

## Expected Resources

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

#### Introduction

Funding in the first year is based on FY 2017-16 allocations. The City of Portland is using its financial forecast to estimate the expected amount available for the upcoming four years. Assumptions for entitlements are that they will be stable for the next four years.

HOPWA 2015 projects ended with \$32,517 unspent. However, we are not allowed in IDIS to spend 2015 money in a 2016 project. This money is currently unallocated and will be allocated to a 2015 project later in the year. We are removing it from the expected resources since it cannot be

tied to an AP-35 project. Same situation with ESG in the amount of \$12,265.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	1,150,000	5,876,513	14,784,620	35,632,428	Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	400,000	5,713,692	9,092,344	13,514,608	Rental Development, Administration, Homebuyer, TBRA

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,091,788	0	0	1,091,788	4,367,152	HOPWA Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	2,808,722	Shelter Services, Rapid Rehousing
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Other	245,666	0	0	245,666	982,664	HMIS program including information system development and administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Financial Assistance Homebuyer assistance Homeowner rehab Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Supportive services TBRA	27,724,136	0	0	27,724,136	103,357,735	Administrative costs funded by the City General Fund & includes fair housing Home for Everyone includes emergency shelter operations, supportive housing services, permanent housing placement, rent assistance Down Payment Assistance and Home Repair

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Increment Financing	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab	85,219,321	0	0	85,219,321	156,246,978	Program Administration for Portland Housing Bureau, Preservation and New Affordable Housing, Down Payment Assistance and Home Repair.
Other	public - federal	Acquisition Homebuyer assistance Homeowner rehab	95,460	0	0	95,460	0	Grant ending in 16-17, Portland is subgrantee to OHCS (state of Oregon)
Other	public - federal	Admin and Planning	14,484	0	0	14,484	57,936	Multnomah County and Gresham pay the City of Portland to coordinate our consolidated plan process.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Homeowner rehab Multifamily rental rehab Other	1,176,491	0	0	1,176,491	4,705,964	Lead Hazard Control Demonstration Grant 2013 has been extended through February 2017.
Other	public - local	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	19,042,575	0	0	19,042,575	14,643,935	The Housing Investment Fund is a local resource comprising several programs largely dedicated to housing development. The 16-17 budget includes possible one time infusion from a bond measure.
Other	public - local	Multifamily rental new construction Multifamily rental rehab	1,861,805	0	0	1,861,805	5,251,750	Proceeds from the Headwaters Apartment Complex partly to service debt and to do improvements, any proceeds after this are applied to rental housing development

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.

#### HOME Match:

Matching funds estimated to equal \$624,232 are required for the HOME program. The members of the HOME consortium will each contribute their *pro rata* share of match. Key sources of match are expected to include local Tax Increment funds; local General Funds; grant funds from the State Housing Trust Fund, value of below market financing using the Oregon Affordable Housing Tax Credit; value of donated property and donated labor; the value of property tax exemptions for low- and moderate-income home ownership properties developed in distressed neighborhoods; the value of property tax exemptions for low- and moderate-income rental housing owned by charitable non-profits and rented to income-qualified tenants; the value of property tax exemptions for low- and moderate-income housing developed under the New Multi-Unit Housing program; the value of building permit fee waivers and system development charge waivers; and the value of contributions from charitable and corporate sources. Although General Fund match may be available, federal regulations do not require a General Fund match for the HOME grant.

ESG Match: Dollar-for-dollar matching funds are required for the ESG program. The source of the \$702,193 match is expected to be General Fund allocated in the Portland Housing Bureau budget to Housing Access & Stabilization programs benefitting people experiencing homelessness.

**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 2017-16 budget projections, FY 2017-16 federal allocation and actual program income from FY 2015-16.

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## 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	Increase and preserve affordable housing choice	2016	2020	Affordable Housing Public Housing	Citywide	Affordable Housing Choice	CDBG: \$4,673,330 HOME: \$4,885,401	Public service activities for Low/Moderate Income Housing Benefit: 2100 Households Assisted Rental units constructed: 1000 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit Homeowner Housing Rehabilitated: 850 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 650 Households Assisted Businesses assisted: 2 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Prevent/reduce homelessness and increase stability	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Basic Services, homelessness prevention/intervene	CDBG: \$718,504 HOPWA: \$1,124,305 HOME: \$947,800 ESG: \$702,193	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 85 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 3707 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4000 Beds HIV/AIDS Housing Operations: 500 Household Housing Unit
3	Infrastructure, facilities and economic opportunity	2016	2020	Non-Housing Community Development	Citywide	Community Economic Development	CDBG: \$2,130,224	Jobs created/retained: 2000 Jobs Businesses assisted: 350 Businesses Assisted

Table 2 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Increase and preserve affordable housing choice
	<b>Goal Description</b>	<p>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.</p> <p><u>One Year Outcomes</u></p> <p>New Rental Housing: 500 Housing Units  Rehabilitated Rental: 150 Housing Units  Rental Households: 650 Households  Homeowner Households: 3,000 Households  Rehabilitated Owner Housing: 850 households  Direct Financial Assistance to Homeowners: 50 households  Homeownership preparation: 2,100 Households</p>

2	<b>Goal Name</b>	Prevent/reduce homelessness and increase stability
	<b>Goal Description</b>	<p>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.</p> <p><u>One Year Outcome Targets</u></p> <p>Homeless Households served in emergency shelter: 4,000 households  Homeless Households placed in permanent housing: 3,500 households  Special Needs households assisted: 500 households  Public service/Legal Service activities: 1,000 households  Mental Health Services: 85 households</p>
3	<b>Goal Name</b>	Infrastructure, facilities and economic opportunity
	<b>Goal Description</b>	<p>Community economic development.</p> <p>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.</p> <p><u>One Year Outcomes</u></p> <p>Business assisted: 350 Businesses  Employment/Training Services: 2,000 Individuals</p>

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## 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 sub recipient contracts, as applicable, at a later point in the process.

Please note that 2015 HOPWA and 2015 ESG carryover will be allocated to existing 2015 projects from the last action plan due to the requirements of IDIS grant based accounting.

