

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

Since 1995, the U.S. Department of Housing and Urban Development (HUD) has required a single consolidated submission for the planning and applications aspects of the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships, and Housing Opportunities for Persons with Aids (HOPWA) formula programs. The multi-year Consolidated Plan and annual Action Plans have replaced the Comprehensive Housing Affordability Strategy (CHAS), the HOME program description, the Community Development plan and the CDBG final statement, and the ESG and HOPWA applications.

The City of Portland is the lead agent for the Consolidated Plan Consortium, which also includes the City of Gresham and Multnomah County. In accordance with HUD regulations, the Consolidated Plan Consortium is required to submit a Consolidated Plan every five years as a condition of receiving four Federal formula grants: Community Development Block Grant, HOME Investment Partnership Grant, Emergency Solution Grant and Housing Opportunities for Persons with AIDS. The Consolidated Plan contains a snapshot of the community's housing and community development needs, identifies local priorities, and establishes the strategies each jurisdiction will use to address those priority needs. The Consolidated Plan also includes five-year numeric goals; each jurisdiction will be expected to measure its progress against those goals in the Consolidated Annual Performance Report filed in the fall. The 2016-2020 Consolidated Plan will be the fifth, five-year plan. Consortium members also submit an annual Action Plan; Action Plan FY 2017-2018 will be submitted this year along with any updates to the Five-Year 2016-2020 Consolidated Plan.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Consolidated Plan establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by CDBG, HOME, HOPWA and ESG programs. Over the five-year period covered by the 2016-2020 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. Each of the federal funding sources have specific program requirements that restrict eligible actions and projects. The Consolidated Plan is required to be

formatted to answer specific questions by HUD about how these federal funds will be spent. The federal program objectives and local housing goals to meet those objectives, are listed below.

- CDBG Program Objectives: Provide decent housing; Create suitable living environments; Expand economic opportunity
- HOME Program Objectives; Expand the supply of decent, safe, sanitary and affordable housing.
- ESG Program Objective: Reduce and prevent homelessness.
- HOPWA Program Objective: Provide housing for persons with HIV/AIDS.

### **Summary of the objectives and outcomes identified in the Consolidated Plan**

As determined in the Needs Assessment and Market Analysis included in this plan, the three broad needs and goals identified are described below:

#### **Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)**

Affordable housing choice, includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, new housing development support, affordable housing development, rental housing rehabilitation and permanent supportive housing.

In the Portland Action Plan the strategic actions call for more funding to be dedicated to housing development and preservation for households 0-60% MFI with a focus on 0-30% MFI households and necessary supportive services.

#### **Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)**

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.

#### **Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)**

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.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Lack of affordable housing remains the leading community concern. While Portland has made significant investments in affordable housing there is still a demonstrated need to increase the housing stock and offer rental assistance. Over the last five years Portland has exceed housing production goals.

#### **Financial and budgetary impacts:**

This second year Action Plan of the Five Year Consolidated Plan will bring over \$12 million dollars in federal grant resources annually for housing, homelessness prevention and community economic development. The Consolidated Plan identifies three investment goals for federal funds. These three goals are:

- 1) Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)
- 2) Basic services & homeless prevention/intervention (Need); Reduce homelessness and increase stability (Goal)
- 3) Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

Over the last year and the last five year plan, the City of Portland has met or exceeded housing production and housing assistance goals as reported in the annual CAPER. Current projects and programs will be expanded when resources are available. New programming and services will be added for renters and low-income homeowners to prevent the economic displacement issues discussed during the Need Hearings.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Consortia follows the federally required Community Participation Plan. This robust public participation strategy included several public hearings in advance of formal consideration and adoption by the jurisdictions. A preliminary draft was made available October 10, 2016 via an announcement in the Daily Journal of Commerce, Gresham Outlook and via the Consortium websites. A second draft was

made available March 27th, 2017 and the public hearings regarding goals, objectives and strategies were held April 8th for Multnomah County, April 5th for the City of Gresham and June 6th for the City of Portland. The Portland City Council reviewed the Action Plan projects June 21st. Gresham City Council reviewed their second year Action Plan July 18th and Multnomah County Commissioners reviewed their second-year Multnomah County Action Plan July 20th. Approximately 20 community members were in attendance at each meeting. The Action Plans are also informed by the initial Five-Year Consolidated Plan planning meetings that included three Fair Housing information meetings, and over ten focus groups with specific cultural, language and geographic communities. Approximately 150 people participated in the Consolidated Plan Need Hearings, 165 in the focus groups and 100 people in the spring Consolidated Plan Action Plan meetings. The hearings and meetings were designed to reach a diverse range of people in terms of race, ethnicity, language, geography, income and culture. We met with low-income renters at their buildings, six linguistically specific groups were organized and several culturally specific groups met. Citizen participation was also encouraged through door knocking, four public meetings about barriers to Fair Housing, and a regional survey to a panel of over twenty thousand people. The focus groups included African Americans, Asian/Pacific Islanders, Hispanics and recent immigrant and refugee groups from Russia, Nepal, Burma, and Somalia. For the Need Hearings special attention was given to making the hearing accessible and known by non-English speaking citizens. The City provided meeting and hearing notices, notice of the draft plans as required by the adopted Community Participation Plan, through a broad range of channels including culturally specific newspapers, newsletters, and emails to interest lists. were sent to several thousand partners and interested parties. Draft plans were made available online and paper version were available at the local libraries and upon request. The Portland Housing Advisory Committee (PHAC) notification lists to approximately 3,000 contacts and the Oregon Opportunity Network's newsletters were used to directly contact interested parties, partners and stakeholders. Notices were also posted on PHB's website, and printed in the DJC, and the Gresham Outlook, Asian Pages, Latino De Hoy and The Skanner. The public involvement process is contained in the Citizen Participation Plan (CPP). The CPP is was adopted in the 2016-2020 Consolidated Plan. The public participation process for this Consolidated Plan follows the CPP guidelines. The current CPP is an exhibit of the current five-year Consolidated Plan and will guide the future public participation processes. Staff also consulted local reports describing community and economic needs.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments were made at the Housing Need Hearing and the Housing Action Plan hearings and summarized in the attached in the Public Comment Exhibit B.

