of Housing and Community Development, City of Portland	Date Facility Began Operations (mm/dd/yy)

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	3	

3. Details of Project Site

Name of HOPWA-funded project site	Villa Capri
Project Zip Code(s) and Congressional District(s)	97006 Congressional District 3?
Is the address of the project site confidential?	XX <input type="checkbox"/> Yes, protect information; do not list. <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	Tom Benjamin 503-641-5437 tm_ben@intergraonline.com

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

V. Emergency Shelter Grant (ESG)

The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds. Programs funded completely or in part by ESG money are important elements of the Continuum of Care system of homeless services. During the FY 2007-2008, Portland used ESG dollars to provide operating support for the Glisan Street Shelter and the Clark Center (both shelters serving homeless men). ESG also supported operations at Jean's Place, a transitional housing facility and shelter for homeless women. ESG provided operational support for 102 units of alcohol and drug free transitional housing at the Estate and 8 NW 8th. The following is a list of projects funded.

TRANSITION PROJECTS, INC.

GLISAN ST. SHELTER - \$ 69,324

Operational Costs

Provides for operations of the Glisan St. Shelter, a 90-bed shelter for homeless/chronically homeless men.

The ESG funding for Glisan Street Shelter was supplemented with \$144,662 in additional funding via the City of Portland; including City General Funds and \$331,130 in CDBG funding.

CLARK CENTER - \$ 93,018

Operational Costs

Provides for operations of the Clark Center, a 90-bed shelter for homeless/chronically homeless men.

The ESG funding for Clark Center was supplemented with \$136,436 in additional funding via the City of Portland; including City General Funds and \$320,533 CDBG funding.

CENTRAL CITY CONCERN

ALCOHOL AND DRUG FREE COMMUNITIES (ADFC) - \$ 316,404

Operational Costs \$ 145,852

Provides for operations of 102 SRO units of transitional alcohol and drug free housing for homeless single adult men and women in early recovery from chemical dependency.

Essential Services \$119,647

Provides for essential services for the residents in the ADFC program.

The ESG funding for the Alcohol and Drug Free Transitional Housing Program was supplemented with \$50,905 via the City of Portland (General Funds). Central City Concern also receives a McKinney Grant for ADFC.

TABLE OF ESG ACTIVITIES

ITEM	DOLLARS	PERCENTAGES
Renovation, Rehab, Conversion	\$0	0%
Essential Services	\$0	0%
Operational Costs	\$449,978	95%
Homeless Prevention	\$0	0%
Administrative Costs (BHCD)	\$22,498	5%
Total	\$472,476	100%

Additionally, with \$1,804,456 in General Fund and \$ 1,193,321 in CDBG per year invested in homeless program areas for a total of \$2,997,777, the City well exceeds the required match for ESG funded projects.

Exhibit 1. Citizen Comments

Public Notice & Citizen Comments

**City of Portland
2007-2008 Consolidated Annual Performance and Evaluation Report
Notice of Public Hearing and Opportunity to Comment**

**Tuesday, September 16, 2008, 4:00 – 5:00 pm
Bureau of Housing and Community Development
421 SW 6th Avenue, Suite 1100
Portland, OR**

The Portland/Gresham/Multnomah County Consortium's draft *Consolidated Annual Performance and Evaluation Report* (CAPER) for the 2007-2008 fiscal year on activities related to housing and community development will be available for public review and comment September 16, 2008. Public comment will be taken until September 26, 2008.

Copies of the draft *Consolidated Annual Performance and Evaluation Report* (CAPER) may be obtained at the City of Portland's Bureau of Housing and Community Development, 421 SW Sixth, Suite 1100, Portland, OR 97204 or by calling (503) 823-2383. A draft can also be viewed at our website: www.portlandonline.com/bhcd beginning September 15, 2008.

At the hearing listed above, the City of Portland will accept public testimony on performance of programs for low and moderate-income housing, programs serving the homeless, and programs serving people with special needs. No advance sign-up is required.

The City of Portland will make reasonable accommodation for people with disabilities. Please notify us no less than one business days prior to the event by phone 503-823-2375, by the City's TTY at [503-823-6868](tel:503-823-6868), or by the Oregon Relay Service at 1-800-735-2900.

