

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Funding in the first year is based on FY 2016-17 allocations. The Consortium conservatively assumes that this amount will be available annually in the remaining four years of the five year plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,758,107	910,000	4,608,399	13,276,506	32,000,000	Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,978,652	218,000	3,909,009	7,105,661	12,000,000	Rental Development, Administration, Homebuyer, TBRA
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,091,788	16,307	0	1,108,095	4,000,000	HOPWA Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	702,193	0	0	702,193	3,000,000	Shelter Services, Rapid Rehousing

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Consortium leverages HUD funds with a variety of local public, as well as private dollars, for housing and community development activities. Some of the leverage includes local Tax Increment Financing, for projects that leveraged non-local funding sources such as Low-Income Housing Tax Credits, State and County funding, and private resources units targeted at low and very low income households. 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.

In the months and years ahead, community-wide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunity resources with housing resources to support our communities' residents experiencing homelessness and housing instability. Leverage includes in kind and private sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

More efforts are being made to identify vacant land owned by the City of Portland, Portland Development Commission, State of Oregon, Multnomah County, and agencies within these jurisdiction that would be appropriate for affordable housing, in-kind leverage, or as another resources for affordable housing. Publically and privately owned buildings, institutions and churches are also identified for temporary housing and shelter partnerships.

Discussion

These revenue estimates are based on FY 2016-17 budget projections, FY 2016-17 federal allocation and actual program income from FY 2015-16.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Choice	2016	2020	Affordable Housing Public Housing	PORTLAND LMA	Increase and preserve affordable housing choice	CDBG: \$7,758,107 HOPWA: \$1,091,788 HOME: \$2,978,652 ESG: \$702,193	Rental units constructed: 500 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit Homeowner Housing Added: 300 Household Housing Unit Homeowner Housing Rehabilitated: 850 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted Other: 2100 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Prevent homelessness and increase stability	2016	2020	Public Housing Homeless Non-Homeless Special Needs	PORTLAND LMA	Basic Services, homelessness prevention/intervene	CDBG: \$7,758,107 HOPWA: \$1,091,788 HOME: \$2,978,652 ESG: \$702,193	Public service activities other than Low/Moderate Income Housing Benefit: 1085 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 3500 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4000 Beds HIV/AIDS Housing Operations: 500 Household Housing Unit
3	Community Economic Development	2016	2020	Non-Housing Community Development	PORTLAND LMA	Community Economic Development	CDBG: \$7,758,107 HOPWA: \$1,091,788 HOME: \$2,978,652 ESG: \$702,193	Jobs created/retained: 2000 Jobs Businesses assisted: 350 Businesses Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Choice
	Goal Description	Increase and preserve affordable housing choice. Affordable housing choice, includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing.
2	Goal Name	Prevent homelessness and increase stability
	Goal Description	Reduce homelessness and increase stability. This goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.
3	Goal Name	Community Economic Development
	Goal Description	Community economic development. This goal includes improving infrastructure, facilities, economic opportunities and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects attached to this action plan are broad categories based on our requested budget. They will be broken down into specific subrecipient contracts, as applicable, at a later point in the process.

#	Project Name
1	FY16-17 Program Administration - CDBG
2	FY16-17 Program Delivery - CDBG
3	FY16-17 Program Administration - HOME
4	ESG16
5	FY16-17 Program Administration - HOPWA
6	FY16-17 Fair Housing Admin - CDBG
7	FY16-17 Section 108 Repayment
8	FY16-17 Economic Opportunity Initiative - Microenterprise
9	FY16-17 Economic Opportunity Initiative - Adult Workforce
10	FY 16-17 Economic Opportunity Initiative - Youth Workforce
11	FY16-17 Housing Development Center
12	FY16-17 New Affordable Housing
13	FY16-17 Preservation Affordable Housing
14	FY16-17 HOME Consortium - Gresham
15	FY16-17 HOME Consortium - Multnomah County
16	FY16-17 Single Family Fin Assist
17	FY16-17 Single Family Home Repair
18	FY16-17 HOME CHDO Operating Contracts
19	FY16-17 HOPWA Subcontracts
20	Carryover affordable housing for 17-18

Table 3 – Project Information

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

We have decided to allocate our CDBG and HOME dollars primarily to rental housing development, because we have a current housing state of emergency in the city of Portland as well as our surrounding HOME consortium members, city of Gresham and unincorporated Multnomah County. The City has also devoted significant local resources to homelessness access and stabilization as well as tenant based rental assistance. We will continue to use CDBG resources for our economic opportunity initiative focusing on microenterprise technical assistance and workforce development.

The Consortium leverages HUD funds with a variety of local public, as well as private dollars, for housing and community development activities. Some of the leverage includes local Tax Increment Financing, for projects that leveraged non-local funding sources such as Low-Income Housing Tax Credits, State and County funding, and private resources units targeted at low and very low income households. 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.

In the months and years ahead, community-wide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunity resources with housing resources to support our communities' residents experiencing homelessness and housing instability. Leverage includes in kind and private sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

More efforts are being made to identify vacant land owned by the City of Portland, Portland Development Commission, State of Oregon, Multnomah County, and agencies within these jurisdiction that would be appropriate for affordable housing, in-kind leverage, or as another resources for affordable housing. Publically and privately owned buildings, institutions and churches are also identified for temporary housing and shelter partnerships.

Discussion

These revenue estimates are based on FY 2016-17 budget projections, FY 2016-17 federal allocation and actual program income from FY 2015-16.

