

CITY OF PORTLAND
CITY OF GRESHAM
MULTNOMAH COUNTY, OREGON

Consolidated Plan Action Plans FY 2013-2014



THIS IS A PHOTO OF GRAY'S LANDING, THE FIRST AFFORDABLE HOUSING BUILDING IN SOUTH WATERFRONT. IMPORTANT FEATURES OF THIS 209 UNIT BUILDING INCLUDE SOME UNITS RESERVED FOR VETERANS; IT HAS GROUND FLOOR COMMERCIAL SPACE, AND MODELS EXCEPTIONAL GREEN BUILDING STANDARDS.

2011-2016

Funded by HUD



Section One:

Introduction and Overview

FY 2013-14 Action Plan

In compliance with HUD regulations, the Portland Consortium presents these Action Plans for FY 2013-14. The members of the Portland Consortium are the City of Portland, the City of Gresham and Multnomah County (representing the unincorporated portions and smaller cities within its boundaries). These plans represent the second set of Action Plans in the 2011-2016 multi-year cycle of coordinated planning by the Portland Consortium. HUD requires that the Consortium establish priorities for the allocation of federal resources.

DRAFT PRIORITIES FOR THE THIRD ONE-YEAR ACTION PLAN OF THE 2011-2016 CONSOLIDATED PLAN FOR MULTNOMAH COUNTY, GRESHAM AND PORTLAND

Over the next three years, the Consortium will make investments of federal housing and community development resources according to the following priorities. These priorities should be construed broadly, to include all activities that might reasonably advance the policy objective, and are *not* presented in Priority Order.

Consortium Priority 1: Increase the production and preservation of rental housing, with an emphasis on rental homes for households who face the greatest challenges finding housing in the private market.

- We will preserve the affordability of existing, privately-owned, federally-subsidized rental housing projects covered by affordability contracts that would otherwise expire.
- We will invest in programs that improve the quality of rental housing.
- We will invest in housing units that are affordable and accessible to people transitioning out of homelessness.
- We will promote fair and non-discriminatory access to quality affordable rental housing for all households in all neighborhoods throughout Multnomah County.
- We will work to align non-capital resources like Section 8, Continuum of Care and homeless service funding to the production of new housing units to support both the financial stability of the housing and the people calling the units home over the long haul.

Gresham-specific rental housing sub-priorities:

- Focus on rental homes affordable to households with incomes at or below 50 percent of the area's Median Family Income (MFI).
- Focus on housing senior citizens and special needs populations.

Portland-specific rental housing sub-priorities:

- Emphasize the production of deeply affordable units.
- Establish appropriate production targets for a range of housing affordable and desirable to Portland's diverse population whose housing needs are not met by the private market, including our low-wage workforce.
- Develop geographic priorities for capital investment in housing to promote complementary goals of economic revitalization, prevention of residential displacement and sustainable communities.

- Manage existing housing assets to meet the community's housing needs while conserving public resources.
- Work with community partners to leverage family-wage construction jobs and other opportunities for economic participation created by housing production to advance the Portland Housing Bureau's equity goals.

Multnomah County-specific rental housing sub-priority:

- Invest in housing programs that focus on providing decent, stable housing for those with greatest need.

Consortium Priority 2: Invest in programs with a proven ability to transition people quickly and permanently from homelessness to housing and in programs that efficiently and sustainably prevent homelessness.

- While we will maintain a basic safety net that includes shelter and services that provide a level of safety off the street, we will give a higher priority to investments that truly prevent or end homelessness. Over time, we believe investing in programs under this priority will reduce the need for shelters.
- We will work to prevent homelessness through limited interventions like rent assistance, foreclosure and eviction prevention, and low-cost repairs that make housing safe and accessible for low-income owners and renters is cost-effective and makes sense.
- We will shift resources from less-focused, more costly programs to strategies with a proven track record for efficiency and success.
- We will ensure that investments under this priority equitably benefit all communities experiencing homelessness or the threat of homelessness.
- We will work to reduce time spent in shelter beds waiting for housing placement by better aligning programs like rental assistance that help move people into permanent housing.

Multnomah County-specific homelessness prevention sub-priority:

- Invest in housing programs that focus on providing decent, stable housing for those with greatest need.

Consortium Priority 3: Invest in programs and strategies proven to assist low- and moderate-income families to sustainably purchase a home or retain a home they already own.

- We will promote fair and non-discriminatory access to quality affordable homeownership for all households in all neighborhoods throughout Multnomah County.
- We will maximize the impact of investments in homeownership by focusing on strategies like limited down payment assistance and the community land trust model that fairly balance the level of public investment against the goals of assisting a greater number of households and ensuring that assisted families can sustain their ownership over time.
- We will focus investments on cost-effective programs that are effective in helping existing low-income minority homeowners maintain the health and safety of their homes.

Portland-specific homeownership sub-priority:

- Focus investments on families from Portland's communities of color to address the low rates of minority homeownership that have resulted from historic legal barriers and current institutional patterns and practices.
- Invest in programs that effectively prepare and position low- and moderate-income families of color to purchase and retain their homes in an effort to overcome historic gaps in homeownership rates while fully complying with the laws and regulations that further fair housing.

Consortium Priority 4: Maintain a community safety net that provides short-term shelter, information and referral services to County residents facing homelessness or housing crisis.

- We will maximize the availability of shelter to those most vulnerable to the debilitating effects of street homelessness.
- We will work to reduce time spent in shelter beds waiting for housing placement by better aligning programs like rental assistance that help move people into permanent housing.
- We will maintain a set of basic community services that provide low-cost, time-sensitive information and referral so households facing homelessness, eviction or foreclosure can help themselves or find the help they need in the community.
- We will work to ensure that investments under this priority equitably benefit all communities experiencing homelessness or the threat of homelessness.

Consortium Priority 5: Invest in comprehensive, evidence-based programs that assist adults and youth to improve their economic condition by increasing their incomes and assets.

Multnomah County-specific economic opportunity sub-priority:

- Support social service operations for organizations assisting homeless families, low-income citizens and special needs populations to expand economic opportunities.

City of Gresham Priority 6: Invest in community infrastructure development and redevelopment in low- and moderate-income neighborhoods to safeguard public health, improve livability and promote economic development.

City of Gresham Priority 7: Increase economic opportunities through redevelopment and job-creation activities.

Multnomah County Priority 8: Invest in infrastructure and public facilities development to stabilize and revitalize low- and moderate-income communities.

The following federal resources are subject to the Plan:

Community Development Block Grant (CDBG) Program. The cities of Portland and Gresham and urban Multnomah County (the area of the County outside the city limits of Portland and Gresham) each receive CDBG funds which can be used for activities such as housing, public services, community facilities, public improvements, economic development and community revitalization.

HOME Investment Partnership. The HOME program is authorized under Title II of the National Affordable Housing Act for the purposes of:

1. Expanding the supply of affordable housing for low- and very low-income families with an emphasis on rental housing;
2. Building state and local non-profit capacity to carry out affordable housing programs; and
3. Providing coordinated assistance to participants in the development of affordable low-income housing.

The cities of Portland and Gresham and Multnomah County are partners in the HOME Consortium, with Portland designated as the lead jurisdiction. The jurisdictions work together to implement the Consolidated Plan.

Emergency Solutions Grant (ESG). ESG funds can be used for the rehabilitation or conversion of buildings into homeless shelters. This program also may fund certain related social services, operating expenses, homeless prevention and rapid re-housing activities and administrative costs. HUD allocates ESG funds annually based on the formula used for the CDBG. The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds.