For more information or to comment please contact Stella Martinez, Bureau of Housing and Community Development, 421 SW 6th, Suite 1100, Portland, OR 97204, 503-823-2383, stella.martinez@ci.portland.or.us by September 15, 2008.

This notice was also circulated to the community by the Community Development Network.



**Public Notice
City of Wood Village Residents**

Multnomah County has awarded the City of Wood Village federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2007 through June 30, 2008. Public works projects were consigned in your community during this time.

You may obtain project, beneficiary, and expenditure information through the annual performance report either in writing or on-line by contacting Carol Cade at 503-988-6295, extension 26598. You may submit comments in writing by September 26, 2008 to Multnomah County Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204. All citizen input will be included in the final annual performance report as required by federal regulations.

Please feel free to call 503-988-6295, extension 26598 for any program information.

City of Fairview
City of Wood Village
City of Troutdale

Post Dates: September 09, 2008 through September 26, 2008

CAPER Public Notice 2007-08.doc



**Public Notice
City of Fairview Residents**

Multnomah County has awarded the City of Fairview federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2007 through June 30, 2008. Public works projects have been completed in your community during this time.

You may obtain project, beneficiary, and expenditure information through the annual performance report either in writing or on-line by contacting Carol Cade at 503-988-6295, extension 26598. You may submit comments in writing by September 26, 2006 to Multnomah County Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204. All citizen input will be included in the final annual performance report as required by federal regulations.

Please feel free to call 503-988-6295, extension 26598 for any program information.

City of Fairview
City of Wood Village
City of Troutdale

Post Dates: September 9, 2008 through September 26, 2008

CAPER Public Notice 2007-08.doc



**Public Notice
City of Troutdale Residents**

Multnomah County has awarded East Multnomah County federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2007 through June 30, 2008. Public works projects have been completed in East County during this time.

You may obtain project, beneficiary, and expenditure information through the annual performance report either in writing or on-line by contacting Carol Cade at 503-988-6295, extension 26598. You may submit comments in writing by September 26, 2008 to Multnomah County Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204. All citizen input will be included in the final annual performance report as required by federal regulations.

Please feel free to call 503-988-6295, extension 26598 for any program information.

City of Fairview
City of Wood Village
City of Troutdale

Post Dates: September 09, 2008 through September 26, 2008

CAPER Public Notice 2007-08.doc

Citizen Comments

Notice of Public Hearing and Opportunity to Comment 9/16/08 4:00-5:00

Jean DeMaster, Human Solutions, Executive Director:

It is important to increase the number of families that are served. We hope that BHCD uses the information gathered in the CAPER 2007-2008 to bring balance to the ratio of federal funds that serve homeless families and homeless single adults.

I request that we identify all of the sources for funding to end homelessness for singles and families in one place and one time, and use it in planning. I believe it will show that there is a need for more affordable housing for families from 0-30% MFI. The family system has fewer federal dollars available to use compared to the percent of families in the population than the single adult system. Federal dollars are not equitable for families at this point.

Brenda Jose, Unlimited Choices:

Would like to "thank" Portland, Multnomah and BHCD for 16 years of funding. Over the years Unlimited Choices has spent \$90,000 to assist seniors and disabled residents with home repairs. With a small investment on the front end, residents are able to stay in their homes much longer and some residents are able to stay in their homes until the end of their lives. It is a savings to the tax payers when seniors and/or disabled people are able to stay in their homes as long as possible versus moving into assisted living, foster homes or nursing homes at the cost to tax payers.

Chau MacQueen, Community Energy Project, (CEP):

Multnomah County and the City of Portland provided funds that serve Multnomah County residents with Do it Yourself Weatherization Workshops and basic home repairs. This funding provides a great public service to our low-income community. Approximately 70% of the households served are female head of households with children. Outer Multnomah County households are appreciative of the service in their community.

CEP has requested that Multnomah County and the City provide financial assistance for a language line and assistance with the translation of forms ---maybe even a shared language phone line, to help schedule appointment to better serve our communities.

DeAmico, Community Energy Project, (CEP):

The funds provided to CEP help seniors with basic repairs and weatherization. This service helps seniors save on heating costs and the overall maintenance of their property. It is an excellent resource for people with limited access to resources.