AP-38 Project Summary
Project Summary Information

1	Project Name	FY16-17 Program Administration - CDBG
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: \$1,386,049
	Description	Includes personnel, indirect costs, grants office I/A
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Administrative cap - no beneficiaries to report
	Location Description	
	Planned Activities	
2	Project Name	FY16-17 Program Delivery - CDBG
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: \$316,267
	Description	Personnel - HIPP, NHP, EOI
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This is personnel costs so will be tied to rental housing projects which should have about 50 units added in each of new and preserved affordable housing
	Location Description	Citywide
	Planned Activities	Program delivery for rental housing program
3	Project Name	FY16-17 Program Administration - HOME
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	HOME: \$359,021
	Description	HOME Admin
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Program admin for the HOME program, no beneficiaries to report

	Location Description	Program admin for the HOME program, no beneficiaries to report
	Planned Activities	Program admin for the HOME program, no beneficiaries to report
4	Project Name	ESG16
	Target Area	PORTLAND LMA
	Goals Supported	Prevent homelessness and increase stability
	Needs Addressed	Basic Services, homelessness prevention/intervene
	Funding	ESG: \$702,193
	Description	ESG includes rapid rehousing, shelter, and program administration
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	500 homeless or at risk of homelessness
	Location Description	Citywide
	Planned Activities	Shelter, rapid re-housing
	5	Project Name
Target Area		PORTLAND LMA
Goals Supported		Prevent homelessness and increase stability
Needs Addressed		Basic Services, homelessness prevention/intervene
Funding		HOPWA: \$32,753
Description		HOPWA Admin
Target Date		6/30/2017
Estimate the number and type of families that will benefit from the proposed activities		
Location Description		
Planned Activities		Program administration, no beneficiaries to report
6	Project Name	FY16-17 Fair Housing Admin - CDBG
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Prevent homelessness and increase stability Community Economic Development

	Needs Addressed	Increase and preserve affordable housing choice Basic Services, homelessness prevention/intervene Community Economic Development
	Funding	CDBG: \$718,504
	Description	Includes subrecipient and other budget items
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Fair Housing education, enforcement and advocacy
7	Project Name	FY16-17 Section 108 Repayment
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: \$727,000
	Description	Pay as possible out of Section 108 program income
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Repayment of section 108 loan guarantee program
8	Project Name	FY16-17 Economic Opportunity Initiative - Microenterprise
	Target Area	PORTLAND LMA
	Goals Supported	Community Economic Development
	Needs Addressed	Community Economic Development
	Funding	CDBG: \$510,211
	Description	EOI with PDC and subcontractors
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 businesses of 5 or fewer employees (microenterprise)
	Location Description	Citywide

	Planned Activities	Microenterprise development and training
9	Project Name	FY16-17 Economic Opportunity Initiative - Adult Workforce
	Target Area	PORTLAND LMA
	Goals Supported	Community Economic Development
	Needs Addressed	Community Economic Development
	Funding	CDBG: \$810,000
	Description	EOI with PDC and subcontractors
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	500 individuals targeted
	Location Description	Citywide
	Planned Activities	Workforce development
10	Project Name	FY 16-17 Economic Opportunity Initiative - Youth Workforce
	Target Area	PORTLAND LMA
	Goals Supported	Community Economic Development
	Needs Addressed	Community Economic Development
	Funding	CDBG: \$810,112
	Description	EOI with PDC and subcontractors
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	520 targeted youth individuals
	Location Description	citywide
	Planned Activities	Youth workforce activities
11	Project Name	FY16-17 Housing Development Center
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Community Economic Development
	Needs Addressed	Increase and preserve affordable housing choice Community Economic Development
	Funding	CDBG: \$12,000
	Description	Technical assistance
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	2 CDC's assisted with housing development projects
	Location Description	Citywide
	Planned Activities	Technical assistance
12	Project Name	FY16-17 New Affordable Housing
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: \$2,802,000 HOME: \$1,852,702
	Description	Newly affordable units both HOME and CDBG
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 units each HOME and CDBG per year
	Location Description	Citywide
	Planned Activities	Rental housing development
13	Project Name	FY16-17 Preservation Affordable Housing
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: \$1,628,735
	Description	Preservation of affordable units - CDBG
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 units preserved
	Location Description	Citywide
	Planned Activities	Rental Rehabilitation or Acquisition to preserve affordable units
14	Project Name	FY16-17 HOME Consortium - Gresham
	Target Area	PORTLAND LMA

	Goals Supported	Affordable Housing Choice Prevent homelessness and increase stability
	Needs Addressed	Increase and preserve affordable housing choice Basic Services, homelessness prevention/intervene
	Funding	HOME: \$915,440
	Description	City of Gresham, includes shared costs e.g., Portland administration
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approx 200 households in homebuyer, tenant assistance, and other HOME activities
	Location Description	City of Gresham
	Planned Activities	Homebuyer, TBRA
15	Project Name	FY16-17 HOME Consortium - Multnomah County
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	HOME: \$721,887
	Description	Multnomah County HOME allocation
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	15 households assisted
	Location Description	East Multnomah County
	Planned Activities	TBRA, rental housing development
16	Project Name	FY16-17 Single Family Fin Assist
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: \$672,000
	Description	Down payment assistance and counseling
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	100 families
	Location Description	Citywide
	Planned Activities	Homebuyer education, counseling, down payment assistance Foreclosure prevention
17	Project Name	FY16-17 Single Family Home Repair
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: \$1,098,000
	Description	Rehabilitation, single family homes, CDBG
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	Citywide
	Planned Activities	Single family home repair via direct loans and subrecipient contracting
18	Project Name	FY16-17 HOME CHDO Operating Contracts
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Community Economic Development
	Needs Addressed	Increase and preserve affordable housing choice Community Economic Development
	Funding	HOME: \$120,000
	Description	CHDO Operating allocation, provided to certified CHDOs within a 24 month window of completing a HOME rental project
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA

	Planned Activities	CHDO Operating fund as per HOME rule (no beneficiaries)
19	Project Name	FY16-17 HOPWA Subcontracts
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice Prevent homelessness and increase stability
	Needs Addressed	Increase and preserve affordable housing choice Basic Services, homelessness prevention/intervene
	Funding	HOPWA: \$1,059,035
	Description	Includes Cascade AIDS Project, Clark County Washington, and Central City Concern programs targeted to people with HIV/AIDS
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	200 households will benefit from homelessness prevention and housing services.
	Location Description	Citywide in Portland, Oregon and countywide in Clark County, Washington
	Planned Activities	HOPWA activities
20	Project Name	Carryover affordable housing for 17-18
	Target Area	PORTLAND LMA
	Goals Supported	Affordable Housing Choice
	Needs Addressed	Increase and preserve affordable housing choice
	Funding	CDBG: \$2,829,971 HOME: \$4,945,161
	Description	carryover will be used for affordable housing. Projects have not been selected yet.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Available for affordable housing in FY 2017-18

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Multnomah County’s low-moderate income census tracts and block groups are depicted in the following map. Low-moderate income areas are predominately located on the west side of the river. East Portland and Southeast Portland are largely predominated by low-moderate income areas. The majority of the jurisdictions’ federal resources are dedicated toward serving low-income households and individuals.

Geographic Distribution

Target Area	Percentage of Funds
PORTLAND LMA	30

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Portland Housing Bureau (PHB) investments increase the supply of affordable housing at a time when the area is facing rapidly increasing rents and home prices. Per its Strategic Plan, PHB invests in affordable rental housing development and rehabilitation; services to help people move from homelessness to permanent housing; and in programs that help renters, homeowners and potential home buyer’s access and retain housing. PHB funds are invested primarily through competitive solicitations resulting in contracts and development agreements with community-based non-profit and for-profit organizations. The revenue sources reflected on the map below, from largest to smallest, are Urban Renewal Area (URA) Tax Increment Financing (TIF) funds; federal funds; and City of Portland General Fund dollars. TIF funding is geographically restricted; it must be spent in the URA which generated it. Federal funds are available to spend citywide. PHB’s projects and programs serve very-low and low-income households earning up to 80% of area median income. Location-specific projects funded with TIF or federal funds are reflected on the map. Citywide services – including emergency shelters, homebuyer education, foreclosure prevention, and rent assistance – are categorized in the key as ‘unallocated.’ In FY 2015-16, these ‘unallocated’ funds accounted for about 43% of bureau spending. Investments in the Central City are higher due to investments in large affordable rental projects, including: Miracles Central, a 47-unit project in the Lloyd District; and newly funded 86-unit rental project St. Francis Park in the Central Eastside. Notable investments outside of the central city include: assistance for first-time homebuyers, home repair for low-income seniors, and pre-development of the Grant Warehouse project

Discussion

The City of Portland 2016 Budget Map, above, shows the total spending per user in the Portland geography. The map shows that the most spending per user takes place in the Central City.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The Portland Housing bureau uses local and federal funds to leverage resources for affordable housing. Partners include the housing authority Home Forward, for profit and non-profit developers, especially those organizations with a mission to serve low income households with barriers to housing choice and serve those who are not served by the market.

One Year Goals for the Number of Households to be Supported	
Homeless	4,000
Non-Homeless	400
Special-Needs	500
Total	4,900

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	500
Rehab of Existing Units	150
Acquisition of Existing Units	50
Total	800

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

See AP 20 for a breakdown of activities, service and production outcome indicators.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This section describes what actions the grantee will take in the given program year to carry out the public housing portion of the Strategic Plan. It identifies the manner in which the plan will address the needs of public housing during the program year.

Actions planned during the next year to address the needs to public housing

From 2012 to the present Home Forward has been engaged in its “85 Stories” Initiative. This comprehensive project will rehab 10 high-rise buildings, comprising 85 stories and 1229 units of PH for seniors and people with disabilities in urban neighborhoods. This effort secured the financial and physical health of the buildings which averaged between 30 and 50 years old and needed more than \$80 million in renovations.

Please see previous discussion under MA-25, “Strategy for improving living environment” which discusses the 85 Stories and RAD initiatives

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Home Forward engages its residents in a process which allows them to have a voice in decisions affecting its various housing programs through its Resident Advisory Committee (RAC). The RAC, comprised of 10-20 volunteers who either live in a Home Forward unit or participate in the Section 8 program, holds monthly meetings (with the exceptions of August and December). Public meetings are conducted quarterly. The results of their work are reported to Home Forward’s Board of Commissioners. The committee chair also serves as the Resident Commissioner on the agency’s Board of Commissioners. In addition to the RAC, the agency routinely involves participants and residents on committees specific to a particular redevelopment or to policy issues. For example, residents and participants served on the Community Advisory Committees that guided Home Forward through several HOPE VI redevelopments, and were also involved in shaping Home Forward’s Rent Reform initiative. For additional information please see previous discussion under SP-50, “Activities to increase resident involvements”.