Housing Opportunities for Persons with AIDS (HOPWA). HOPWA is an entitlement program administered by the City of Portland for a seven-county area including Multnomah, Washington, Clackamas, Yamhill and Columbia Counties in Oregon and Clark and Skamania Counties in Washington. Portland works closely with the other jurisdictions in planning and allocation of HOPWA resources. HOPWA funds are targeted to low-income individuals with HIV/AIDS or related diseases and their families. HOPWA funds may be used to support a wide range of services and housing activities. Supportive services must be provided as part of any housing funded by HOPWA.

The Plan also describes how other sources of federal, state, local and private funds contribute to the overall strategies adopted in the Plan.

The City of Portland is the lead agency in the HOME Consortium. The Portland Housing Bureau (PHB) administers the HOME funds and as such is designated as the lead agency for the Plan. PHB has delegated much of the coordination of the Plan process and county-wide plan development to the Federal Funding Oversight Committee (FFOC).

INTER-AGENCY AND JURISDICTIONAL CONSULTATION

The Plan development process for Fiscal Years 2011-2016 continues the inter-jurisdictional, cooperative venture begun during the initial stages of the CHAS planning process. The Consortium established during the CHAS and first Five Year Plan began this Plan with oversight from the county-wide Housing and Community Development Commission (HCDC). However, in 2010, the Consortium shifted to a new public involvement and oversight structure. This change was prompted by the City of Portland's decision to form its own jurisdiction-specific Portland Housing Advisory Commission and to dissolve HCDC. The Consortium moved to a confederated structure designed to provide its member jurisdictions with greater policy independence and greater flexibility about when and where to hold hearings to maximize local participation. The new structure preserves efficiencies regarding County-wide strategy development, public notifications, public hearings and document production.

Federal Funding Oversight Committee

The Consortium's Citizen Participation Plan was amended to create a new multi-jurisdictional committee, the Federal Funding Oversight Committee. Each jurisdiction appoints two members to the FFOC. The FFOC is charged with overseeing the public involvement process on the development of confederated and joint elements of the Plan, including the priorities, the anti-poverty strategy and the other strategies and the analysis of impediments to fair housing. The FFOC also recommends allocation of Continuum of Care (CoC) funds and acts as the primary decision-making group for the CoC. This maximizes coordination of Consolidated Plan resources, including the Emergency Solutions Grant, with the Continuum of Care. Independent plan elements, such as each jurisdiction's annual action plan, will be overseen by the jurisdiction-specific advisory committees.

Consortium Staff

The Portland Housing Bureau provides lead staff for the Consortium. Also supporting the Consortium is an inter-agency team representing the Portland Bureau of Planning & Sustainability, Home Forward, Multnomah County and Gresham's Department of Urban & Design Planning. In addition, in the course of Plan Development, Portland staff undertook extensive consultation with the Oregon Department of Housing and Community Services, Metro regional government, the surrounding counties (Clark, Clackamas and Washington), social service agencies providing services in Multnomah County, non-profit developers, for-profit developers and service organizations.

REQUIRED CONSULTATION FOR THE 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 occurred in the course of regularly-occurring meetings of the Federal Funding Oversight Committee, the Portland Housing Advisory Commission, and in special meetings and hearings sponsored by the City of Portland in conjunction with the creation of the new Housing Bureau, the development of a new Strategic Plan, and in specially noticed Consolidated Plan hearings. Consultation occurred with both housing and service providers; the Housing Authority; 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 B.)

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.

The Consortium consulted with Home Forward and Metro, the regional planning agency, during the development of this plan.

The Consortium has also consulted with neighboring counties about its plans in a variety of forums, including the Regional Housing Managers Work Group and the planning around the Sustainable Communities Initiative.

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 consults 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 periodic consultation with the regional Coordinating Committee to End Homelessness (CCEH). CCEH meets monthly to oversee the ongoing implementation of the regional Ten-Year Plan to End Homelessness and includes representation by homeless and formerly homeless individuals.

INSTITUTIONAL STRUCTURE

The responsibility for implementing the Plan will rest with the Portland Housing Bureau, Gresham's Department of Urban and Design Planning, 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.

PARTNER ORGANIZATIONS AND AGENCIES

PARTNER ORGANIZATIONS AND AGENCIES		
Organization / Agency	Product	Market Segment
U.S. Dept of Housing & Urban Development	Program funds, loan guarantees	Low- and moderate-income housing and community development activities
Coalition for a Livable Future	Equity advocate, equity atlas	All
Conventional Lenders	Private and public/private partnership housing, single family mortgage loans	All
Corporation for Supportive Housing	Policy recommendations & best practices	Chronically homeless persons
Ecumenical Ministries of Oregon	Shared housing, advocacy on poverty and homelessness issues	Low-income households, families and individuals experiencing homelessness

Enterprise Community Partners	Technical assistance for neighborhood and nonprofit developers, limited predevelopment loans	80% MFI or below
Equity Investors	Equity participation as owner or joint venture partner for housing developments, tax credit investments	Development for households at 50-60% MFI
Federal Consumer Financial Protection Bureau of the Department of the Treasury	Created in 2010, the CFPB is charged with empowering consumers with the information about the costs and features of financial services that they need to make sound financial decisions.	Mortgages, credit cards, other consumer financial products and services.
Federal Funding Oversight Committee	Preside at public hearings on shared elements of Consolidated Plan, make recommendations to the jurisdictions based on findings that Citizen Participation Plan was followed and Action Plans are reasonable	Con Plan Process
Fair Housing Council of Oregon	Education on fair housing, audit testing, enforcement of federal housing law	Rental, homeownership and financial services
Federal Interagency Council on Homelessness	Program funds for efforts to end chronic homelessness	Chronically homeless persons
Federal Home Loan Bank	Wholesale source of long-term credit for housing	All
Federal Home Loan Mortgage Corporation (FHLMC) / Government National Mortgage Association (GNMA)	Conduit for single family and multi-family loans	Low- and moderate-income households

Federal National Mortgage Association (FNMA)	Conduit for single family and multi-family loans	Low- and moderate-income households
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Organization / Agency	Product	Market Segment
For-Profit Developers	Most single- and multi-family housing developments	All, but primarily households at or above 80% MFI
Gresham Urban Design and Planning	Federal funds administrator for loans and grants	Very low- to moderate-income neighborhoods and individuals
Gresham Community Development and Housing Subcommittee (CDHS)	Policy recommendations	Very low-, low- and moderate-income households
Government National Mortgage Association	Conduit for single family and multi-family loans	Low- and moderate-income households
Oregon Housing Alliance	State-wide advocacy for Opportunity Agenda, including new resources to increase housing affordability for renters & first-time homebuyers	0-80% MFI, with an emphasis on 0-30% MFI
Housing and Community Development Commission (HCDC) (1991-2010)	Until it was dissolved in December 2010, HCDC provided policy advice, plans and reports required by HUD	Advocate for system change to benefit very low-, low- and moderate-income households; advocate for increasing number of minority homeowners

Home Forward	Developer and funder of affordable housing in Multnomah County, Public Housing, HOPE VI, Section 8 programs, Shelter + Care, bonding capacity	Very low- and low-income rental housing, limited low-income homeownership
Housing Development Center (HDC)	Technical assistance with affordable housing development	Low- and moderate-income housing
Human Solutions, Inc.	Transitional housing, job training and rent assistance, advocacy	Low-income and homeless families
Metropolitan Service District (Metro)	Technical assistance for housing and transportation policy and planning, including planning for sustainable development	All incomes, with a special focus on affordable housing to households with income of 80% MFI and below, and housing located in town centers along mass transit