We expect that testimony regarding this plan will call for more affordable housing and policies to preserve existing affordable housing options and housing policy that addresses barriers to housing choice for all protected classes. At the Consolidated Plan and Action Plan hearings we heard that

investing in housing for extremely low income households 0-30% MFI and protections for renters at risk of homelessness is especially critical. Community feedback in the form of testimony, focus groups and surveys, identified stagnant incomes, rising rents, credit screening and criminal background screening, and no-fault evictions, as primary barriers to accessing housing. Participants also identified people most at risk of homelessness were people with low-incomes, mental or physical disabilities, people with addiction problems, and domestic violence survivors, LGBTQ identified, recent immigrants or refugees and people of color. Strategies suggested included culturally specific housing services tailored to the needs of these populations, reducing screening barriers, increasing the supply and location of affordable housing, and increasing household incomes.

The testimony at public hearings reaffirmed findings of the Consolidated Plan need assessment and market analysis, i.e. the need to have actions that address the impact of the rising rents on low-income households, the strong demand for short-term rent assistance, and the need to increase and preserve the number of units of affordable rental housing in the City especially those affordable to households 0-30% MFI. Another issue is the need to address the emerging specific needs of an aging population, and non-English-speaking communities. The social and economic impact of displacement and disparities in housing access for communities of color is also an area of concern.

Some needs described by community members require additional study, including ways to overcome denials due to income ratio guidelines, the need for large-family dwellings to house immigrant and refugee families, and for larger two-bathroom units for families that include persons with disabilities. Other needs will require longer-term planning efforts with other community partners, such as the need for LGBTQ-friendly assisted living facilities, LGBTQ friendly housing for youth at risk of homelessness, housing that addresses mental health needs, increasing homelessness among single women and families with children, criminal background denials, and the various changes to infrastructure needed to accommodate an aging population. PHB staff has raised these issues with Bureau of Planning & Sustainability staff in the Comprehensive Plan process.

Significant comments came from providers that serve people who have experienced domestic violence, and mental health issues. Other needs such as removing barriers to housing access for protected classes will require collective action, partnerships and policies. In the Fair Housing Assessment meetings, committee discussions and key informant interviews enhanced the Consortium's understanding of the nature and extent of housing discrimination today, and will contribute to the creation of a set of strategic recommendations to address barriers to Fair Housing access in the context of our three investment goals.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments were not accepted. Comments were made at the Housing Need Hearing and the Housing Action Plan hearings and summarized in the attached in the Public Comment Exhibit.

## **7. Summary**

HUD regulations also require each Consortium receiving federal housing and community development funds to certify that it is affirmatively furthering fair housing. To ensure that the members of the Consortium are aware of the current level of bias and discrimination in the local housing market, the Consortium is required to submit an Assessment of Fair Housing (AFH) in 2020. Because of major changes in the housing market since 2011, the Portland Consortium will update the 2011 Analysis of Impediments to Fair Housing Choice (AI), within the first year of the 2016-2020 Consolidated Plan. The current 2011 AI describes the barriers to fair housing choice, which remain today, and includes recommendations for actions to address and eliminate them. Most of these recommendations are funded in the FY 2017-2018 Action Plan.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	PORTLAND	Portland Housing Bureau
HOPWA Administrator	PORTLAND	Portland Housing Bureau
HOME Administrator	PORTLAND	Portland Housing Bureau
ESG Administrator	PORTLAND	Portland Housing Bureau

**Table 1 – Responsible Agencies**

**Narrative**

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

This section outlines consultations with public and private agencies that provide housing, social and economic development services through State and local health and child welfare agencies, adjacent governments, HOPWA grantees, the public housing agency, Continuum of Care grantees, Emergency Solution Grant grantees, and public and private agencies concerning housing, and related social programs for homeless, victims of violence, unemployed and publicly funded institutions and systems of care that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and corrections programs. The Portland Consortium includes representatives from the City of Portland, the City of Gresham and Multnomah County. They participate in regional planning efforts concerning all aspect of needs and opportunities covered by this Consolidated Plan, including economic development, transportation, public services, special needs, homelessness, and housing. Needs far exceed resources so the Consortium members have worked together to make decisions and set long-term priorities. Coordination within the Cities also consisted of input and review from the Portland Housing Advisory Commission, the Fair Housing Advocacy Committee, the Federal Funding Oversight Committee, the City of Gresham Community Development and Housing Subcommittee and the Multnomah County Policy Advisory Board. Coordination with Home Forward and Housing, service-providing agencies, and other stakeholders are described below. Their comments and input are reflected in discussions throughout this Consolidated Plan.