#	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
21	FY16-17 Short Term Rent Assistance

Table 3 – Project Information

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

The City of Portland chose to allocate our CDBG and HOME dollars primarily to rental housing development, because there is 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 2017-16 budget projections, FY 2017-16 federal allocation and actual program income from FY 2015-16. As in past years at least 90% of the beneficiaries are anticipated to be low-income. Ninety percent of the City of Portland's Housing portfolio serves households 0 - 60% of the median family income through rent restrictions. Of the 13,197 assisted units, 2,112 of those units are restricted to households earning 0-30% of the area median income.

**AP-38 Project Summary**  
**Project Summary Information**

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<b>1</b>	<b>Project Name</b>	FY16-17 Program Administration - CDBG
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$1,386,049
	<b>Description</b>	Includes personnel, indirect costs, grants office I/A
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	FY16-17 Program Delivery - CDBG
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$316,267
	<b>Description</b>	Personnel - HIPP, NHP, EOI
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Program delivery for rental housing program
<b>3</b>	<b>Project Name</b>	FY16-17 Program Administration - HOME
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	HOME: \$359,021
	<b>Description</b>	HOME Admin (Please note that this year's amount is using carryover funding in the HOME admin subfunds in 2013, 2014 and 2015 years which is why it is over the annual HOME admin cap of 10%)
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Program admin for the HOME program, no beneficiaries to report
<b>4</b>	<b>Project Name</b>	ESG16
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Prevent/reduce homelessness and increase stability

	<b>Needs Addressed</b>	Basic Services, homelessness prevention/intervene
	<b>Funding</b>	ESG: \$702,193
	<b>Description</b>	ESG includes rapid rehousing, shelter, and program administration
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Shelter, rapid re-housing
5	<b>Project Name</b>	FY16-17 Program Administration - HOPWA
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Prevent/reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic Services, homelessness prevention/intervene
	<b>Funding</b>	HOPWA: \$32,753
	<b>Description</b>	HOPWA Admin. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Program administration, no beneficiaries to report

<b>6</b>	<b>Project Name</b>	FY16-17 Fair Housing Admin - CDBG
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Prevent/reduce homelessness and increase stability Infrastructure, facilities and economic opportunity
	<b>Needs Addressed</b>	Affordable Housing Choice Basic Services, homelessness prevention/intervene Community Economic Development
	<b>Funding</b>	CDBG: \$718,504
	<b>Description</b>	Includes subrecipient and other budget items. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Fair Housing education, enforcement and advocacy
<b>7</b>	<b>Project Name</b>	FY16-17 Section 108 Repayment
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$727,000
	<b>Description</b>	Pay as possible out of Section 108 program income

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Repayment of section 108 loan guarantee program
<b>8</b>	<b>Project Name</b>	FY16-17 Economic Opportunity Initiative - Microenterprise
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Infrastructure, facilities and economic opportunity
	<b>Needs Addressed</b>	Community Economic Development
	<b>Funding</b>	CDBG: \$510,112
	<b>Description</b>	EOI with PDC and subcontractors. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 80% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Microenterprise development and training
<b>9</b>	<b>Project Name</b>	FY16-17 Economic Opportunity Initiative - Adult Workforce
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Infrastructure, facilities and economic opportunity
	<b>Needs Addressed</b>	Community Economic Development
	<b>Funding</b>	CDBG: \$810,000
	<b>Description</b>	EOI with PDC and subcontractors. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Workforce development
<b>10</b>	<b>Project Name</b>	FY 16-17 Economic Opportunity Initiative - Youth Workforce
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Infrastructure, facilities and economic opportunity
	<b>Needs Addressed</b>	Community Economic Development
	<b>Funding</b>	CDBG: \$810,112
	<b>Description</b>	EOI with PDC and subcontractors. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	



	<b>Location Description</b>	
	<b>Planned Activities</b>	Youth workforce activities
<b>11</b>	<b>Project Name</b>	FY16-17 Housing Development Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Infrastructure, facilities and economic opportunity
	<b>Needs Addressed</b>	Affordable Housing Choice Community Economic Development
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Technical assistance
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Technical assistance
<b>12</b>	<b>Project Name</b>	FY16-17 New Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$219,328 HOME: \$1,262,295

	<b>Description</b>	Newly affordable units both HOME and CDBG. Over 90% of the City of Portland's housing portfolio serves households below 60% MFI and 16% of those projects are restricted to households below 30% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rental housing development
13	<b>Project Name</b>	FY16-17 Preservation Affordable Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$1,628,735
	<b>Description</b>	Preservation of affordable units - CDBG90% of units serve households below 60% MFI and at least 16% of those units are reserved for households below 30% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rental Rehabilitation or Acquisition to preserve affordable units

<b>14</b>	<b>Project Name</b>	FY16-17 HOME Consortium - Gresham
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Prevent/reduce homelessness and increase stability
	<b>Needs Addressed</b>	Affordable Housing Choice Basic Services, homelessness prevention/intervene
	<b>Funding</b>	HOME: \$915,440
	<b>Description</b>	City of Gresham, includes shared costs e.g., Portland administration
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Homebuyer, TBRA
<b>15</b>	<b>Project Name</b>	FY16-17 HOME Consortium - Multnomah County
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	HOME: \$721,887
	<b>Description</b>	Multnomah County HOME allocation
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	TBRA, rental housing development
<b>16</b>	<b>Project Name</b>	FY16-17 Single Family Fin Assist
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$672,000
	<b>Description</b>	Down payment assistance and counseling
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Homebuyer education, counseling, down payment assistance Foreclosure prevention
<b>17</b>	<b>Project Name</b>	FY16-17 Single Family Home Repair
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice

	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$1,098,000
	<b>Description</b>	Rehabilitation, single family homes, CDBG. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Single family home repair via direct loans and subrecipient contracting
18	<b>Project Name</b>	FY16-17 HOME CHDO Operating Contracts
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Infrastructure, facilities and economic opportunity
	<b>Needs Addressed</b>	Affordable Housing Choice Community Economic Development
	<b>Funding</b>	HOME: \$120,000
	<b>Description</b>	CHDO Operating allocation, provided to certified CHDOs within a 24 month window of completing a HOME rental project
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	CHDO Operating fund as per HOME rule (no beneficiaries)
<b>19</b>	<b>Project Name</b>	FY16-17 HOPWA Subcontracts
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Prevent/reduce homelessness and increase stability
	<b>Needs Addressed</b>	Affordable Housing Choice Basic Services, homelessness prevention/intervene
	<b>Funding</b>	HOPWA: \$1,059,035
	<b>Description</b>	Includes Cascade AIDS Project, Clark County Washington, and Central City Concern programs targeted to people with HIV/AIDS. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	HOPWA activities
	<b>Project Name</b>	Carryover affordable housing for 17-18

<b>20</b>	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$5,876,513 HOME: \$4,885,401
	<b>Description</b>	Carryover will be used for affordable housing. Projects have not been selected yet. These are amounts that will be awarded in this year's NOFA but are unlikely to be in their construction phase before the end of 16-17. This is our normal process for rental housing development and PJ does not anticipate that it will jeopardize its ability to meet HOME commitment or CDBG timeliness deadlines.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	Available for affordable housing in FY 2017-18	
<b>21</b>	<b>Project Name</b>	FY16-17 Short Term Rent Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Prevent/reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic Services, homelessness prevention/intervene
	<b>Funding</b>	HOME: \$947,800
	<b>Description</b>	Tenant Based Rent Assistance, short term rent assistance and other homelessness services and homelessness prevention services.
	<b>Target Date</b>	

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assist 207 households
<b>Location Description</b>	
<b>Planned Activities</b>	Tenant-Based Rent Assistance, homelessness prevention and short term rent assistance.

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## 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

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.

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## 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	0
Non-Homeless	0
Special-Needs	0
Total	0

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	1

**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.

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## **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

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## **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.,

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

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
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
<b>Total</b>	<b>125</b>

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## **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**

In 2017 the City of Portland will fund activities to address the following barriers.

For the three identified needs and goals the main barrier is loss of Federal Resources and the main strategy is to develop local resources for housing development, homelessness prevention and community economic development.

Barriers and strategies to address them in PY 2017

1. **Barrier:** National housing and economic crisis. **Strategy:** Home Forward requested a market rent study which resulted in an increase in the local HUD Fair Market Rents. These kinds of strategies will continue to be pursued to ensure access for low income households into high

opportunity areas.

2. **Barrier:** Federal and local funding shortfalls **Strategy:** Seek local resources to supplement declining Federal resources.

3. **Barrier:** Lack of an affordable housing supply makes impediments to Fair Housing choice more pronounced. **Strategy:** Educate renters and landlords about the recent State law that requires acceptance of rental applications from households with Section 8 vouchers. Identify and implement additional renter protections.

4. **Barrier:** Historic housing policy and investments such as eminent domain seizures and redlining, still influence patterns of racial and ethnic segregation. **Strategy:** Recognize historic disparities and seek legal and policy remedies, including implementing affirmative marketing requirements and investment in underserved communities.

5. **Barrier:** Protected classes still experience illegal housing discrimination especially disabled, racial and ethnic minorities, refugees and immigrants, families, and single female headed household. **Strategy:** Invest in fair housing education and enforcement of fair housing laws.

## 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**

Action to preserve affordable housing units that may be lost from the assisted housing inventory include funding for restructuring debt, loans and grants assistance for rehabilitation of single family homes and multi-family, zoning bonus incentives to preserve affordable housing, and affordability covenants.

The final rehabilitation work on the last two buildings of the 11X13 campaign – Jefferson West Apartments and Bronaugh Apartments – is



concluding in 2016. The 11X13 campaign began in 2008, when the City identified 11 privately owned buildings at risk of losing their affordability by 2013. Because of their highly desirable locations, more than 700 affordable homes were susceptible to being converted to market-rate rentals or sold as condominiums, displacing vulnerable residents. Under the leadership of City Council, PHB launched 11X13, a campaign to preserve the affordability of those buildings subsidized by federal rent assistance contracts with U.S. Department of Housing and Urban Development (HUD) that were set to expire. The City partnered with the HUD, the State of Oregon, the Network for Oregon Affordable Housing (NOAH), local nonprofits and private funders. The coalition worked in close coordination for five years, and this spring, the City announced that it had successfully preserved each of the 11 buildings, requiring 60 years of affordability for 700 homes located in Portland's vibrant and desirable neighborhoods. 11X13 was funded by local, private and federal sources. For every dollar the City invested, we leveraged \$4 in private and \$5 in federal funds. The City invested \$22 million in Community Development Block Grant (CDBG), Section 108 loans, and local urban renewal dollars. This leveraged \$110 million in private investments and more than \$120 million in federal assistance over the next 20 years. The flexibility of CDBG funds was critical in filling financing gaps throughout this campaign. Without CDBG, the \$120 million in federal rent assistance contracts would have been at risk. More importantly, over 700 affordable homes in our community would have been lost.

As the 11X13 campaign concludes the City continues to work to preserve affordable housing that may be lost from the housing inventory. The City recently purchased the Joyce Hotel, one of the last buildings in the Downtown core that provides temporary rooms and shared hostel beds to extremely-low income residents. Despite its being a hotel, some residents have lived in the Joyce for many years as their primary dwelling. Work to preserve and rehabilitate affordable housing in the jurisdictions regulated portfolios is ongoing, with a significant proportion of the rental development budget each year dedicated to rehabilitation of existing units and restructures of loans to allow partners to keep operating affordable units. 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 2017-16 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 2017 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 funding 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. The program specific eligibility requirements for Notices of Funding or other solicitations are outlined on the City of Portland website, <http://www.portlandoregon.gov/phb/60714>.