Although Home Forward does not directly provide homeownership opportunities the agency has partnered with the local Habitat for Humanity affiliate on each of its three HOPE VI project, thus helping to provide a number of homeownership opportunities through Habitat’s programs. Additionally, the agency’s GOALS (Greater Opportunities to Advance, Learn, and Succeed) program provides Home Forward participants with ways to set and reach their goal of becoming self-sufficient through five years of dynamic supportive services. The GOALS program has helped many families with job training and referrals, getting a better job or promotion, child care referrals or even owning a home. This program offers a solid pathway for financial independence and self-sufficiency and features creative ways to help participants save money to achieve their long-term goals.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Consortium activities to address homelessness and special needs fall into following categories; income benefits, health, survival and emergency services, access to service and system coordination.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The jurisdiction, under the organization of its Continuum of Care (CoC) has several agencies who conduct street outreach to identify & engage unsheltered persons on the streets, in cars, camps and other locations throughout our full geography. Outreach workers within these agencies use Housing First, trauma-informed approaches to build relationships with vulnerable groups (families, youth, and adults with severe disabilities) interested in accessing resources. Outreach staff also respond to calls for help through the 211 phone line. Participants are entered into HMIS, assessed through coordinated entry and connected to appropriate housing and services. In FY16-17 we will prioritize using rapid rehousing funds (including ESG, CoC, and leveraged local resources) and outreach to landlords to reduce housing placement barriers. Outreach and engagement providers (including law enforcement) meet monthly at an outreach subcommittee of the local CoC Board to discuss challenges and opportunities to improve coordination. The jurisdiction supports low-barrier day access centers that offer food and hygiene supplies for unsheltered people, which are increasingly used as engagement sites for rapid rehousing. The jurisdiction also funds long-standing street-to-home placement directly into permanent supportive housing using leveraged local, HUD CoC, and housing authority resources. In FY16-17 the jurisdiction plans to continue a program piloted in FY15-16 that provides intensive street engagement in partnership with local law enforcement professionals to provide outreach, housing placement and retention support to people experiencing homelessness in high-impact public areas, especially those who present the greatest barriers to housing and are prioritized based on their vulnerability and public impact. The jurisdiction will also continue and expand successful coordinated entry practices.

Addressing the emergency shelter and transitional housing needs of homeless persons

The jurisdiction, under the organization of its Continuum of Care (CoC) conducts annual needs and gaps assessments, which correspond to annual planning for a range of facilities and services that help to address the emergency and transitional housing needs of people experiencing homelessness. The planning occurs primarily through the CoC's Safety off the Streets Workgroup, which recommends investment and policy strategies to the CoC Board and its Executive Committee. The CoC Board is currently considering final draft community program guidelines for a range of homeless services, including emergency shelter and transitional housing that were generated through a broad community engagement process coordinated by the CoC and staffed by national technical assistance providers from CSH. The guidelines describe emergency shelter and transitional housing activities and outline for each: populations served and prioritized, effective practices, and minimum and ideal operating standards.

Investment of resources within this strategic plan, including ESG, HOPWA, and CDBG, are prioritized for investment in aligned activities through direct coordination with the CoC. In FY16-17, the jurisdiction, through its CoC plans to expand available safety off the streets options (including emergency shelter and alternative facilities) by more than 650 beds, including 170 for single women, 160 for people in couples, 50 for people fleeing domestic violence, and 30 for people with severe mental health disabilities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The jurisdiction, through its local Continuum of Care (CoC) tracks length of time homeless using: Homeless Management Information System (HMIS) data, coordinated entry (CE) systems, name registries, CoC- and Emergency Solutions Grant (ESG) project data, and CoC system mapping. Local HMIS data shows we reduced average length of time homeless in shelter from 24 (2014) to 23 days (2015.) Our family CE and Veterans name registry track length of time homeless at intake. The jurisdiction, as HMIS lead, has piloted reports to track time homeless and will comply with HUD system performance guidance when our HMIS vendor releases updated reports. The jurisdiction, through our CoC, will use the following strategies to reduce length of time homeless: expanded partnerships with street outreach, shelters, day centers to increase effective engagement; CE to connect people to diversion and rapid rehousing (RRH) resources; adopting HUD's Notice CPD-14-012 prioritization policy for our permanent supportive housing (PSH) CE pilot; prioritizing beds for chronically homeless (CH) families and individuals at turnover; the Short Term Rent Assistance program which equips shelters and mobile staff with RRH; and the Veterans registry to prioritize VASH based on length of time homeless. Local funding partners (City, County, local housing authority) collaborate extensively with community stakeholders to increase PSH by incenting set aside of PSH units in new and existing housing developments and prioritizing CoC and other funding for development of new PSH units for CH households. The CoC annually applies for additional PSH funding through HUD CoC, VASH, and other sources, and will also reach out to other PSH projects to form agreements to prioritize non-dedicated beds at turnover in the future. Jurisdiction providers have a long history of local investment in RRH activities for families. Since 2005, the Short Term Rent Assistance program consolidates local, state & federal funding (including ESG) and is administered by the local housing authority. In 2014, the CoC launched the Homeless Family System of Care coordinated entry system, which uses a modified F-SPDAT to assess need and prioritize service type and length, with a housing first, assertive engagement approach. Our local housing authority has committed 200 housing choice vouchers (HCV) to prioritize rapid placement of families to leverage CoC- and ESG-funded activities. Local HMIS data shows our CoC retains a high permanent housing retention rate of 93% from 2013-14. Our CoC has piloted vendor recidivism reports for PSH, RRH, and transitional housing (TH) and we'll comply with HUD system performance guidance when our HMIS vendor releases updated reports. To reduce returns to homelessness, we invest in: 1) flexible local housing retention funds to stabilize households who may face temporary crisis that places them at risk; 2) landlord recruitment & guarantee funds to ensure households placed in private market units have additional resources for stability; 3) housing authority has on-site DV advocates to assist HCV & Public Housing