The Need Hearing and Action Plan outreach plan included several hearings and types of coordination with agencies. Coordination with corrections programs did not take place. There was coordination with FHCO, Home Forward, the Joint Office for Homeless Services regarding corrections ex-offender reentry housing issues. Business and Civic leaders and industry partners are typically contacted through email notices to over 3,000 individuals and organizations. Coordination took place on a regular basis through the quarterly meeting of the Fair Housing Advocacy Committee. This 18 member committee has representatives of owner associations, renter advocacy groups, Fair Housing advocates, social service providers, public and non-profit housing providers, the housing authority, government agencies such as the Joint Office of Homelessness and representatives from our culturally specific organizations. In addition to email notices, notices were published in the DJC, Portland Tribune, Asian Pages and Gresham Outlook. Gresham's 30-day comment period for the 19-20 Annual Action plan was from April 13-May 13. Notice was published in The Outlook on April 13th, 2018 and the DJC 4/23/18. Notice was again published June 5th in the DJC related to public hearings. The City also posted on the City's web-page 4/13/18.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Representatives of the Consortium of the City of Portland, City of Gresham and Multnomah County participate in regional planning efforts concerning all aspects of needs and opportunities covered by this Consolidated Plan, including housing, public services, homelessness, special needs, economic development and transportation. Significant resources are jointly planned and administered for homelessness prevention, emergency housing and supportive services. Coordination efforts and planning processes are reflected in discussions throughout this Consolidated Plan. In preparing the Consolidated Plan, the Consortium has consulted with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons).

These consultations have occurred in the course of regularly-occurring meetings of the Portland Housing Advisory Commission, A Home for Everyone coordinating board, the Fair Housing Advocacy Committee, Healthy Homes Coalition, Oregon Opportunity Network in special meetings and hearings sponsored by the City of Portland, the City of Gresham and Multnomah County and in specially noticed Consolidated Plan hearings. Consultation occurred with both housing and service providers; Home Forward (formerly Housing Authority of Portland); homeless persons; people with disabilities; and organizations that provide services to homeless families, people with alcohol or drug addictions, people with developmental disabilities, HIV affected families, the elderly, homeless adults, children and families and people with mental illness. Many provided additional testimony at the public hearings. (Please see Appendix A.)

The Consortium consulted with state and local health agencies regarding lead paint issues. Child welfare agencies do not have a role in lead hazard identification or abatement in Multnomah County. For this plan the Consortium met specifically, or within the course of everyday business, with each of the required public and private agencies.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

All three of our Consolidated Plan jurisdictions (Portland, Multnomah County, and Gresham) are represented on the Continuum of Care (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 to work on strategic planning, outreach, evaluation and system coordination. All of the jurisdictions support the Continuum's priorities focusing on the needs of the most vulnerable populations including chronically homeless persons, unaccompanied youth, families with children, and veterans, among others. The CoC is part of a coordinated effort called "A Home for Everyone." The A Home for Everyone Plan calls for assessment and rapid placement in appropriate housing, reducing vulnerability and increasing stability.

CoC goals from Consortium 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 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.) The CoC specifically looks at the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. The CoC is working on a single point of entry system, it has been successful at addressing veteran homelessness, and the CoC is using its experience to address other special need homeless populations.

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

The Portland Consortium work closely with the Collaborative Applicant of the Continuum of Care (planning for allocation and use of Emergency Solutions Grant (ESG) funds). ESG policies and procedures were created and are updated periodically in cooperation with the Consortium. Guidelines ensure that ESG subrecipients are operating programs consistently across eligible activities. Performance is reviewed by all three entities. The Collaborative Applicant (City of Portland) is also the HMIS lead and works closely with Multnomah County to maximize use of HMIS resources and to draw data for reports on project performance and program outcomes.

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 to provide direction for project- and system-level performance improvements.

The responsibility for implementing the Plan will rest with the Portland Housing Bureau, Gresham's Community Development Department, Multnomah County Department of Human Services and Home Forward. However, implementation cannot proceed without the involvement and support of several public and private agencies. The following list describes the various institutions, businesses and agencies responsible for the delivery of housing and economic opportunity services in the region. Each description of a product and market segment is not intended to be a complete account of activities for each entity.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	MULTNOMAH COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Multnomah County is a primary partner for homelessness services and consulted for these plans.
2	<b>Agency/Group/Organization</b>	GRESHAM
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Gresham staff coordinate and consult with the Portland Consortium regarding these plans.
3	<b>Agency/Group/Organization</b>	Joint Office of Homeless Services
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Office of Homeless Services is funded by Multnomah County and the City of Portland for the provision of homeless services, programs and strategies and they were consulted regarding these plans..
4	<b>Agency/Group/Organization</b>	Home Forward
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