Organization / Agency	Product	Market Segment
Multnomah County Commission on Children, Families & Community	Anti-Poverty Framework, School-Age Policy Framework and the Early Childhood Framework	Very low-income (30% MFI and below) families
Multnomah County Department of County Human Services (DCHS)	Administration of federal, state and local service funds; direct social service delivery; contact for social service delivery, policy recommendations, coordination of County housing programs, housing development grants (Strategic Investment Program), sale/lease of surplus county properties for special needs and supportive special needs housing	Services and/or supportive housing for low-income elderly, physically disabled, mentally ill, alcohol or drug addicted, and developmentally disabled ² and /or homeless family shelters and transitional housing

	in Multnomah County; administration of community development funds, donation of tax-foreclosed properties, social service delivery grants	
Neighborhood Partnership Fund	Technical assistance to local nonprofit CDCs, administration of Bridges to Housing program	80% MFI and below; Bridges to Housing limited to high need homeless families who are high resource users
Network for Oregon Affordable Housing (NOAH)	Line of credit for working capital, bridge and construction loans; maintain preservation database and provides technical assistance on preservation of expiring use properties	Primarily below 80% MFI
Nonprofit Developers (CDCs)	Single- and multi-family housing, both homeownership and rental	Primarily below 80% MFI
Operation HOME	Strategies, support and technical assistance	Minority homeownership
Oregon Corporation for Affordable Housing (OCAH)	Housing production support and technical assistance, capital general for tax-credit purchase	Low-income
Oregon Opportunity Network (OregonON)	Affordable housing policy, technical assistance, advocacy for new resources	Low- and moderate-income housing and community development activities and training, statewide scope

Organization / Agency	Product	Market Segment
Portland Bureau of Development Services (BDS)	Regulatory oversight of building, housing and zoning codes	All
Portland Housing Advisory Commission	Portland-specific policy advice	All, with an emphasis on housing for households not served by the private marketplace
Portland Housing Bureau (PHB)	Contract administrator for federal loan and grant programs and tax increment financing, operating support to community nonprofit developers, leading policy initiatives, such as Operation HOME	Rental and homeownership, community development, homeless persons; serve households below 80% MFI; uses TIF affordable housing set-aside to fund 0-60% rental development and 0-100% homeownership programs
Portland Bureau of Planning and Sustainability (BPS)	Long range policy and Comprehensive Plan, Portland Plan, neighborhood and community planning, administration of tax abatement programs	All
Portland Development Commission (PDC)	Urban renewal agency, focusing on economic development activities	All
Portland Housing Center (PHC)	Information, education and counseling for prospective homeowners and renters,	Low- and moderate-income people

	financial services products	
Portland Proposal Review and Project Advisory Committee	Economic Opportunity Initiative project selection and policy recommendations	Low-income people
State of Oregon Department of Housing and Community Services (OHCS)	Permanent financing via bonds, gap funding via the Housing Trust Fund, Oregon Affordable Housing Tax Credits and Federal Low-Income Tax Credits; short-term financing for acquisition of preservation properties through the Oregon Housing Preservation Fund; administer federal stimulus programs including Neighborhood Stabilization and "Hardest Hit" program	Very low- and low-income rental and homeownership
Unlimited Choices	Rehab and repair of homes, tenant advocacy	People with a physical disability, people who qualify as low- and moderately low-income by HUD guidelines

There are many players dedicated to improving the conditions of low- and moderate-income residents in Multnomah County. Our impressive toolbox and our record of involving both the public and private sectors are our greatest strengths. However, silo thinking and lack of communication can result in duplication of efforts, dilution of resources and other discord. To address this potential for chaos, the major players have pursued strategies of communication and coordination.

Home Forward, an independent chartered public housing agency created by the Portland City Council, and the preeminent agency involved in housing very low-income residents, has been a leader in local efforts to increase communication. Several years ago, Home Forward extended its geographic base to include the entire County. Portland, Gresham and Multnomah County each have the right to appoint representatives to Home Forward's Board of Directors. In addition to increasing its partnerships with other housing authorities and non-profit entities, Home Forward has partnered with for-profit entities to explore new means of housing production and service delivery.

CITIZEN PARTICIPATION

As required by federal regulations, a Citizen Participation Plan (CPP) describing the overall framework for public involvement was adopted by the participating jurisdictions in May 2005. The CPP was amended in May 2011. Further amendments have been proposed as part of this Consolidated Plan cycle. The revised Citizen Participation Plan is appended to this Plan in Appendix B, Citizen Participation Plan.

This Section describes the scope of public participation activities conducted for this Plan.

In order to broaden public participation in the five year plan, the Consortium sponsored nine hearings at locations across the County. Most of the hearings were co-sponsored with community-based organizations, and leadership from the organizations participated in leading the hearings. Six of the hearings were organized around a particular theme, and staff made extra efforts to invite those interested in the theme to attend the hearing. For example, a hearing on the housing and service needs of our aging population was held at the Mittleman Jewish Community Center and co-sponsored with Elders in Action. Invitations were extended to a list of organizations that provide housing and/or services to seniors, as well as to faculty and students affiliated with the Portland State University Institute on Aging. This year the hearings are being held in conjunction with regularly scheduled meetings with strong attendance and a broad base of interest in housing. Comments were accepted at all public hearings, as well as by mail, phone, web and e-mail. Translation services were provided when requested. All hearings locations were accessible to persons with disabilities.

THE ROLE OF ADVISORY BOARDS

The HCDC, a volunteer citizens' commission appointed by the elected officials of the participating jurisdictions served as the primary advisory body during the development of the Needs Assessment. In December 2010, Portland dissolved HCDC and created the Portland Housing Advisory Commission, a volunteer advisory Commission appointed by Portland City Council. Gresham has a Community Development and Housing Sub-committee of its Planning Commission, appointed by the Gresham City Council, and Multnomah County has a Policy Advisory Board, consisting of representatives of the unincorporated County and its small cities. These jurisdiction-specific advisory bodies oversee the development of the annual Action Plans. Each jurisdiction also appoints two citizens to the Federal Funding Oversight Committee, a new advisory body that assumed oversight duties from HCDC with respect to the Priorities and the Strategic Plan. The Federal Funding Oversight Committee preside over the hearings to listen to the community and they review the projects submitted to the Con

Jurisdiction staff engages in an ongoing process of coordination and consultation so they can provide these advisory bodies with historical information, policy options, and well-thought-out recommendations. Both Multnomah County and the City of Portland participate in the Coordinating Committee to End Homelessness, the group charged with overseeing Home Again, the Ten Year Plan to End Homelessness in Portland and Multnomah County, and making funding recommendations in the Continuum of Care process.

THE PUBLIC PROCESS FOR THIS PLANNING CYCLE

Date	Event
November 14, 2012	Joint Public hearings on community needs for the 2012-2013 Action Plan
April 15, 2013	First draft of the 2012-2013 Action Plan Priorities and Strategies posted online to the public for 30-Day Comment Period. FY2012-2013 Action Plans for the City of Portland, Multnomah County and the City of Gresham also released.
April 2, 2013	Public hearing for the FY2011-2012 Action Plan for the City of Portland.
April 11, 2013	Public hearing for the FY2011-2012 Action Plan for Multnomah County.
April 17, 2013	County-wide public hearing on the Principles and Priorities to guide the Plan, Federal Funding Oversight Committee presided.
April 18, 2013	City of Gresham Hearing on One Year Action Plan 2012-2013
May-June 2013	The City Councils of Portland and Gresham and the Multnomah County Board of Commissioners adopted the 2012-2013 Action Plan, the Fair Housing Plan, and the FY2012-2013 Action Plans.