residents to maintain their housing assistance and improve retention; 4) active retention monitoring at 6- and 12-month post subsidy to assess outcomes and provide training for those who don't meet communitywide standards. CoC providers routinely use HMIS to monitor and record episodes of homelessness of those who exit RRH, TH, PSH projects at 3-, 6- and 12-mos. In FY16-17, the jurisdiction, through its CoC expects to increase local funding for housing placement and retention by more than \$12.5 million in order to facilitate placement of an additional 1350 people experiencing homelessness into permanent housing through a range of PSH, RRH and other innovative housing models. Primary priorities will include reducing racial disparities in homelessness and reversing recent increases in homelessness among women.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The jurisdiction, through its Continuum of Care (CoC) funds a range of homelessness prevention and diversion activities that assist households at risk of becoming homeless. We identify risk factors through: direct participation of CoC board members who represent prevention and mainstream systems and provide policy guidance; subcommittees that focus on identifying strategies to improve alignment of prevention resources; and service data analysis from "front door" entities (211info line, shelters, day centers, mainstream services). One CoC subcommittee is improving coordination between hospitals and housing agencies at time of discharge. Referrals to prevention resources occur through our coordinated entry for families at the time of initial screening. Our locally-funded Short Term Rent Assistance program provides eviction prevention for households before they become homeless using a range of state, local, and federal funding. Shelter providers incorporate diversion resources prior to intake with rental assistance and mobile housing retention services. Either the state, the CoC or another entity has established discharge policies that prevent discharges to homelessness across local foster care, health care, mental health care and corrections systems. The jurisdiction, through its CoC coordinates with each system to prevent discharges to homelessness. Over the last two years, local HMIS data show a 2% increase (34% to 36%) of CoC participants exiting with increased income from earned and other sources. The CoC-funded Employment Recovery Project, run by nonprofit Central City Concern, uses a supported employment model to connect adults with multiple barriers (criminal histories, substance abuse) to jobs. Jurisdiction-funded agencies are part of the local Economic Opportunity Program, providing career track training, counseling and job placement through our local Workforce Investment Board, in collaboration with employment providers. The Homeless Benefits Recovery program, led by Central City Concern in partnership with the local Social Security Administration, helps homeless disabled persons unable to work obtain SSI, SSDI & health insurance an average of 14 years faster than typical time. In 2014, the CoC formed a Workforce subgroup to develop priorities for greater employment/housing alignment and improve data analysis at a system-level to inform planning and expansion. The jurisdiction, through our CoC. partners with Worksystems (local WIB), Portland Business Alliance (downtown businesses) and State Dept. of Human Services (TANF, JOBS Works) to increase income opportunities for homeless persons. All three are on the CoC Board and Workforce subgroup.

Worksystems is a main liaison between our CoC and statewide WIOA implementation. They oversee the Economic Opportunity Program which provides career track training, counseling and job placement, and leverages federal funds (DOL, DHHS), local housing funds, jobs through local businesses and community-based case management to achieve successful employment & housing outcomes. The subgroup developed strategies that have committed local support: adding rent assistance to an effective employment program, piloting braided DOL/TANF/local funds to support homeless TANF families, and increasing job opportunities through employers. 75% of our CoC projects regularly connect participants to services provided by mainstream employment partners.

Discussion

Summary of Housing Support Facilities both shelter, transitional and special needs.

In FY16-17, the jurisdiction, through its CoC expects to increase local funding for homelessness prevention and shelter diversion by \$2.5 million in order to facilitate prevention of an additional 1000 people from becoming homeless through additional eviction prevention-focused rent assistance, clinical staff to work with people with disabilities in affordable housing units to prevent eviction, housing stabilization workers to assist patients as they enter and prepare to exit health care facilities, and legal representation for people at risk of homelessness.

Based on the Portland State of Housing report, “the City of Portland funds programs designed to prevent and end homelessness for individuals and families. These programs are provided through contracts with various nongovernmental and other public entities, who perform a range of services that address the diverse needs of people experiencing homelessness. These services include short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing. The local effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners.

The Consortium members fund a number of housing and social service providers to provide housing facilities to non-homeless special need populations. These organizations include Blanchet House of Hospitality, Bradley Angle, Cascade Aids, Project Cascadia, Catholic Charities, Cedar Sinai Park, Central City Concern, City Team Ministries, Community Partners for Affordable Housing, Community Services Inc,

AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	29
Tenant-based rental assistance	31
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	63
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	2
Total	125

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

This sections addresses the Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Portland Housing Bureau faces potential revenue reductions that could affect funding and staffing levels. Tax Increment Financing (TIF), the largest source of direct funding, is projected to decline by more than half over the next few years. That means money for services and operations is threatened. This reality highlights the need to shift our reliance on discretionary general funds, to stable, ongoing income sources. Anticipated actions include allocating significant new investments of local resources for affordable housing development, homelessness prevention and economic opportunity.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion

The Portland Housing Bureau investment priorities include:

- Provide more rental housing for the most vulnerable people.
- Move people quickly from homelessness to permanent housing while preventing families from losing their homes.
- Help Portlanders from communities of color buy a home or keep the home they already own.
- Provide a safety net that includes shelters and other short-term help for low-income Portlanders who are homeless or at risk of homelessness.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Portland is seeing an increase in displacement as a result of households moving to find more affordable housing, including that affordable to working families. The City prioritizes projects to preserve or build affordable housing in areas that assist families achieve self-sufficiency and increase earning capacities and offer services that prevent homelessness. Projects included in the annual plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need, including in language and culturally-appropriate methods. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Portland continues a strong monitoring practice to maximize the efficacy of funded-efforts.