5	<b>Agency/Group/Organization</b>	El Programa Hispano Catolico
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	El Programa Hispano Catolico was consulted through Gresham and the Fair Housing Advocacy Committee.
6	<b>Agency/Group/Organization</b>	AFRICAN AMERICAN ALLIANCE FOR HOMEOWNERSHIP
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	African American Alliance for Homeownership was consulted for housing actions.
7	<b>Agency/Group/Organization</b>	NATIVE AMERICAN YOUTH ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Housing Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Native American Youth and Family Services was consulted regarding homeownership outreach and services.
8	<b>Agency/Group/Organization</b>	INTERNATIONAL REFUGEE CENTER OF OREGON
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Regional organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The International Refugee Center of Oregon was consulted on projects and programs.
9	<b>Agency/Group/Organization</b>	Community Alliance of Tenants
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Alliance of Tenants (CAT) was consulted in projects and programs.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The organizations listed are not an exhaustive list of organizations consulted in the course of creating projects and programs. Most consultations are specific to an investment activity. No consultations were rejected. Numerous opportunities were made for public testimony.



**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Multnomah County	Multnomah County and the City of Portland jointly plan and implement housing and services for people at risk of homelessness.
Comprehensive Plan	Bureau of Planning and Sustainability	The Comprehensive plan is a 20 year plan to accommodate future population growth. These plans are expected to complement each other
Moving To Work	Home Forward	The Housing Authority Plan outlines strategies to overcome barriers to housing stability
2011 Analysis of Impediments to Fair Housing	Portland Housing Bureau	Strategies to address displacement, and housing discrimination barriers to housing choice.
A Home For EveryoneL A United Community Plan	Joint Office of Homeless Services	Affordable housing choice (Need); Increase and preserve affordable housing choice (Goal)Basic services & homeless prevention/intervention (Need
Community Economic Development Plan	Prosper Portland	Community and economic development (Need); Infrastructure, facilities, economic opportunity (Goal)

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

**Joint Office of Homeless Services**

In FY 2016-17, the City of Portland and Multnomah County together invested \$47.3 million to create a new Joint Office of Homeless Services, combining resources to achieve an ambitious goal established by the A Home for Everyone(AHFE) collaborative: reduce by half Portland’s unmet housing need by June 2017. The goal was premised on 2015Homeless Point in Time count data; the 2017 Homeless Point in Time count will provide updated data to better understand the progress made towards this goal as well as current system needs and trends. The 2017 count was completed in February of this year. The results were published in 2018. Now the Joint Office is preparing for the 2019 PIT.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

For the Need Hearings special attention was given to making the hearing accessible and known by non-English speaking citizens.

The City provided meeting and hearing notices, notice of the draft plans as required by the adopted Community Participation Plan, through a broad range of channels including newspapers and emails to interested parties. Draft plans were made available online and paper version was available at the Portland Housing Bureau upon request. Notices were also posted on PHB's website, and printed in the DJC, and the Gresham Outlook, Asian Pages, Latino De Hoy and The Skanner.

The Consortia follows the federally required Community Participation Plan. This robust public participation strategy included several public hearings in advance of formal consideration and adoption by the jurisdictions. A preliminary draft was made available April 13th, 2018 and the public hearings regarding goals, objectives and strategies were held March 23 and May 9th, 2018 for Multnomah County, May 17th for the City of Gresham and June 5th for the City of Portland. The Portland City Council reviewed the Action Plan projects June 27th. Gresham City Council reviewed their third-year Action Plan June 19th and Multnomah County Commissioners reviewed their third-year Multnomah County Action Plan June 28th. The Action Plans are also informed by the initial Five-Year Consolidated Plan planning meetings that included three Fair Housing information meetings, and over ten focus groups with specific cultural, language and geographic communities.

The City of Portland, City of Gresham and Multnomah County conducted joint Community Need Hearings in the Fall of 2017. The first hearing conducted on October 26th was designed to reach community members whose primary language was Spanish. The second hearing facilitated by the Portland Housing Bureau was conducted on November 2nd was directed to all residents of Portland, with a focus on East Multnomah County. The third hearing November 8th, sponsored by Gresham and Multnomah County was directed to Gresham and East County as a whole. Comments about Community Need for the Spanish language group were varied. Many of the comments were focused in affordable housing, lack mental health services and the need for more youth programs. The group described the need for habitability, affordability and tenant rights. The comments received from the attendees on November 10th also focused on rental housing challenges and skill development for living wage employment. Transportation challenges in Gresham and East County were highlighted because many felt public transportation was inadequate for the growing population in the area.

Comment cards completed by participants at the Fall 2017 hearings reflected the verbal comments described above and highlighted concerns for infrastructure improvements that support community safety – sidewalks, street lighting, etc.

The public involvement process is contained in the Citizen Participation Plan (CPP). The CPP is was adopted in the 2016-2020 Consolidated Plan. The public participation process for this Consolidated Plan follows the CPP guidelines. The current CPP is an exhibit of the current five-year Consolidated Plan and will guide the future public participation processes.