May 7, 2013	City of Gresham Hearing approval date for One Year Action Plan 2012-2013
June 13, 2013	Multnomah County approval date for One Year Action Plan 2012-2013
June 26 th , 2013	City of Portland approval date for One Year Action Plan 2012-2013
July 15, 2013	Approved extension date to submit the One Year Action Plan to HUD

MINORITY BUSINESS OUTREACH

Property owners/borrowers carry out the bulk of contracting opportunities rather than the City. Borrowers of amounts under \$100,000 receive information about opportunities and are encouraged to solicit quotes from minority and women business enterprises.

MONITORING

Some projects are funded by more than one jurisdiction. To reduce administration and monitoring, interagency agreements state that only one jurisdiction will manage a project and management responsibilities will alternate between jurisdictions.

CITY OF PORTLAND: CDBG, ESG, HOME AND HOPWA

PHB provides monitoring for CDBG, ESG, HOME and HOWPA-funded projects. Monitoring activities may include program performance, fiscal accountability and regulatory compliance and may involve internal file review and/or on-site reviews. An objective of all internal file reviews and on-site reviews is to ensure that the City will meet the goals and objectives set forth in the Consolidated Plan. Program Managers select the projects to be site-monitored for program performance and regulatory compliance based on completion of internal file reviews. Program Managers work with fiscal staff to determine which projects will also receive a fiscal review, which generally fall into the following categories" projects which receive large amounts of City funding, projects which are administered by unsophisticated or inexperienced organizations, projects which appear to be having difficulties in meeting contract or program requirements, and projects which require more intensive technical assistance receive priority in establishing a monitoring schedule.

Internal file review consists of completion of Risk Assessment and Desk Monitoring checklists, as well as reviews of invoices and progress reports submitted, external audits, and other materials submitted by the contracting agency to determine that the project is on schedule, fiscally accountable and compliant with contractual requirements and regulations. On-site reviews can include any or all of the following: program file and systems review at the contractor facility (e.g., income verification forms and process for collecting information), visiting sites where the activity is being carried out (e.g., a house under construction or the operation of a public service activity) or has been completed (in the case of property improvements), interviewing participants and clients as well as agency staff and fiscal file and systems review.

HOME

All HOME projects are monitored by the City's sub-recipient contractors for compliance with all HOME requirements, e.g., long-term compliance with housing codes and affordability requirements. Monitoring is performed on a regular schedule at the intervals required by HOME regulations.

ESG PERFORMANCE STANDARDS

In establishing the coordinated Short Term Rent Assistance (STRA) program, the Coordinating Committee to End Homelessness (CCEH) developed two primary performance standards for short-term rent assistance activities under the Ten-Year Plan to End Homelessness (and subsequently within the Continuum of Care (CoC)):

1. Number of households placed or retained in permanent housing
2. Percentage of assisted households retaining permanent housing at 3, 6, 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% of assisted households at 3 month post-subsidy, 80% at 6 months, and 70% 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.

MULTNOMAH COUNTY

Multnomah County provides monitoring for CDBG-funded projects and may involve internal file review and on-site reviews to ensure that sub-recipients comply with regulations governing their administrative, financial and programmatic operation and to ensure that the County achieves the goals and objectives of the Consolidated Plan.

The County strives to provide up-front assistance and information about requirements through the application process, contract preparation, ongoing communication and technical assistance.

The County performs on-site monitoring of active CDBG-funded projects annually. Monitoring activities may include program performance, fiscal accountability and regulatory compliance. Effort is made to perform on-site reviews in conjunction with other funding agencies to avoid duplication and reduce burden on project sponsors. A letter is sent to project managers summarizing the results of

the review and any follow-up action necessary.

Public contracts for CDBG funds require that sub-recipients submit monthly activity reports and semi-annual reports on progress toward achieving contractual compliance.

GRESHAM MONITORING

Monitoring is an on-going part of project management for the City of Gresham. The elements of Gresham's project management system include the following:

- In an effort to assist applicants with addressing all applicable federal regulations, the City of Gresham provides information about relevant regulations in the funding application materials. While this information may not be sufficient for an applicant unfamiliar with the regulations, it does serve as a reminder to those who have some familiarity with CDBG and HOME of the requirements they will have to meet if funded.
- Gresham also conducts a workshop for all prospective applicants at the beginning of the application period to familiarize the applicant, with the regulations and requirements associated with the CDBG and HOME programs.
- Applicants are encouraged to meet with City staff to review the federal regulations and to answer any questions the applicants may have concerning the application process. This is an opportunity to assist applicants in shaping their projects in a manner that conforms to HUD guidelines.
- City staff reviews written applications to ensure general compliance with federal regulations at the initial stage in the application process.
- After extensive review by staff, the Community Development and Housing Subcommittee (CDHS) and a Technical Advisory Group, staff informally assesses the applicant's background and experience and the complexity of the project to determine how best to proceed with formalizing a contractual agreement. If the applicant is receiving funds for a service or project that they have completed successfully in a previous year, staff may simply send out a renewal contact. If it is a new project of some complexity with a new partner, then staff may prepare checklists and hold multiple meetings to ensure that the project is developed appropriately. Staff will provide considerable guidance upfront on Davis Bacon, Uniform Relocation Act, Lead Based Paint and other related compliance issues.
- All contracts include provisions for providing written reports to the City on a regular basis. Delays in reporting may result in the City delaying payment of invoices until the required reports are provided.
- Periodically, the City sponsors an informal meeting for all public service and housing service providers to better coordinate service among agencies and to provide a forum for discussing mutual interests or concerns. Typically, a good portion of the meeting is spent discussing contractual requirements such as revisions to reporting forms or other HUD changes.
- For all housing projects for which the City provides funding for construction, the City assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. Community Revitalization staff continue to monitor overall progress.
- The City of Gresham will complete an annual risk assessment of its CDBG sub-recipients. The purpose of this risk assessment is to identify which sub-recipients will require comprehensive

monitoring during the program year. The risk assessment uses the following criteria to identify high-risk sub-recipients which will require comprehensive monitoring:

- those who are new to CDBG programs and have never received CDBG funding previously;
- those who have experienced turnover in key staff positions;
- those with previous compliance or performance problems;
- those carrying out high-risk activities; and
- those undertaking multiple CDBG activities for the first time.

Comprehensive monitoring of high-risk sub-recipients will include a minimum of three on-site project monitoring visits during each program year. If a sub-recipient is determined to be high-risk, they may also be required to submit monthly financial and program outcome reports (vs. quarterly). The schedule of each on-site monitoring visit will be determined by the sub-recipient project schedule and a standardized monitoring checklist will be used when evaluating each sub-recipient CDBG-funded project. There are four parts to the monitoring review:

1. Program compliance
2. Project achievements
3. Financial and grant management systems (performed by the City's financial staff)
4. Regulatory Compliance

(FOOTNOTES)

¹ In 2013, the Median Family Income (MFI) for a four-person household in the Portland Metropolitan Statistical Area is \$68,300. The income of a four-person household at 80% MFI is \$55,500. The income of a four-person household at 50% MFI is \$34,700.