The Portland Housing Bureau (PHB) supports new housing development and rehabilitation of existing properties, primarily in Portland's Urban Renewal Areas. The main resources are as follows:

- **Opportunity Fund - Updated February 2015**
- Opportunity Fund Notice
- Opportunity Fund Scoring Criteria
- **Direct Financial Assistance Programs for Rental Housing Development:** Learn about low-interest affordable housing development loans, available through an annual NOFA process
- **System Development Charge (SDC) Exemptions:** The SDC Exemption Program assists developers by reducing their development costs

when building affordable housing

- **Limited Tax Exemptions (LTE):** Learn about property tax exemption programs for single-unit homes and multi-family rental units

**Community Development Block Grant Program (CDBG)**  
**Reference 24 CFR 91.220(l)(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	0
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
<b>Total Program Income:</b>	<b>0</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	100
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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(l)(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 G.

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)**

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

See attached ESG standards in Exhibit F.

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.

ESG Program Guidelines established for short term rent assistance are attached as Exhibit F. In reference to HUD's 7/15/2017 monitoring letter, our continuum is in the process of establishing updated ESG guidelines that will be inclusive of shelter services and compliant to

§576.400(e)(1) & (e)(3). The guidelines will be approved and adopted by the A Home for Everyone Coordinating Board, our CoC Board, with an anticipated adoption date of October 2016.

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.

**AP 90 HOPWA**

The method for selecting project sponsors for HOPWA is determined by each of the participating jurisdictions. Portland renews its contract with Cascade Aids Project annually and makes tenant based rental assistance available to other organizations with supportive housing for persons with AIDS.

**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.

## **Expected Resources**

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

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	876,399	0	102,123	978,522	3,155,036	The City does not anticipate program income from CDBG.
Section 108	public - federal	Acquisition Economic Development Housing Public Improvements	650,000	0	0	650,000	0	

Table 7 - 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 City of Gresham alone, and as part of the HOME Consortium with the City of Portland and Multnomah County, makes every effort to leverage HUD grant funds with other public and private investments. Housing development and rehabilitation activities are highly leveraged because public funds are used as “last in” gap financing amounts, which requires that more substantial investments are in place. In the 2014-2015 fiscal year, Gresham leveraged almost four times the amount of CDBG-expended funding from other sources – other federal, state/local, private and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

In the months and years ahead, communitywide efforts will continue to move forward to find increased opportunities to leverage and better align economic opportunities and resources to support housing stability and reduction in homelessness.

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

The City of Gresham does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to the extent practicable.

**Discussion**

## 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	Increase & preserve affordable housing choice	2016	2020	Affordable Housing Public Housing Homeless		Affordable housing choice	CDBG: \$245,100	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Rental units rehabilitated: 34 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Reduce homelessness & increase stability	2016	2021	Homeless Non-Homeless Special Needs		Basic services & homeless prevention/intervention	CDBG: \$232,100	Public service activities other than Low/Moderate Income Housing Benefit: 5215 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 93 Households Assisted Homelessness Prevention: 85 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure, facilities & economic opportunity	2016	2020	Non-Housing Community Development		Community & economic development	CDBG: \$501,322 Section 108: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9218 Persons Assisted

Table 8 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Increase & preserve affordable housing choice
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Reduce homelessness & increase stability
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Infrastructure, facilities & economic opportunity
	<b>Goal Description</b>	

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## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The 2017 Annual Action Plan outlines projects meeting needs identified in the 2016-2020 Consortium Consolidated Plan, opportunities in Gresham and City priorities. Initial project recommendations were made in consultation with the Community Development and Housing Subcommittee which reviewed and evaluated applications. Part of the review process was consideration of the ability of local and regional agencies and partners to successfully achieve objectives and administrative demands, including monitoring. The City Council made the final decisions on projects.

#	Project Name
1	Program Administration
2	El Programa Hispano
3	Living Solutions
4	Rent Assistance Admin-Home Forward
5	Rent Assistance Admin - Human Solutions
6	Willow Tree Transitional Housing
7	AARP Experience Corps Mentoring
8	Adapt A Home
9	Mend A Home
10	Children's Fountain Principal & Interest
11	Pacific Street/Nadaka Park Principal and Interest payment
12	Children's Fountain Prepayment
13	Consolidated Plan/Action Plan Coordination
14	Flashing Beacon Pedestrian Refuge
15	Do It Yourself Weatherization

Table 9 – Project Information

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

The City of Gresham allocates CDBG and HOME funds through a competitive process, with review and input provided by the Community Development and Housing Subcommittee, a 10-person citizen advisory group, along with scoring and review by a technical Advisory Group. Distributions are made in the following prioritized categories: public improvements, housing development/rehabilitation, economic development, and public services. Further, the City gives priority to projects that promote investment in low-income neighborhoods; leverage additional revenue to stimulate private development; achieve multiple affordable housing or other CDBG priorities; work toward revitalization

of the Rockwood Town Center; and, help promote redevelopment of Downtown.

The primary barrier is decreasing funding in light of increasing demands for projects and services. It is challenging, if not impossible, to make significant changes in the face of changing economies and decreasing levels of public support (federal, state and local) for badly needed projects in all categories.

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**AP-38 Project Summary**  
**Project Summary Information**

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1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase & preserve affordable housing choice Reduce homelessness & increase stability Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Affordable housing choice Basic services & homeless prevention/intervention Community & economic development
	<b>Funding</b>	:
	<b>Description</b>	General management, oversight and coordination, staffing of advisory committee (CDHS), contract preparation, environmental review, management of project selection process.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	El Programa Hispano
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness & increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$51,530
	<b>Description</b>	Provide anti-poverty services to 5,100 low-income Latino Gresham residents.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	Living Solutions

<b>3</b>	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness & increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$218,731
	<b>Description</b>	Project provides training, books and materials for 75 low-income program participants.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Rent Assistance Admin-Home Forward
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness & increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$7,000
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	Rent Assistance Admin - Human Solutions
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness & increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$47,173
	<b>Description</b>	
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	Willow Tree Transitional Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness & increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$48,562
	<b>Description</b>	Transitional housing for 13-14 homeless families.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	AARP Experience Corps Mentoring
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness & increase stability
	<b>Needs Addressed</b>	Basic services & homeless prevention/intervention
	<b>Funding</b>	CDBG: \$19,564
	<b>Description</b>	8 seniors will provide mentoring support to at risk kindergarten to 3rd grade students.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	Adapt A Home
	<b>Target Area</b>	