Actions planned to address obstacles to meeting underserved needs

The City of Portland actively supports quality housing that is affordable to all residents. Portland recently completed a market analysis of housing called the State of Housing in Portland. The report shows increasing lack of affordable housing for many household types and especially for low-income households. Annual actions to address housing affordability use the following guiding principles.

1. Provide more rental housing for the most vulnerable people.
2. Move people quickly from homelessness to permanent housing while preventing families from losing their homes.
3. Help Portlanders from communities of color buy a home or keep the home they already own.
4. Provide a safety net that includes shelters and other short-term help for low-income Portlanders who are homeless or at risk of homelessness. The principles recognized early on that concentrations of poverty and minority populations could block access to opportunities, which is reflected in national policies to promote equal opportunities in all neighborhoods (Affirmatively Furthering Fair Housing). The City promotes a diversity of housing types across all neighborhoods and recognizes that publicly-assisted housing is one component. The City is committed to fostering housing options that working individuals and families can afford. The City will look for new opportunities to preserve and expand housing options for all residents, including low-income residents who need ongoing support.

Specific first year actions of Portland's five year Consolidated Plan include the following projects and programs that use both federal and other sources of income.

Create \$1.5M Ongoing General Funded East Portland Rental Rehab Program to preserve existing privately held affordable housing in East Portland to mitigate against risk that these units be lost (e.g. become uninhabitable or get renovated to target higher-income tenants) and to address the percentage

of “rent burdened” households – something experienced disproportionately by communities of color.

- Replace \$1M Lents URA TIF funding with \$1M Ongoing General Fund for Homeownership and Home Retention in order to make these services available outside URA’s and mitigate involuntary displacement, with an emphasis upon people of color and seniors.
- Allocate \$500,000 General Fund for East Portland Home Repair to stabilize households and address a disparity of City investment from both a geographic and racial/ethnic perspective.
- Allocate \$300,000 General Fund Ongoing for homeowner case management citywide. This will allow PHB to address factors contributing to involuntary displacement (such as predatory real estate practices and lending, complications in estate planning and challenges of maintaining a large home) with a focus on communities of color.
- Allocate \$1.5M annual federal grant funding (CDBG/HOME) for rental housing development to increase resources available to be used outside of URA’s. This allows increases PHB’s ability to create and maintain affordability in gentrifying communities and racial/ethnic communities at risk of displacement.
- Allocate \$1M Lents URA funding for rental housing development to preserve and create affordable housing in East Portland – a neighborhood at risk of involuntary displacement, something experienced disproportionately by communities of color.

Actions planned to foster and maintain affordable housing

We envision a Portland where all citizens can find affordable homes in healthy neighborhoods with strong schools, good parks and recreation, healthy natural areas, safe streets and quality food stores; and have equitable access to housing and to the opportunities that safe, stable housing can deliver, free from discrimination. See Attachment B, “Citywide Racial Equity Goals” that inform the City of Portland Goals, Strategies and Actions. Our goal is to increase housing options for low-income people by addressing the largest gaps in affordable housing. To further the objective of quality housing for all segments of the population, the City supports rehabilitation of units to provide permanent accessibility for persons with disability and home repair assistance for lower-income households. In addition, the City provides assistance for lower-income homebuyers in the form of down payment assistance. The City works with the community to affirmatively remove the minority homeownership gap in addition to other racial disparities in equitable enjoyment of and access to housing. The new Enhanced Rental Inspection Program and has been effective and the city is considering expansion of this program. The program results in inspection for compliance with a broad range of habitability standards including fire, life, and safety code violations. Common violations found and corrected are visible mold, inadequate ventilation, illegal heat sources, plumbing disrepair, inoperable smoke detectors, and exposed wiring.

The inspection program is a practical approach to raised expectations for both landlords and tenants.

Actions planned to reduce lead-based paint hazards

For twenty years, PHB has been successfully applying for the HUD Lead Grant, the most recent version of which was awarded (\$3 million) in FY 2012-13 and extends into FY 2015-16. Funding in both FY 2015-16 and 2016-17 will likely be adjusted to ensure expenditure of the full grant. The forecast assumes another successful grant application in 2017. The lead grant services households below 80% AMI, and is focused on remediating lead hazard. This funding can leverage Multnomah County Weatherization Program and the home repair grants PHB community partners administer. Also, PHB's home repair loan, can leverage the lead hazard reduction grant. Program elements of the lead grant include: rehab education, certification of contractors, resource to contain lead based paint hazards in homes of low-income homeowners, home testing and blood testing of children, relocation assistance for families with exposure to lead.

Actions planned to reduce the number of poverty-level families

The City is a partner in the Comprehensive Economic Development Strategy (CEDS) and supports links between industry and education (at the high school and higher education levels), supports diversity in the workplace and in industry, and supports activities raising the skills and employability of underrepresented and disadvantaged populations. The City has invested in youth and adult workforce development, and microenterprise services since 2004 through EOI. PDC administers the microenterprise component and contracts with seven community agencies to provide services. Worksystems, Inc. administers the adult and youth workforce components and contracts with thirteen community agencies to provide services.