² Developmental disabilities is used in a broad sense to include a wide range of cognitive disabilities.

Section Two:

Needs Assessments

Housing Needs & Market Analysis Update

2013-2014 Action Plan

Needs Assessment and Housing Market Analysis Updates

Updated Analysis of Affordability for Low-Income Renters

A tight rental market and climbing rental prices continue to be the major challenges facing low-income renters in the Portland-Vancouver Metropolitan Service Area (MSA). The most noteworthy indication of this has been the area's extremely low rental housing vacancy rate which the U.S. Census Bureau places at 3.4%. Other realtor surveys¹ place apartment vacancy rates at 3.74 %. Low vacancy rates have led to increased rents and limited rental availability. The changes in the metropolitan area's rental market are partly driven by events like foreclosure, increasing costs, and unemployment. However, a recent national study conducted by Hart Research Associates and commissioned by the MacArthur Foundation, "How Housing Matters," also indicates that American attitudes toward housing have been transformed by the prolonged housing crisis and national recession of the past decade.

The survey finds that even while financial markets, homebuilding, and home sales data suggest that the housing crisis is over, the American public remains pessimistic. Of survey respondents, 8 in 10 (77%) believe that we are still in the middle of the crisis, or that the worst is yet to come. Among the percentage that believe "the worst is yet to come," renters (25%) were slightly more pessimistic than owners (16%). The survey found that while Americans continue to have a strong desire to own their own home, the overall appeal of renting versus owning is changing. Fifty-seven percent of adults believe that "buying has become less appealing," and by nearly the same percentage (54%), a majority believes that "renting has become more appealing" than it was before². The boom and bust economy of the past decade has led Americans to place housing stability before dreams of homeownership.

While rental housing is becoming the home of choice for a broad section of America, it remains a home of necessity for low-income households. High demand and short supply in the rental market affects all households but disproportionately affects extremely low-income households who must compete for a limited number of affordable units. In 2013 the fair market rent (FMR) for a two bedroom apartment in the Portland-Vancouver MSA increased from \$891 to \$912. The general standard of affordability endorsed by HUD is that a unit is considered affordable if the cost of rent and utilities totals no more than 30% of the renter's income. Thus to afford rent at \$912, the hourly wage a worker would have to earn to meet the HUD standard of affordability rose from \$16.70 to \$17.10. This is 191% of the minimum wage (\$8.95 per hour).

The housing wage was created by the National Low Income Housing Coalition (NLIHC) to show the hourly wage needed to afford the FMR. Since 1998, NLIHC has been issuing an annual report, "Out of Reach" comparing wages to rents. The recently published Out of Reach 2013 illustrates the challenges facing the lowest income renters, primarily: increasing

¹ NAI Norris, Begs, and Simpson

² Macarthur Foundation, How Housing Matters: Americans Attitudes Transformed By The Housing Crisis and Changing Lifestyles, April 2013.

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rents, stagnating wages, and shortages of affordable housing. The report urges a clear solution to these issues through “expanding the supply of affordable housing units, dedicated to the lowest income renters.”³

In the Portland-Vancouver Metropolitan Service Area, the supply of affordable housing is inadequate to address the growing needs of low-income renters. The most recent inventory of regulated affordable housing available in the area is Metro’s Regional Inventory of Regulated Affordable Housing (2011). The inventory places the current four-county number of regulated affordable housing at 38,089 units. This constitutes 4.5 percent of the total housing stock (861,640 total housing units the four-county area⁴). Also noted in the inventory, there are currently 15,039 Housing Choice Vouchers (Section 8 Vouchers) in use in the four-county area.

Table 1. Regulated Affordable Housing by County (2011)⁵

County	Number of Sites	Total Units	Unregulated Units	Regulated Units	Share of four-county regulated units	Total Housing Stock (2010 Census)	Regulated units as share of total housing stock
Clackamas	285	3,735	16	3,719	9.6%	156,945	2.4%
Clark	150	5,975	769	5206	13.4%	167,413	3.1%
Multnomah	783	24,333	1,338	22,990	59.1%	324,832	7.1%
Washington	256	7,030	40	6,975	17.9%	212,450	3.3%
	1,474	41,073	2,163	38,890		861,140	4.5%

In Multnomah County alone, HUD estimates there are 85,290 low-income renter households⁶. Thirty-five thousand of these households are estimated to be extremely low-income (ELI) renters. In 2013, ELI households had incomes of no more than \$20,800, down from \$21,900 in 2012. At this income level, ELI households can afford to spend no more than \$520 a month on rent. This year, Multnomah County’s two-bedroom FMR rose to \$912 and one-bedroom FMR is \$766. This is far above the rent that ELI households are able to pay. Given this situation, homelessness becomes a real threat for many ELI households. In Multnomah County, homelessness rose by 9% from 2009 to 2011.

³ National Low Income Housing Coalition, Out of Reach 2013.

⁴ Metro, 2011 Regional Inventory of Regulated Affordable Housing

⁵ Metro, 2011 Regional Inventory of Regulated Affordable Housing

⁶ HUD 2009 Consolidated Planning CHAS data

Table 2 shows a snapshot from Metro's Regional Housing Inventory of the number of vouchers in each of the four counties. Voucher numbers are not added to the total inventory of affordable units as in many cases vouchers are used in regulated affordable units (not increasing the total affordable inventory available).

Table 2: Snapshot of Housing Choice Vouchers by County (2011)

County	Number of Housing Choice Vouchers (Snapshot)
Clackamas	1,569
Clark	2,523
Multnomah	8,510
Washington	2,437
Total	15,039

An additional way to measure the proportion of housing needs that are being met is to compare the number of households that fall in a given income range, with the number of units affordable to households within that income range. Table 3 below was derived using HUD's Comprehensive Housing Affordability Strategy (CHAS) data. Confirming earlier analyses, the affordability gap (expressed as the relation between the number of households within a defined income group and the number of housing units that would be, in theory, affordable to those incomes) increases as income decreases. The greatest gap is for households in the lowest income category (0-30 percent of median). The affordability gap is greater than the table suggests, because households tend to remain in place even as their incomes increase.

Table 3: Comparison of Renter Households and Availability of Units, Multnomah County⁷

Income Range	Renter Households (all sizes)	Renter Units Affordable	Percent of Need Met by Existing Stock	Surplus/ Shortage Units
0-30% of Median	34,515	7,665	22%	-26,850
30-50% of Median	22,240	32,005	143%	9,765
50-80% of Median	28,355	71,335	251%	42,980
Greater than	34,555	Not		

⁷ HUD 2009 Consolidated Planning CHAS data

80% of Median		Available		
Total	119,845			

Updated Analysis of Affordability for Homeowners

As indicated earlier, the growth in the number of renter households in Multnomah County has exceeded the growth in number of homeowner households. Multnomah County's homeownership rate declined 4% from 56.9% in 2000 to 54.6% in 2010. Reports issued by the Coalition of Communities of Color indicate that the decline in homeownership rates was not uniform. The decline was greater for minority groups than for white households. This fact highlights growing concerns about wealth inequality and the expanding racial wealth gap across the nation. A recent report by Brandeis University's Institute on Assets and Social Policy⁸ clearly targets homeownership as the single biggest driver of the racial wealth gap. The report finds that nationally, "overall, half the collective wealth of African-American families was stripped away during the Great Recession due to the dominant role of home equity in their wealth portfolios and the prevalence of predatory high risk loans in communities of color. The Latino community lost an astounding 67 percent of its total wealth during the collapse." Table 4. using HUD's Comprehensive Housing Affordability Strategy (CHAS) data confirms earlier analyses that people in Multnomah County are struggling to reach the income level needed to buy and maintain an affordable home.