Staff also consulted local reports describing community and economic needs

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Meeting	Non-English Speaking - Specify other language: Spanish	<p>There were approximately 60 attendees for the joint Gresham/Multnomah County needs assessment meetings, and an additional 30 at the Portland Need hearing in East Multnomah County. The hearings were held 10/26/17, 11/2/17, and 11/8/17. <a href="https://www.portlandoregon.gov/phb/article/660556">https://www.portlandoregon.gov/phb/article/660556</a></p>	<p>Although comments were varied, most attendees cited the lack of affordable housing as the primary issue. Additionally, there was much discussion about the lack of services (mental health and youth) and lighting and sidewalks.</p>	<p>No comments were not accepted.</p>	<p><a href="https://www.portlandoregon.gov/phb/article/660552">https://www.portlandoregon.gov/phb/article/660552</a></p>
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**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Funding in the third year is based on FY 2019-20 allocations. The City of Portland is using its financial forecast to estimate the expected amount available for the upcoming two years. Assumptions for entitlements are that they will be relatively stable for the next two years.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	8,590,688	2,368,029	3,599,288	14,558,005	17,242,824	Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services and homeowner repair.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	4,134,231	400,000	137,425	4,671,656	6,462,012	Rental Development, Administration, Homebuyer, TBRA

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,409,247	0	0	1,409,247	2,184,000	Housing Services for Persons With AIDS (HOPWA) Services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	701,174	0	0	701,174	1,396,886	Shelter Services, Rapid Rehousing.supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Other	245,666	0	0	245,666	491,332	HMIS program including information system development and administration

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	22,568,509	0	0	22,568,509	47,451,665	Administrative costs funded by the City General Fund includes fair housing A 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 1				Expected Amount Available Remainder 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	82,614,748	0	0	82,614,748	65,460,171	Program Administration for Portland Housing Bureau, Preservation and New Affordable Housing, Down Payment Assistance and Home Repair.
Other	public - federal	Admin and Planning	12,228	0	0	12,228	24,456	Multnomah County and Gresham pay the City of Portland to coordinate our consolidated plan process.
Other	public - federal	Homeowner rehab Multifamily rental rehab Other	970,514	0	0	970,514	2,693,350	Lead Hazard Control Demonstration Grant 2018 has been extended through January 2021.
Other	public - local	Acquisition Admin and Planning	3,600,000	0	0	3,600,000	6,000,000	General obligations bonds and other locally procured financing used to acquire and construct affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	10,475,121	0	0	10,475,121	8,694,644	The Housing Investment Fund is a local resource comprising several programs largely dedicated to housing development.

**Table 2 - 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.

**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 2019-20 budget projections, FY 2019-20 federal allocation and actual program income from FY 2017-18.

## 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: \$9,838,761 HOME: \$4,080,006	Public service activities other than Low/Moderate Income Housing Benefit: 2100 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 650 Households Assisted Rental units constructed: 500 Household Housing Unit Rental units rehabilitated: 150 Household Housing Unit Homeowner Housing Rehabilitated: 850 Household Housing Unit Direct Financial Assistance to Homebuyers: 11 Households Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Infrastructure, facilities and economic opportunit	2016	2020	Non-Housing Community Development	Citywide	Community Economic Development	CDBG: \$2,074,582	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Businesses assisted: 350 Businesses Assisted
3	Prevent/reduce homelessness and increase stability	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Basic Services, homelessness prevention/intervene	CDBG: \$712,700 HOPWA: \$1,409,247 ESG: \$701,174	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 3500 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4000 Beds Homelessness Prevention: 85 Persons Assisted HIV/AIDS Housing Operations: 500 Household Housing Unit

Table 3 – 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>	Infrastructure, facilities and economic opportunit
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Prevent/reduce homelessness and increase stability
	<b>Goal Description</b>	<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>



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

### Introduction

The 2018 Annual Action Plan outlines projects meeting needs identified in the 2016-2020 Consortium Consolidated Plan, opportunities in Portland and City priorities. Initial project recommendations were made in consultation with the Portland Housing Advisory Commission which serves as the Portland Housing Bureau budget advisory committee. 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.

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

#	Project Name
1	FY19-20 Program Administration - CDBG
2	FY19-20 Program Delivery - CDBG
3	FY19-20 Program Administration - HOME
4	ESG18
5	FY19-20 Program Administration - HOPWA
6	FY19-20 Fair Housing Admin - CDBG
7	FY19-20 Section 108 Repayment
8	FY19-20 Economic Opportunity Initiative - Microenterprise
9	FY19-20 Economic Opportunity Initiative - Adult Workforce
10	FY 19-20 Economic Opportunity Initiative - Youth Workforce
11	FY19-20 Housing Development Center
12	FY19-20 New Affordable Housing
13	FY19-20 Preservation Affordable Housing
14	FY19-20 HOME Consortium - Gresham
15	FY19-20 HOME Consortium - Multnomah Co
16	FY19-20 Single Family Fin Assist
17	FY19-20 Single Family Home Repair
18	FY19-20 HOME CHDO Operating Contracts
19	FY19-20 HOPWA Subcontracts
20	Carryover Affordable Housing for 19-20