The goals of this program are to raise the incomes of very low-income Portland residents through workforce and microenterprise development, focusing on reaching participants who often face multiple barriers to employment, including but not limited to: homelessness, limited English proficiency, criminal histories, drug and alcohol addictions, and lack of educational credentials and basic job preparation skills.

Actions planned to develop institutional structure

The Portland Housing Bureau examined the use of federal grant funds and determined that some adjustments could be made to better match funding sources with programming. Shifting funding for tenant-based rent assistance, homeownership programs, and fair housing programs from federal sources (HOME and CDBG) to ongoing General Fund within the adjusted base also frees up these federal funds for rental housing development, preparing for a robust fall 2016 NOFA.

The budget decisions represent a coordinated and evidence-based effort to align planning goals with program offerings, taking into particular account the need for focused stabilization efforts in East Portland beyond urban renewal boundaries, displacement mitigation (with a particular focus on the implementation of the N/NE Neighborhood Housing Strategy and the associated Preference Policy, as

well as the citywide expansion of multifamily rental programs), and A Home for Everyone implementation. Budget key performance measures are tied to the goals and policies adopted by the Home for Everyone Executive Committee as well as the Draft 2035 Comprehensive Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

In 2013, leadership from the City of Portland, City of Gresham, Multnomah County, and Home Forward created a renewed plan for ending homelessness in our community, called A Home for Everyone: A United Community Plan to End Homelessness in Multnomah County (AHFE). The plan chartered a new coordinating board to provide shared oversight of our community's work to end homelessness. The board is led by an executive committee, comprised of elected officials from Portland, Gresham and Multnomah County; leadership from Home

Forward and Meyer Memorial Trust; as well as representatives from the faith and business community. That Coordinating Board and its Executive Committee, with leadership from local jurisdictions, developed a comprehensive action plan in spring 2015, and implementation is underway. The action plan recommends investments in the most effective strategies, with a goal to reduce homelessness by 50% by 2017, in addition to ensuring that no families, women, or adults with disabilities are unsheltered by the January 2017 homeless street count. HART is fully aligned with the priorities and goals of A Home for Everyone.

The City of Portland is also member of a Regional Fair Housing work group comprised of representatives from the Portland/Vancouver Metro Area that receive federal funding and must deploy that funding in the context of a Fair Housing Assessment and Plan. The jurisdictions and organizations that have chosen to meet are Multnomah County, Clark County, Clackamas County, Washington County, City of Gresham, City of Beaverton, City of Portland, State of Oregon and the Fair Housing Council of Oregon. We recognize that many fair housing issues cross jurisdictional boundaries and may require a regional approach. We meet to learn from each other about how best to meet our federally mandated fair housing planning and implementation.

As noted, the City participates in the Comprehensive Economic Development Strategy (CEDS), as well as in regional transportation planning efforts. Both contain strategies that encompass whole communities and neighborhoods. That includes outreach to residents and businesses. Strategies are cross-cutting recognizing that real opportunity is inclusive – housing, transportation, jobs, shopping, services, and recreation. The City will continue to participate in regional strategies. The City of Portland is a member of the Continuum of Care and will continue to provide input and act on recommendations. Acting alone and with Multnomah County and the City of Gresham, Portland encourages partnerships across public and private sectors. The N/NE Initiative is a prime example of outreach in a community, bringing residents, businesses and outside expertise together to create real solutions in a neighborhood.

- Modify homebuyer assistance programs to focus on foreclosure prevention and assistance and

stabilization of households at risk of displacement.

- Fund a study of housing development costs.
- Seek local source of funding to supplement and replace lost federal funding.
- Enact policies that slow or overcome displacement pressure on low-income communities that want to stay in their community including strategies to modify screening, and marketing to get more inclusive results.
- Supplement projects with local funding for activity that cannot be funded with federal resources.
- Recognize and change regulatory barriers such as fees, taxes, zoning and incentives.
- Invest in education of landlords, renters and homebuyers about their rights and responsibilities.
- Affirmatively address the outcome of historic policies that have led to housing segregation, and inequitable access to community resources, benefits and outcomes.

Discussion

Portland is seeing an increase in displacement of low income families from infrastructure rich neighborhoods, as a result of households moving to find more affordable housing, including housing affordable to working families. The City investments include projects to assist families achieve self-sufficiency and increase earning capacities. Projects included in the annual plan speak to those efforts. In addition, the City works closely with long-term partner providers to reach out to persons in need, including in language and culturally-appropriate methods. Participating in regional transportation and economic efforts, the City seeks to create vibrant hubs and to increase employment, including local entrepreneurs. Portland continues a strong monitoring practice to maximize the efficacy of funded-efforts.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,645,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	1,645,000

Other CDBG Requirements

1. The amount of urgent need activities	100
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The City of Portland does not have any other forms of investment beyond those described in Section 92.205. Section 92.205 captures all the forms we use.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Portland and Multnomah County do not and will not use HOME funds for homebuyer activities for the duration of this Plan. The City of Gresham does use HOME for homebuyers. The City of Gresham uses a “recapture” model for the HOME funds expended to assist homebuyers in the purchase of a new home. Under HOME recapture provisions, financial assistance is provided directly to the buyer or the homeowner and must be repaid, along with a portion of the share of appreciation, further described below, if the property is sold during the affordability period. The seller may sell the property to any willing buyer at any price. Once the HOME funds are repaid to the City of Gresham, the property is no longer subject to any HOME restrictions. The funds returned to the City of Gresham may then be used for other HOME- eligible activities.