Table 4: Comparison of Owner Households and Availability of Units, Multnomah County⁹

Income Range	Owner Households (all sizes)	Owner Units Affordable	Percent of Need Met by Existing Stock	Surplus/ Shortage Units
0-30% of Median	10,600	Not Available		
30-50% of Median	12,625	3,645	28%	8,980
50-80% of Median	24,760	16,290	65%	8,470
Greater than 80% of	119,130	Not Available		

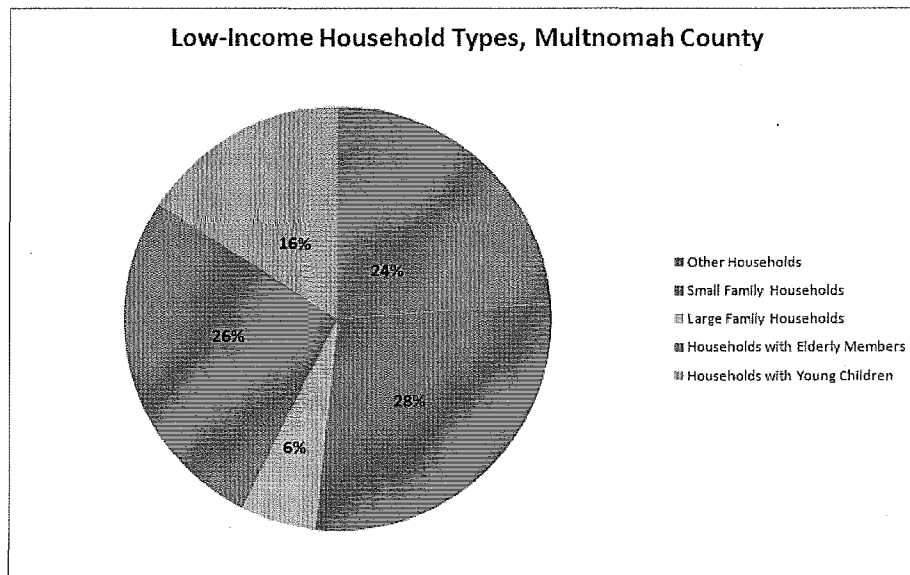
⁸ Brandeis University, Institute on Assets and Social Policy, The Roots of the Widening Racial Wealth Gap: Explaining the Black-White Economic Divide, February 2013.

⁹ HUD 2009 Consolidated Planning CHAS data

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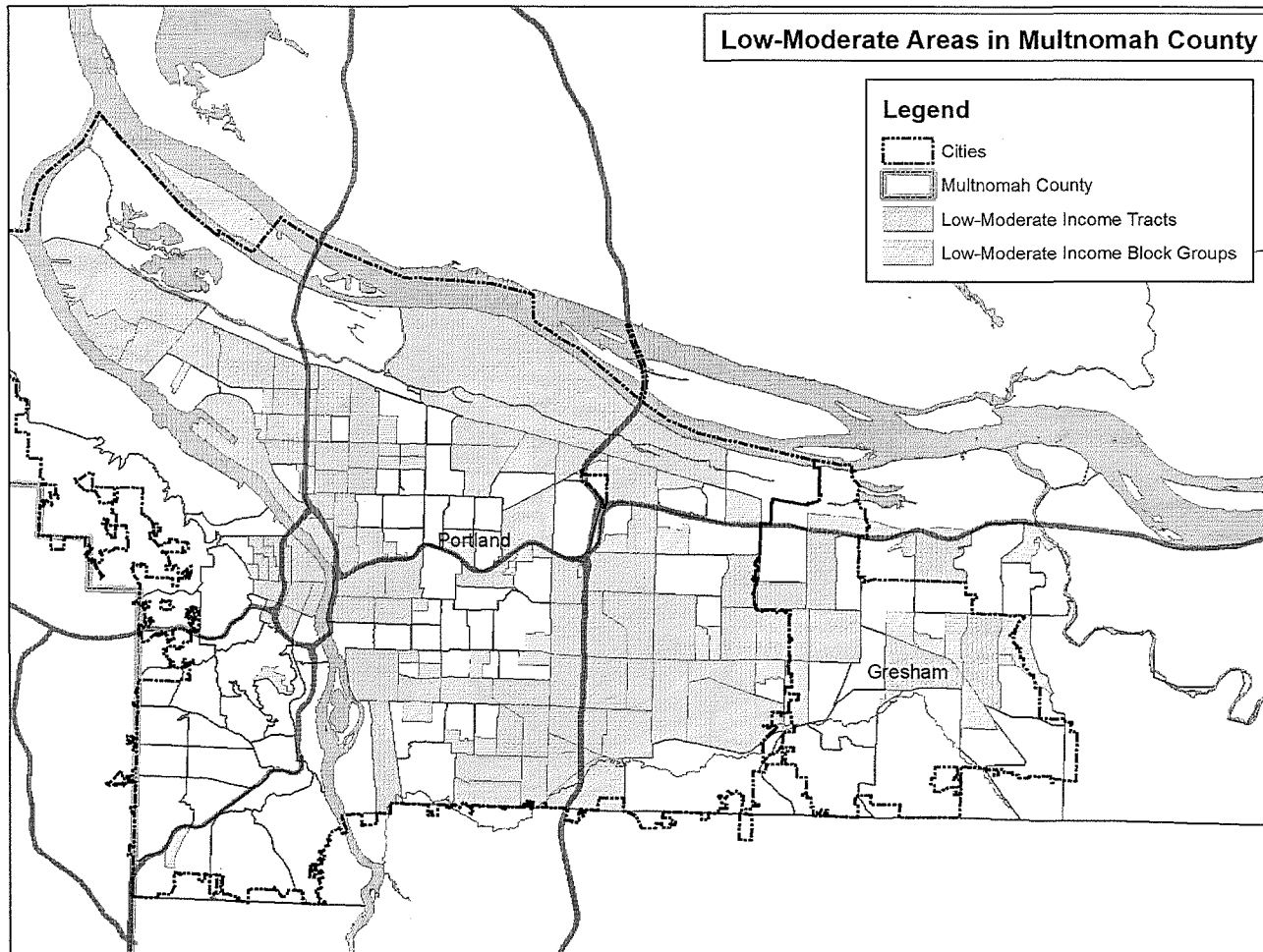
Median				
Total	167,115			

Analysis of the CHAS data indicates that the majority of Portland's low-income households are small family households. To qualify as low-income, a household's income must be 50% or less of the area's median family income as established by HUD. Other household types that are predominant in the low-income population are households with elderly members and very young children.



Multnomah County's low-income census tracts and block groups are depicted in Map 1. The majority of the jurisdictions' federal resources are dedicated toward serving low-income households and individuals.