	<b>Goals Supported</b>	Increase & preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable housing choice
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Provides people with disabilities accessibility modifications such as wheelchair ramps, handrails, grab bars, etc.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
9	<b>Project Name</b>	Mend A Home
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase & preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable housing choice
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Provide critical home repair to low and moderate income homeowners.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
10	<b>Project Name</b>	Children's Fountain Principal & Interest
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community & economic development
	<b>Funding</b>	CDBG: \$61,500
	<b>Description</b>	Children's Fountain Principal and Interest Section 108 Loan Payment
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Pacific Street/Nadaka Park Principal and Interest payment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community & economic development
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Section 108 loan principal and interest payment
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	Children's Fountain Prepayment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community & economic development
	<b>Funding</b>	CDBG: \$42,183
	<b>Description</b>	Prepayment of the Section 108 Children's Fountain loan
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	Consolidated Plan/Action Plan Coordination
	<b>Target Area</b>	



	<b>Goals Supported</b>	Increase & preserve affordable housing choice Reduce homelessness & increase stability Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Affordable housing choice Basic services & homeless prevention/intervention Community & economic development
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Payment to City of Portland (PHB) for Consolidated Plan/Annual Action plan coordination. Additionally, staffing of county-wide advisory committee.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>14</b>	<b>Project Name</b>	Flashing Beacon Pedestrian Refuge
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities & economic opportunity
	<b>Needs Addressed</b>	Community & economic development
	<b>Funding</b>	CDBG: \$101,000
	<b>Description</b>	Flashing Beacon and pedestrian refuge at the site of Open School and Boys and Girls Club. Stark Street at 165th Ave.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	Do It Yourself Weatherization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase & preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable housing choice

<b>Funding</b>	CDBG: \$6,000
<b>Description</b>	Workshops for low-income Gresham residents to teach them how to weatherize their homes and provide them with weatherization kits
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	

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## **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**

The City of Gresham has not identified specific geographic target areas for this plan, projects are citywide. Allocations are normally made for projects applicable to low-income persons and/or qualifying low-income neighborhoods. The City has set as a priority investing in community infrastructure development and redevelopment in lower-income neighborhoods to safeguard public health, improve livability and promote economic development. Where possible, funds will be leveraged to make substantial improvements in those areas, including increasing economic opportunities. The City works with regional partners to make significant improvements along transportation corridors and in areas targeted for urban renewal, including Rockwood, the Civic Neighborhood, and Downtown. The City will continue to view projects with the objective maximizing impact from investment.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 10 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

### **Discussion**

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

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

Gresham is seeing an increase in poverty as a result of households moving to find more affordable housing, including that affordable to working families. The City prioritizes 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. Gresham continues a strong monitoring practice to maximize the efficacy of funded-efforts.

#### **Actions planned to foster and maintain affordable housing**

The City of Gresham actively supports quality housing that is affordable to all residents. The Rental Inspection Program has been in place since 2007 and has been a model for other jurisdictions. A modest licensing fee has allowed the City to work with landlords to improve properties over the years. The program results in periodic 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.

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 is also looking forward to improving an array of housing choices for residents in the future. Gresham adopted amendments to the City's Housing Policy in 2013. The Housing Policy project provided new housing data and information on housing trends used to develop housing goals, policies and action measures for Gresham as a whole, Downtown, the Civic Neighborhood and Rockwood. The City is updating this data in the near future. The City is working with partners (Powell-Division Transit and Development Project, Metro, TriMet, the City of Portland, the Oregon Department of Transportation

and Multnomah County) to meet transportation needs of Gresham residents and bring key investments to Gresham. Along with transit elements, plans call for actions for economic development, community enrichment (“placemaking” particularly around hubs), and housing.

The City adopted several guiding principles regarding housing as a guide for affordable housing. In essence these principles recognize that everyone in Gresham deserves a decent, safe and affordable place to live and that sustainable and vibrant communities require a balance of jobs, housing and services. 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.

### **Actions planned to reduce lead-based paint hazards**

The City of Gresham implements its CDBG and HOME programs in compliance with requirements of the Residential Lead-Based Paint Reduction Act. None of the programs or projects currently funded by Gresham provides in excess of \$5,000 in rehabilitation assistance. Notification and visual inspection requirements will be followed for Gresham’s HOME funded homeownership programs. The City of Gresham provides brochures about safe lead practices as part of the homebuyer assistance efforts. Buyers and sellers are required to sign certifications. Inspectors employed in the Rental Inspection Program are trained and certified in safe practices.

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 City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing over \$12 million dollars in lead hazard reduction assistance to over 1,000 low-income households (protecting over 1,200 children from lead poisoning) since 1998. Gresham is a party to the HUD Regional Lead Paint grant administered by the City of Portland.

### **Actions planned to reduce the number of poverty-level families**

The City of Gresham has supported a number of projects over the years, and in the current year, to reduce the level of poverty and increase the capacity of families to earn living wages. Workforce development and training efforts are supported through the Living Solutions program which assists low-income persons to gain job skills and then places those individuals in career-path jobs. The City is also

working with regional partners to improve the transportation system, notably the bus-rapid-transit system (BRT) along Powell and Division and to the employment campuses in northeast Gresham, including Mt. Hood Community College.

The City sponsors a program to encourage small businesses by offering incentives for permits and licenses for remodeling and façade improvements for vacant and some occupied business spaces. The Small Business Center actively assists potential business in Central Rockwood, the Civic Neighborhood or Downtown. To date at least 140 businesses have been helped to the benefit of both the business and the community.

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 Economic Development Traded Sector Jobs Strategy defines the City's vision for targeted job growth and development which relies on existing industry sectors: advanced electronics and specialized machinery and equipment. An integral component is supporting a trained workforce. Part of this development incorporates efforts by WorkSource (WSI) and Mt. Hood Community College which is developing an industry-supporting curriculum in mechatronics (the interface between machines and software).