**Table 4 – 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 2019-20 budget projections, FY 2019-20 federal allocation and actual program income from FY 2017-18. 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**

1	<b>Project Name</b>	FY19-20 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: \$1,183,962
	<b>Description</b>	Includes personnel, indirect costs, grants office I/A
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	NA
2	<b>Project Name</b>	FY19-20 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: \$197,898
	<b>Description</b>	Personnel - HIPPA, NHP, EOI
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	NA
3	<b>Project Name</b>	FY19-20 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: \$299,621
	<b>Description</b>	HOME Admin
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	NA
<b>4</b>	<b>Project Name</b>	ESG18
	<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: \$701,174 General Fund: \$701,174
	<b>Description</b>	Must be combined in single project per HESG rules
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	FY19-20 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: \$42,277
	<b>Description</b>	HOPWA Admin - Joint Office HOPWA Admin. Over 90% of the of the beneficiaries are low income, i.e. with incomes below 60% MFI.
	<b>Target Date</b>	6/30/2020



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	NA
6	<b>Project Name</b>	FY19-20 Fair Housing Admin - CDBG
	<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>	CDBG: \$712,700
	<b>Description</b>	Includes subrecipient and other budget items
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 protected class families facing Fair Housing discrimination or barriers to housing choice.
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Fair Housing education, advocacy and outreach.
7	<b>Project Name</b>	FY19-20 Section 108 Repayment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities and economic opportunit
	<b>Needs Addressed</b>	Community Economic Development
	<b>Funding</b>	CDBG: \$748,000
	<b>Description</b>	Pay as possible out of Section 108 program income. Repayment of section 108 loan guarantee program
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Repayment
<b>8</b>	<b>Project Name</b>	FY19-20 Economic Opportunity Initiative - Microenterprise
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure, facilities and economic opportunit
	<b>Needs Addressed</b>	Community Economic Development
	<b>Funding</b>	CDBG: \$500,582
	<b>Description</b>	FY17-18 Economic Opportunity Initiative - Microenterprise
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	FY19-20 Economic Opportunity Initiative - Microenterprise
<b>9</b>	<b>Project Name</b>	FY19-20 Economic Opportunity Initiative - Adult Workforce
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Infrastructure, facilities and economic opportunit
	<b>Needs Addressed</b>	Community Economic Development
	<b>Funding</b>	CDBG: \$787,000
	<b>Description</b>	EOI with PDC and subcontractors
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1000 individuals will benefit from employment referral and training services.

	<b>Location Description</b>	The primary subrecipient is SEI.
	<b>Planned Activities</b>	Employment training and referral.
<b>10</b>	<b>Project Name</b>	FY 19-20 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: \$787,000
	<b>Description</b>	EOI with PDC and subcontractors
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1000 youth will be assisted with job training, referral and readiness.
	<b>Location Description</b>	Main subrecipient is SEI and other Prosper Portland partners.
	<b>Planned Activities</b>	Employment training and referral.
<b>11</b>	<b>Project Name</b>	FY19-20 Housing Development Center
	<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: \$12,600
	<b>Description</b>	Technical assistance
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is an administrative and training resources for housing development partners.
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Support local profit housing developers and managers with technical assistance.
	<b>Project Name</b>	FY19-20 New Affordable Housing

12	<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: \$3,428,655
	<b>Description</b>	New affordable housing rental development projects. 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>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	New Rental Housing: 500 Housing Units
	<b>Location Description</b>	These resources will be deployed citywide. Projects are chosen based on qualifications and competitive procedures. Some projects are location restricted if the primary source of financing is a Tax Increment Finance grant or another geographically restricted source of project funding.
	<b>Planned Activities</b>	New affordable housing. Primarily multifamily, affordable rental housing.
13	<b>Project Name</b>	FY19-20 Preservation Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Preservation of affordable housing rental units. Preservation of affordable units
	<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>	FY19-20 HOME Consortium - Gresham
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<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>15</b>	<b>Project Name</b>	FY19-20 HOME Consortium - Multnomah Co
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	As per consortium IGA. Projects to be approved by Multnomah County.
	<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>16</b>	<b>Project Name</b>	FY19-20 Single Family Fin Assist
	<b>Target Area</b>	

	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Single family homebuyer financial assistance (Down payment assistance loans with home repair grants)
	<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>17</b>	<b>Project Name</b>	FY19-20 Single Family Home Repair
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Single family home repair - loans and subrecipient grants
	<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>18</b>	<b>Project Name</b>	FY19-20 HOME CHDO Operating Contracts
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

	<b>Description</b>	CHDO Operating subfund CHDO Operating fund as per HOME rule (no beneficiaries)
	<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>19</b>	<b>Project Name</b>	FY19-20 HOPWA Subcontracts
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	HOPWA Subrecipient. 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>	
<b>20</b>	<b>Project Name</b>	Carryover Affordable Housing for 19-20
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:

<b>Description</b>	Carryover funding for purposes outlined in projects 12 and 13. 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 17-18. 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>	



## **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 predominately located on the East 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	90

**Table 5 - 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 2019-20 over 77 million of local resources will go to these activities. Investments in the Central City are higher due to investments in large affordable rental projects. Notable investments outside of the central city include: assistance for first-time homebuyers, home repair for low-income seniors, and pre-development of affordable housing projects.