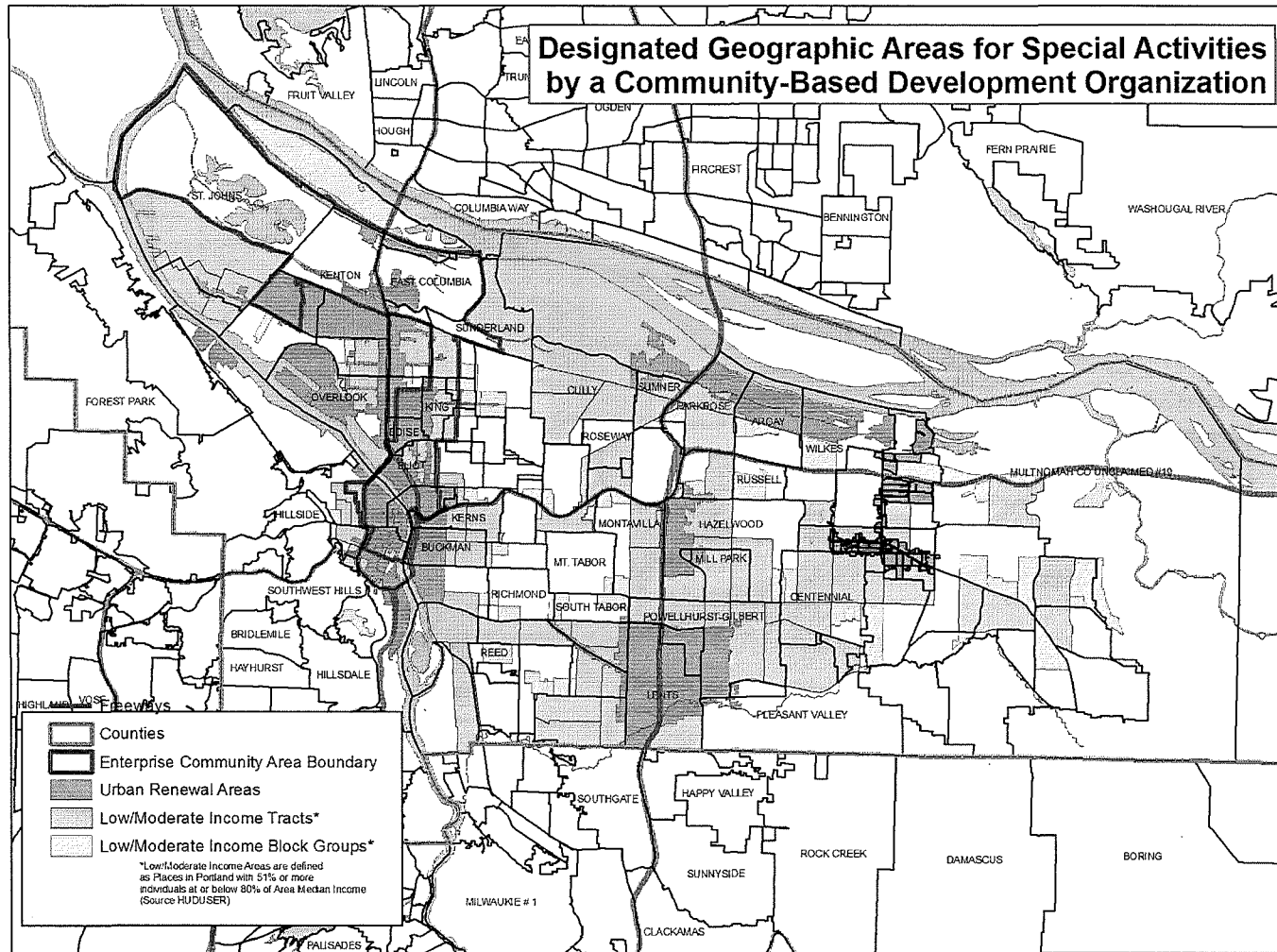
Map 1.



Created by City of Portland, Portland Housing Bureau April 2013

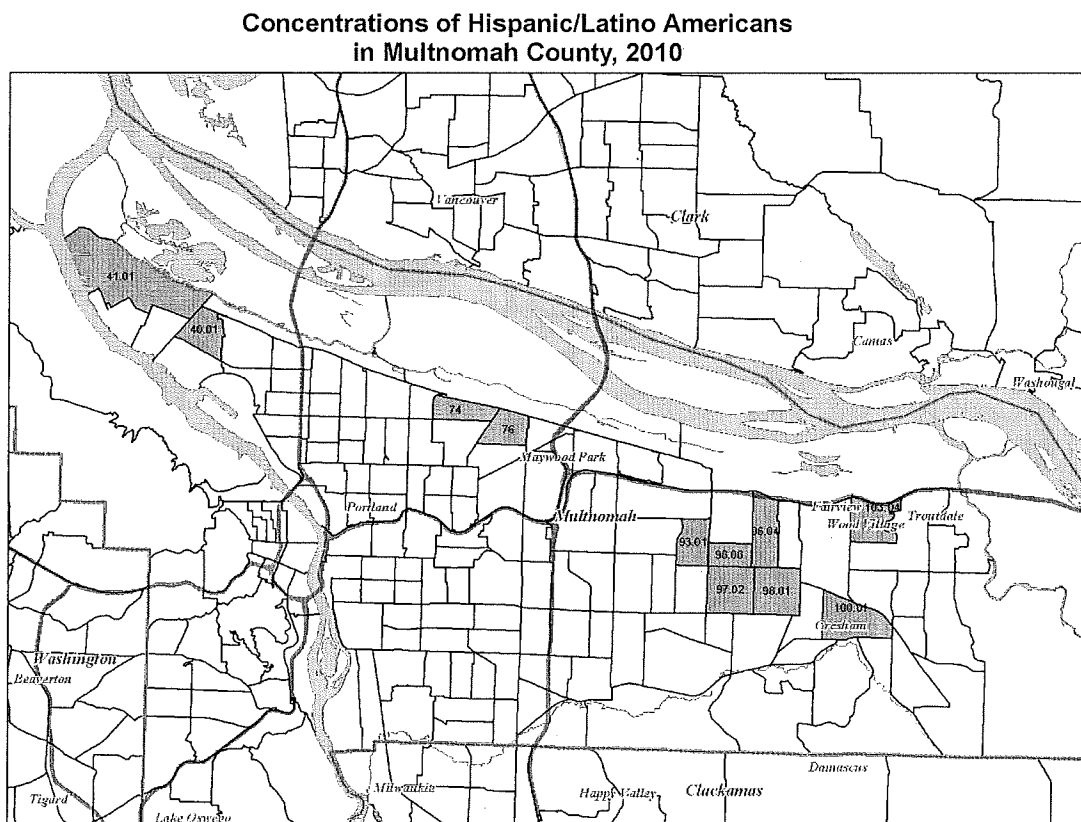
Map 2 illustrates designated areas for special activities by a Community-Based Development Organization.

Map 2.