### **Actions planned to develop institutional structure**

The City of Gresham and East Multnomah County will hold joint, quarterly meetings with service providers to assess current community conditions impacting low- and moderate-income households. These discussions include updates on social services accomplishments in working with the population, as well as, service gaps or needs in the community.

The City of Gresham is a 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.

The City of Gresham continues to strengthen in-house delivery by monitoring sub-recipients annually and by increasing staff development through HUD training and regional coordination.

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

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 Gresham 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 Portland, Gresham encourages partnerships across public and private sectors. Rockwood Speaks is a prime example of outreach in a community, bringing residents, businesses and outside expertise together to create real solutions in a neighborhood.

The City of Gresham and East Multnomah County have both been instrumental in sponsoring the work of the East County Caring Community, which is a community-wide initiative that links, coordinates, and advocates for housing and social services supports for the low- and moderate-income residents of East County. Four area school districts are involved in the effort – Reynolds, Gresham-Barlow, Centennial, and David Douglas.

### **Discussion**



## Program Specific Requirements

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

#### Introduction

Gresham receives HOME funding through the Consortium. During the annual application process, Gresham determines which projects qualify and which projects will receive funding for both CDBG and HOME funds. Gresham and Portland enter into an IGA related to HOME funds and the projects Gresham will be funding for that fiscal year.

#### 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	0
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.	650,000
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
<b>Total Program Income:</b>	<b>650,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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.	100.00%

## Discussion

### Expected Resources

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

##### Introduction

##### Leveraging Funds and Matching Requirements (SP35)

Multnomah County's CDBG program, as part of the HOME Consortium with the city of Portland and city of Gresham, makes every effort to leverage HUD grant funds with other public and private investments. Housing rehabilitation activities are highly leveraged. Multnomah County leveraged almost four times the amount of CDBG-expended funding from other sources – County General Fund, other federal, state/local, private, and in-kind. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds. The Portland Housing Bureau as the Consortium lead makes required matches for use of HOME funds.

##### *Anticipated Use of Publicly-Owned Land/Property (SP35)*

Multnomah County does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to

the extent practicable.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	274,980	0	0	274,980	824,980	Multnomah County's CDBG funds are expended on Public Infrastructure, Admin & Planning, Housing, Public Improvements, and Public Services. We don't make expenditures on Economic Development or Acquisition.

**Table 11 - 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**

Multnomah County's CDBG Policy Advisory Board prioritizes leverage and additional resources in its rating and approval of all Housing Rehabilitation, Public Infrastructure, and Public Services projects. Public Infrastructure projects that are planned in Wood Village and Fairview normally match CDBG funds at 40-50% leverage rate. Public Service and Housing Rehabilitation projects are normally at 50% or higher leverage rate.

**If appropriate, describe publically owned land or property located within the jurisdiction that**

**may be used to address the needs identified in the plan**

Multnomah County does not anticipate the use of publicly-owned land or property in projects currently planned or underway. If those opportunities arise, however, such land and property will be included to the extent practicable.

**Discussion**

N/A

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## 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 Indicators
1	Increase and preserve affordable housing choice	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing Choice	CDBG: \$122,000	Rental units rehabilitated 19 Households Housing Units Homeowners Housing Rehabilitation 21 Households Housing Units
2	Reduce homelessness and increase stability	2016	2020	Homeless Non-Homeless Special Needs		Basic svcs and homeless intervention/prevention	CDBG: \$35,935	Public service activities for Low/Moderate Income Housing Benefit: 54 Households Assisted
3	Infrastructure, facilities, and economic oppor.	2016	2020	Non-Housing Community Development		Community and economic development	CDBG: \$60,679	Public Facilities or Infrastructure Activities for Low/Moderate Income Housing Benefit: 72 Households Assisted

**Table 12 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	Increase and preserve affordable housing choice
	<b>Goal Description</b>	See Portland Consortium content.
2	<b>Goal Name</b>	Reduce homelessness and increase stability
	<b>Goal Description</b>	See Portland Consortium content.
3	<b>Goal Name</b>	Infrastructure, facilities, and economic oppor.
	<b>Goal Description</b>	See Portland Consortium content.

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## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The 2017 Annual Action Plan outlines projects meeting needs identified in the 2016-2020 Consortium Consolidated Plan as well as planning goals identified by the Multnomah County's CDBG Consortium Cities – Wood Village, Fairview, Maywood Park, and Troutdale. Each Consortium city jurisdiction has planning documents in place that outline business, transportation, housing, health, public safety, and parks/recreation priorities. Initial CDBG project recommendations were made by the Multnomah County CDBG Policy Advisory Board (PAB), which is comprised of representatives from each city and county governments. The PAB evaluated staff reviews of each application, heard testimony from each applicant agency, and decided on funding allocations. A major part of this review process was consideration of the ability of project applicant organizations to successfully achieve objectives and administrative demands, including monitoring. The Multnomah County Board of Commissioners will make the final decisions on project funding.

#	Project Name
1	Adapt-A-Home
2	Mend-A-Home
3	Tenant Education (Community Alliance of Tenants)
4	Weatherization Education & Materials (Community Energy Project)
5	I & R Emergency Services (El Programa Hispano)
6	Willow Tree Inn (Human Solutions)
7	Install Fire Hydrant & Water Line (City of Wood Village)
8	Multnomah County CDBG Program Administration
9	Portland Housing Bureau Consolidated Plan Administration
10	Contingency - Public Infrastructure

Table 13 – Project Information

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

The Multnomah County CDBG Consortium allocates CDBG funds through a competitive process, with review and input provided by the Multnomah County Policy Advisory Board (PAB), which is comprised of representatives of the Consortium cities – Fairview, Wood Village, Troutdale and Maywood Park. Multnomah County DCHS Community Services Division staff members conduct the review and rating of applications to ensure project and applicant compliance with CDBG regulations. Distributions are made in the following prioritized categories: Public Services, Housing Development/Rehabilitation, and Public Facilities and Improvements. Staff recommendations are reviewed and approved by the Policy Advisory Board. Final project approval and funding is provided by the Multnomah County Board of Commissioners. The County Consortium gives priority to projects that promote investment in low-income neighborhoods, leverage additional resources for revenue, preserve affordable housing, and

provide social services to low- or moderate-income households. The main obstacle to providing services to all income-eligible individuals and families is the lack of funding and resources to serve all those who are potentially eligible.