### **Discussion**

The City of Portland 2018 Budget Map, shows the total spending per user in the Portland geography. The map shows that the most spending per user takes place in the Central City.



## Affordable Housing

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

#### Introduction

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

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

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

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

Table 7 - One Year Goals for Affordable Housing by Support Type

#### Discussion

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

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

### **Introduction**

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

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. Additionally, Home Forward is a successful applicant in HUD’s Rental Assistance Demonstration (RAD).

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

#### **85 Stories:**

The 85 Stories initiative will change the underlying subsidy for several buildings from public housing to project-based rent assistance, which in turn will allow the Agency to leverage equity and debt to make needed repairs. Improving the physical condition of the buildings will reduce operating costs, enhance the value of these important community assets, and ensure affordable housing for future generations. Home Forward has four goals for 85 Stories:

- Continue to serve the same very low income population currently housed
- Continue to own and manage each property
- Improve the physical condition of the properties
- Improve their financial performance

Residents in the ten 85 Stories apartment communities have an average income of less than \$800 a month, and the vast majority are seniors or people with disabilities. They pay 28.5 percent of their income in rent, which makes their home affordable if they are living on a fixed or very limited income. While their life stories may differ, they share an appreciation for the positive impact a stable home can have.

The first phase of the 85 Stories initiative involved renovations at four communities that provide 654 homes. The underlying subsidy for the apartments was converted to project-based rent assistance in 2013, and limited partnerships that own the buildings were created. Home Forward serves as the general partner and retained ownership of the land through ground leases.

The preservation work for this phase was funded with low-income tax credit equity, tax exempt bonds, and Home Forward equity investments. The \$50 million construction project started in spring 2015 and

was completed in spring 2016. Residents continued to live in their apartment communities during the renovations. When relocation was necessary it was temporary and was often within the building. As this work continues, Home Forward continues to develop strategies for the remaining six properties in the 85 Stories initiative (Phase Two).

In May 2015 Home Forward submitted six **Rental Assistance Demonstration (RAD)** applications for six properties, with a total of 285 public housing units. We received six initial Commitments to enter into a Housing Assistance Payment (CHAPs) in September 2015, with amended CHAPs issued in March 2016 (RAD Phase 1). In addition, Home Forward received 24 additional CHAPs in August 2016, totaling 498 units (part of RAD Phase 2). Home Forward is currently working with HUD to determine the timeline of conversion for these properties.

Home Forward is converting to project-based vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to project-based vouchers, Home Forward will adopt the resident rights, participation, waiting list and grievance procedures listed in the Notice and in Joint Housing PIH Notice H-2014-09/PHI-2014-17.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Housing Authorities access to private sources of capital to repair and preserve its affordable housing assets. Project-based voucher subsidy is sized to replace the reduction in Capital Funds and operating subsidy lost from the RAD conversions. Regardless of any funding changes that may occur as a result of conversion under RAD, Home Forward certifies that it will maintain its continued service level.

There are 36 remaining public housing properties that Home Forward anticipates a RAD closing or Section 18 approval, with properties converting through FY2021. At time of this writing, Home Forward is working with HUD to identify the order in which properties will close.

### **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**

## **Discussion**

The table below outlines average the number of vouchers both mobile and fixed. This does not represent the number of leased units.

## **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, Veterans and adults with disabilities) interested in accessing resources. Outreach staff also respond to calls for help through the 211-phone line. Participants are entered HMIS, assessed through coordinated entry and connected to appropriate housing and services. In FY19-20 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 also used as engagement sites for rapid rehousing and coordinated access assessment. 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 FY19-20 the jurisdiction will continue a program piloted in FY15-16 that provides intensive street engagement in partnership with local law enforcement professionals to provide 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 by funding a multi-agency mobile team providing street and site-based outreach/engagement. This team will conduct coordinated access assessment, provide resource navigation and referral, help participants collect documents necessary for landlords, help mitigate barriers, and provide flexible client assistance to support the rapid transition of people prioritized through coordinated access to available housing resources.

#### **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 adopted 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 began expanding available safety off the streets options (including emergency shelter and alternative facilities) by more than 650 beds, including 124 for single women, 90 for people in families, 200 for people in couples and, 20 for people fleeing domestic violence.

**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, a Veterans By-Name List, CoC- and Emergency Solutions Grant (ESG) project data, and CoC system mapping. Local HMIS data shows a significantly longer average length of time homeless in shelter -- from 44 days (2015), to 69 days (2016). This is likely the result of the housing market, with clients and housing providers reporting that they cannot find affordable housing anywhere in the county. 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); 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. 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 has retained a high permanent housing retention rate for the last two reporting years (see chart below). Housing Retention Source Data: SHAR report Reporting Group: 15/16 Perm Placement retention 90% (6 mos.) 86% at (12mos.), 16/17 Perm Placement retention 92% (6 mos.) 88% at (12mos.) Our CoC complies with HUD system performance reporting for returns to homelessness using our HMIS. 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 community-wide 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 FY17-18, the jurisdiction, through its CoC expects to maintain, for the second year, increased local funding for housing placement and retention by more than \$12.5 million to facilitate placement of an additional 1,350 people experiencing homelessness into permanent housing through a range of PSH, RRH and other innovative housing models. Primary priorities will include affirmatively furthering fair housing by 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, including those serving survivors of domestic violence, 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.