*The City of Gresham HOME guidelines are attached in Exhibit D, ESG and HOME guidelines.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See the City of Gresham HOME recapture guidelines in Exhibit D, ESG and HOME guidelines.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No plans at present to use HOME funds to refinance existing funds. To do so, the City of Portland would amend the Action Plan because it is very unusual for to undertake this activity.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

See attached ESG standards in Exhibit D.

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

Our coordinated entry (CE) covers the full CoC area and is based on Assertive Engagement to reduce wait time & client travel and increase access with focus on client choice and housing first. We outreach to service agencies, faith groups, businesses, law enforcement, self-sufficiency programs, hospitals & other discharge agencies to refer to CE. Information is shared in different languages through 211 (info line), websites, social media, emails and community meetings. 211, outreach teams, community centers and providers serve as entry points. Staff meet people where they are (cars, under bridges) and use client-centered approaches to build trust. Population-specific tools are used in HMIS to assess household need and vulnerability (CH, risk of victimization, health), to connect people to resources (diversion, shelter, TH, RRH, PSH, mainstream services.) Youth use a self-sufficiency matrix; families use a modified FSPDAT, DV use a Safety & Stability tool and CH adults use VISPDAT.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Portland currently renews funding for nonprofit agencies carrying out ESG-funded emergency shelter activities, provided that the contractual obligations have been met and project outcomes have been successful. The City may choose to reduce or eliminate funding to an agency that does not meet contractual obligations, or that administers a project that fails to meet outcome goals. If an existing program does not fit with the Bureau's objectives, the agency may be asked to change its program design. The City may also transition to a competitive RFP process. The City does not plan to initiate other large ongoing ESG-funded emergency shelter programs. The City of Portland currently subcontracts all ESG-funded short-term rental assistance funding to Home Forward, which administers the local Short Term Rent Assistance (STRA) Program, using a mix of federal, state, and local funds. Home Forward periodically solicits STRA Program service providers through an open, competitive request for proposals process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Portland City Council is the policy-making entity for the Portland Housing Bureau. Because all members of Portland City Council are democratically elected officials, PHB is unable to meet the homeless participation requirement under § 576.405(a). In order to meet the requirements under § 576.405(b), PHB will consult with homeless and formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under the Emergency Solutions Grant through ongoing consultation with the A Home for Everyone Coordinating Board (the local CoC Board). The local CoC Board and its multiple subcommittees each include participation by multiple people with lived experience of homelessness. One CoC Board subcommittee (the Community Advisory Forum) specifically provides a solutions-driven forum for those with lived experience of homelessness and front-line service

workers to listen and support each other. It also brings consumers, providers and interested community members together to share information, and identify emerging issues and trends.

5. Describe performance standards for evaluating ESG.

In establishing the coordinated Short Term Rent Assistance (STRA) program, the local CoC Board developed two primary performance standards for short-term rent assistance activities under the local Plan to End Homelessness (and subsequently within the CoC): 1) Number of households placed or retained in permanent housing 2) Percentage of assisted households retaining permanent housing at three, six and 12 months post-subsidy

Performance data are recorded by STRA providers in the regional HMIS and reported via the standardized Shared Housing Assessment Report. Cumulative STRA program performance standards for housing retention are 90 percent of assisted households at three month post-subsidy, 80 percent at six months and 70 percent at 12 months. ESG activities will be evaluated using these existing performance standards. As HUD provides a detailed regulatory framework for implementation of the HEARTH Act via the Continuum of Care Interim Rule, PHB and the local CoC will collaborate to develop shared CoC and ESG program performance standards that align with community-level performance standards established through that regulatory framework.

Discussion

All three of our CoC's Consolidated Plan jurisdictions (Portland, Multnomah County, Gresham) are represented on the CoC Board (meets monthly) and its Executive Committee (meets quarterly.) The CoC coordinates with Consolidated Plan jurisdictions through meetings, calls and emails, to organize needs and Action Plan hearings and subcommittee work on strategic planning, outreach, evaluation and system coordination. The CoC devotes 4 hrs/mo. with Portland and Multnomah County, and 2 hrs/qtr. with Gresham. CoC goals from our local homelessness plan align with our Consolidated Plan. Under the 2016-2020 Consolidated Plan, this primarily comes through coordination between the CoC needs assessments and strategic plan and the Consolidated Plan priority need #2 (Need for basic services and for homelessness prevention and intervention) and goal #2 (Reduce homelessness and increase stability), though each of the Consolidated Plan priority needs and goals also aligns with CoC effort (especially those related to affordable housing production and preservation and economic opportunity). The CoC works with all three jurisdictions to engage consumers, neighborhoods and public agencies providing housing, health and social services (including health care agencies and the public housing authority.)

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS (AP90)

The CoC actively solicits and integrates ESG recipient participation in planning, evaluation & reporting. The Portland Housing Bureau (PHB) staffs the CoC Board and is also an ESG grantee and lead agency for the CoC and Portland Consolidated Plan. The CoC gathers input from ESG recipients through

subcommittees, including the data & evaluation subcommittee, to assess needs and guide ESG funding decisions to more effectively end homelessness. Our CoC currently directs ESG to expand capacity of the regional Short Term Rent Assistance program and operate emergency shelter closely aligned with locally- and CoC-funded housing resources. PHB monitors ESG recipients and evaluates project performance using CoC-developed housing placement outcomes collected in the regional homeless management information system (HMIS). Data is analyzed from project-level outcomes, system-wide point-in-time counts of homelessness and HMIS reports and ESG recipient feedback, and ESG-specific policies and procedures are included in the CoC's adopted HMIS policies and procedures. The CoC's data & evaluation subcommittee evaluates outcomes.