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**AP-38 Project Summary**  
**Project Summary Information**

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<b>1</b>	<b>Project Name</b>	Adapt-A-Home
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice Basic svcs and homeless intervention/prevention
	<b>Funding</b>	CDBG: \$58,000
	<b>Description</b>	Adapt renter or owner occupied homes (up to \$3,044 per unit) to make homes permanently accessible to persons with disabilities (below 50% MFI) to keep people with disabilities independent and out of institutions.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Renter and homeowner housing units receive accessibility improvements. Program will serve households at 50% of MFI.
<b>2</b>	<b>Project Name</b>	Mend-A-Home
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	Affordable Housing Choice Basic svcs and homeless intervention/prevention
	<b>Funding</b>	CDBG: \$64,000
	<b>Description</b>	Emergency home repairs for low-income homeowners (up to \$3,077 per unit) to improve housing conditions and habitability.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Emergency home repairs for low-income homeowners to improve housing conditions and habitability. Program will serve households earning up to 80% MFI.
<b>3</b>	<b>Project Name</b>	Tenant Education (Community Alliance of Tenants)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic svcs and homeless intervention/prevention
	<b>Funding</b>	CDBG: \$6,500
	<b>Description</b>	Tenant education to provide support and information to renters who are a experiencing a landlord/tenant dispute, have questions regarding renter's rights, or need Fair Housing information/referral.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Consumers receive information on tenant rights, participate in workshops, learn to conduct self-advocacy, and receive referrals to Fair Housing Council of Oregon.
<b>4</b>	<b>Project Name</b>	Weatherization Education & Materials (Community Energy Project)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	Training sessions to teach people how to weatherize their homes and supplies for low-income households.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Weatherization education workshops will be offered to consumers. Low-income consumers will receive free materials to weatherize their homes.
5	<b>Project Name</b>	I & R Emergency Services (El Programa Hispano)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic svcs and homeless intervention/prevention
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Emergency services and life skills to assist Latinos to overcome short-term crises and to gain knowledge and skills to become more self-sufficient. The project has two crucial services, immediate help to clients in crisis, and informational workshops/life skills classes to avoid future crises.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Emergency services and life skills to assist Latinos to overcome short-term crises and to gain knowledge and skills to become more self-sufficient. The project has two crucial services – immediate help to clients in crisis and informational workshops/life skills classes to avoid future crises.
6	<b>Project Name</b>	Willow Tree Inn (Human Solutions)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Reduce homelessness and increase stability
	<b>Needs Addressed</b>	Basic svcs and homeless intervention/prevention
	<b>Funding</b>	CDBG: \$20,435
	<b>Description</b>	Transitional housing with supportive services to extremely low-income homeless family members with significant barriers to permanent housing. Provides education to improve self-sufficiency and permanent housing stability.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Transitional housing with supportive services to extremely low-income homeless family members with significant barriers to permanent housing. Provides education to improve self-sufficiency and permanent housing stability.
<b>7</b>	<b>Project Name</b>	Install Fire Hydrant & Water Line (City of Wood Village)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities, and economic oppor.
	<b>Needs Addressed</b>	Community and economic development
	<b>Funding</b>	CDBG: \$60,679
	<b>Description</b>	Install new waterlines and fire hydrant in public right of mobile home park to ensure that residents are able to receive fire protection services during fire emergencies.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Install new waterlines and fire hydrant in public right of mobile home park to ensure that residents are able to receive fire protection services during fire emergencies.
<b>8</b>	<b>Project Name</b>	Multnomah County CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Reduce homelessness and increase stability Infrastructure, facilities, and economic oppor.
	<b>Needs Addressed</b>	Affordable Housing Choice Basic svcs and homeless intervention/prevention Community and economic development

	<b>Funding</b>	CDBG: \$48,366
	<b>Description</b>	Increase and preserve affordable housing choice Reduce homelessness and increase stability Improve infrastructure, facilities, and economic opportunities
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	CDBG Program Administration
9	<b>Project Name</b>	Portland Housing Bureau Consolidated Plan Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and preserve affordable housing choice Reduce homelessness and increase stability Infrastructure, facilities, and economic oppor.
	<b>Needs Addressed</b>	Affordable Housing Choice Basic svcs and homeless intervention/prevention Community and economic development
	<b>Funding</b>	CDBG: \$3,500
	<b>Description</b>	IGA with City of Portland to manage the Portland Consortium's Consolidated Plan Administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Intergovernmental Agreement with the City of Portland for administrative and planning tasks related to the Consolidated Plan.
10	<b>Project Name</b>	Contingency - Public Infrastructure
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities, and economic oppor.
	<b>Needs Addressed</b>	Community and economic development

<b>Funding</b>	CDBG: \$4,500
<b>Description</b>	Contingency funds for Public Facilities & Improvement Projects to be completed in FY 16.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	Public facility and improvement projects may exceed their planned budget based on contracting costs, shortened construction season issues, etc. Our plan is to provide contingency funds through amending current IGA agreements in order to respond to unforeseen project expenses that may impact project competition .