## **Discussion**

Discussion: Employment recovery and economic opportunity programs. 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 months 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. Summary of Housing Support Facilities both shelter, transitional and special needs: In FY19-20, the jurisdiction, through its CoC expects to maintain, for the third year, increased local funding for homelessness prevention and shelter diversion by \$2.5 million in order to facilitate prevention of an additional 1,000 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 Housing Bureau's State of Housing report, "the City of Portland funds programs designed to prevent and end homelessness for individuals and families. These programs are provided through contracts with various nongovernmental and other public entities, who perform a range of services that address the diverse needs of people experiencing homelessness. These services include short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing. The local effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners. The Consortium members fund a number of housing and social service providers to provide housing facilities to non-homeless special need populations. These organizations include Blanchet House

of Hospitality, Bradley Angle, Cascade Aids, Project, Cascadia, Catholic Charities, Cedar Sinai Park, Central City Concern, City Team Ministries, Community Partners for Affordable Housing, Community Services Inc.

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

<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>

## **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 2016 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 2016

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. In 2017 residents of Portland voted for the creation of a bond for affordable housing.
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. Implement new housing tools such as inclusionary housing and development

bonus tied to affordable housing.

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

- 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.
- 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 and low-income households in the flood plain.
- Allocate 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 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 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 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. Currently the HUD Lead grant is between funding periods. PHB has submitted an application in response to the 2017 NOFA and anticipates another successful grant award of 3 million dollars over 3 years. The lead grant services households below 80% AMI, and is focused on remediating lead hazards. 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.

Additionally, Acquisition and rehab of housing units funded with federal dollars, and built before 1978, are reviewed to confirm compliance with the Lead Safe Housing Rule. For units acquired with federal funds, per 24CFR 35 subpart K, any deteriorated paint is stabilized before occupancy. In units undergoing rehabilitation, per 24CFR 35 subpart J, the unit is assessed for lead-based paint and lead-based paint hazards as required by the amount of funding committed to the project. The lead hazards are then addressed as required by subpart J and the funding amount. The HUD Lead Grant referred to above is often able to assist in funds and compliance with the Lead Safe Housing Rule when there are children under 6 occupying or visiting the units.

### **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 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%, in addition to ensuring that no families, women, or adults with disabilities are unsheltered by the January 2017 homeless street count. The City of Portland 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.

Associated Programs include:

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 and vulnerable families, defined as members of protected classes, 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(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. 0.00%

### **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) of the 2016 Consolidated Plan.

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 of the 2016 Consolidated Plan.

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 of the 2016 Consolidated Plan.

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

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

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

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

The maximum per property subsidy will be \$20,000. The period of affordability (POA) will be for a term of ten (10) years. If the property is sold within the period of affordability, the full amount of the SAM and potentially a share of appreciation will be due to the City of Gresham. If the property is sold from years 10 – 15, the principal balance of the SAM will be reduced by 20% each year. At the end of the term of the SAM, the entire SAM is forgiven.

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 of the 2016 Consolidated Plan. Or view the ESG guidelines webpage (updated July 2016) at

[https://static1.squarespace.com/static/566631e8c21b864679fff4de/t/591227cff5e231d88c83d4f5/1494362064850/ESG\\_Guidelines.pdf](https://static1.squarespace.com/static/566631e8c21b864679fff4de/t/591227cff5e231d88c83d4f5/1494362064850/ESG_Guidelines.pdf).

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.

The CoC Consolidated Application was submitted by the Joint Office of Homeless Services to the U.S. Department of Housing and Urban Development (HUD) on September 13, 2016 at 4:00 PM. The application is for more than \$20 million in annual funding for homeless services, most of which support 47 existing permanent and transitional housing programs operated by more than 18 local nonprofits and governments. Together these programs help to house more than 1,500 formerly homeless households throughout Multnomah County.

For a full review of current CoC activities and guidelines refer to their webpage at <http://ahomeforeveryone.net/coordinatedaccess/>.

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).

A Home for Everyone is led by its Executive Committee, which by charter includes Portland's Mayor and Housing Commissioner, the County Chair, a second County Commissioner, the Mayor of Gresham or a designated Councilor, the Director of Home Forward, and representatives from the faith, philanthropic and business communities.

The Executive Committee is supported by a Coordinating Board made up of appointed community members and leaders from the non-profit, health, education, public safety, business, and government sectors, as well as several strategic Coordinating Board subcommittees

The City of Portland with the Home for Everyone Executive committee 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. For more information about the award process visit A HOME For Everyone website <http://ahomeforeveryone.net/cocresources/>.

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 of the 2016 Consolidated Plan. In reference to HUD's 7/15/2016 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 were approved and adopted by the A Home for Everyone Coordinating Board, our CoC Board in 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. For more information about ESG guidelines visit "A Home for Everyone" website <http://ahomeforeveryone.net/guidelines/>.

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.