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**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

**Geographic Distribution**

Target Area	Percentage of Funds

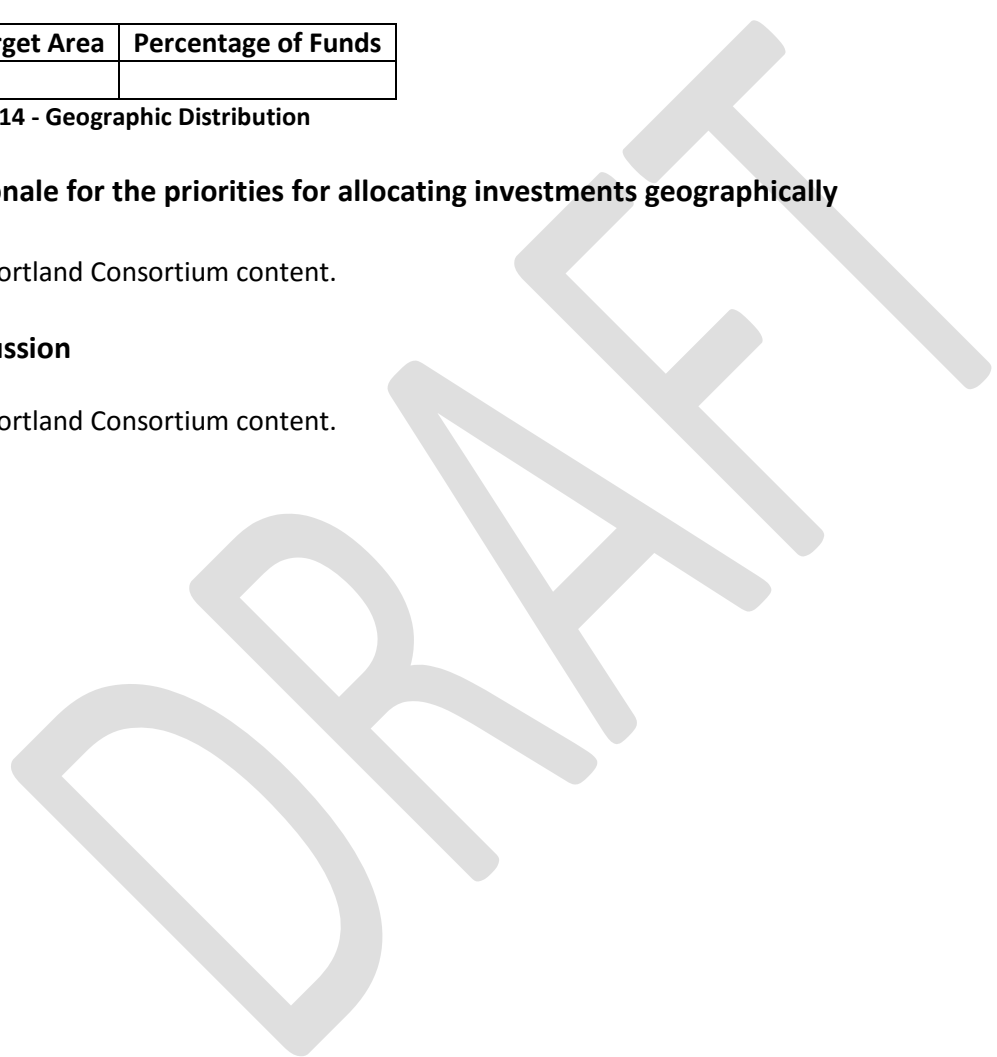
Table 14 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

See Portland Consortium content.

**Discussion**

See Portland Consortium content.





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

### **Introduction**

The gentrification of Portland's neighborhoods and the increase of working poor households have had a major impact on housing affordability in the cities of Maywood Park, Fairview, Wood Village and Troutdale. East Multnomah County is also experiencing a low vacancy rate as are the cities of Portland and Gresham. Low vacancy rates have made it much more difficult to for low and moderate income households to find affordable housing in any of the Multnomah County CDBG Consortium cities. The number of homeless individuals and households with children is also increasing in East County, but the current social services infrastructure struggles to meet the demand for housing and social services.

### **Actions planned to address obstacles to meeting underserved needs**

Multnomah County has budgeted millions of dollars of its FY 2017-16 General Fund resources to help resolve the issue of homelessness. The City of Portland and Multnomah County are also jointly funding the new Joint Office of Homelessness Services (JOHS) to oversee the Continuum of Care and other efforts to assist homeless individuals and families. Multnomah County contracts for public services and housing resources with a variety of non-profit providers and utilizes an array of local, state, federal, and foundation funds to bring services to low and moderate income households.

### **Actions planned to foster and maintain affordable housing**

Multnomah County partners with the City of Portland to develop affordable housing and has executed an IGA with the City of Portland for management of its HOME funds.

### **Actions planned to reduce lead-based paint hazards**

Multnomah County's Health Department conducts lead-based paint hazard reduction services in the community. The Health Department also conducts free lead blood tests for children and treats low income families who have lead-related medical issues.

### **Actions planned to reduce the number of poverty-level families**

The 2014 Poverty in Multnomah County report highlighted the impact of poverty on diverse populations, mapped low-income neighborhoods, and outlined approaches for transitioning people out of poverty. Multnomah County is also a Community Action Agency under the State of Oregon's guidelines and is eligible to administer a number of federal programs to address poverty, including CSBG, Weatherization, and Low-Income Heating & Energy Assistance Program. The Department of County Human Services provides direct service supports to older adults, individuals with developmental disability, and veterans. The Health Department also provides direct medical and dental services to low

income households.

### **Actions planned to develop institutional structure**

Multnomah County has oriented its budget approval process to prioritize coordinated and evidence-based programs that demonstrate tangible results in alleviating the causes and conditions of poverty. Each department also has Research & Evaluation Specialists on staff to assure that public programs are effective and efficient in providing social and housing services. Record and data management systems reinforce this evidence-based approach to service provision.

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

Multnomah County's Schools Uniting Neighborhoods (SUN) has been a national model for bringing together public schools, social service agencies, and local governments to improve economic and social conditions for children, youth and families. SUN programs are in many schools throughout Multnomah County and provide easy access for low income families to seek services or educational supports for their children. SUN's Multnomah Stability Initiative(MSI) funds contracted services with social services provider agencies in all areas of the county. It brings social services and economic supports services to low income households, communities of color, and under-represented populations.

### **Discussion**

## Program Specific Requirements

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

#### Introduction

See Portland Consortium content.

#### 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	0
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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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.	80.00%

## **Discussion**

This overall benefit is calculated for Program Year 16-17.

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