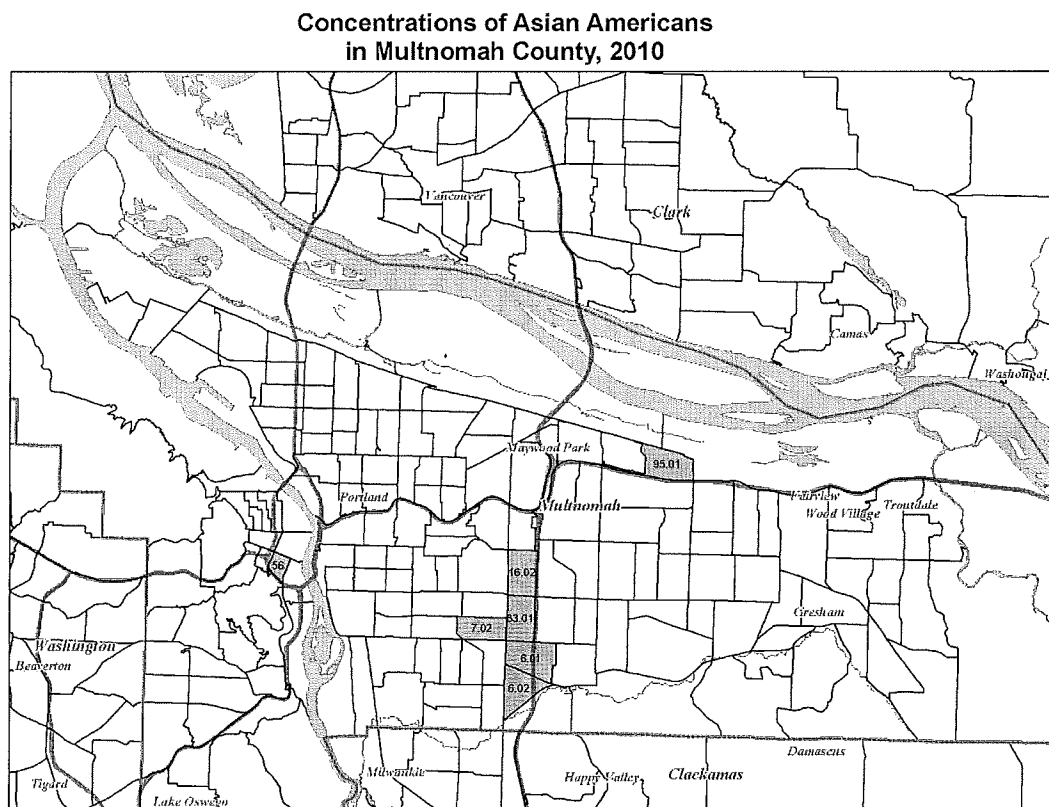
Concentrations of ethnic groups by census tracts have been depicted in the following maps 3 - 6. A concentration is defined as any tract having a greater racial or ethnic population than twice the County average. As noted in prior analysis, there are fewer tracts with concentrations of African-Americans than in 2000. Maps 3-6 are based on 2010 Census data. In its recently released post enumeration survey, the Census Bureau acknowledges an undercount of communities of color¹⁰. There are many efforts underway to address these undercounts.

Map 3 : Concentrations of Hispanic Americans in Multnomah County, 2010

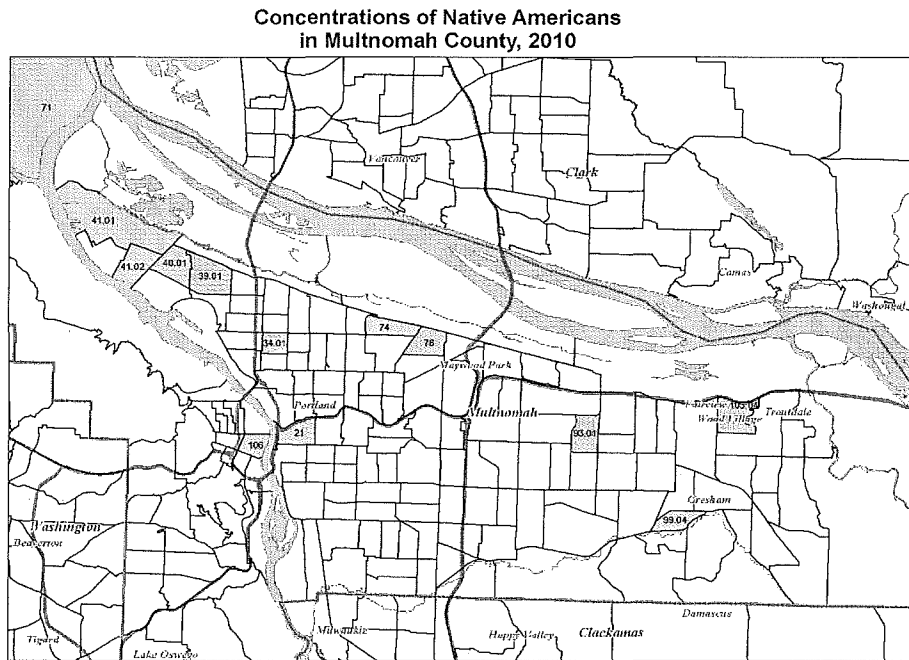


¹⁰ Census 2010, "Census Bureau Releases Estimates of Undercount and Overcount in the 2010 Census"

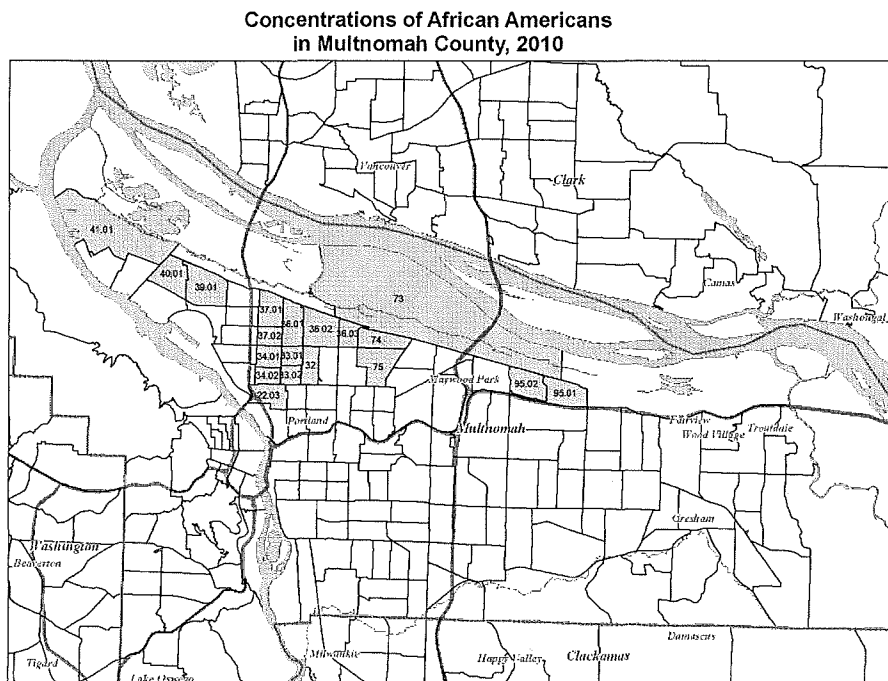
Map 4 : Concentrations of Asian Americans in Multnomah County, 2010



Map 5 : Concentrations of Native Americans in Multnomah County, 2010



Map 6: Concentrations of African Americans in Multnomah County, 2010



Section Four: City of Portland FY2013-2014 Action Plans

Consortium Fair Housing Activities are available at
www.portlandonline.com/phb/conplan

FY 2013-2014 Action Plan

	Portland	Multnomah Co.	Gresham	Total
Federal Entitlement Programs				
CDBG				
Entitlement	8,163,351			8,163,351
Program Income	854,000			854,000
HCDC Administration	14,192			14,192
Carryover	3,735,438			3,735,438
HOME				
Entitlement	2,377,553	139,257	405,296	2,922,106
Program Income	237,241			237,241
Carryover	3,845,486			3,845,486
Emergency Shelter Grant (ESG)	561,868			561,868
HOPWA (7-county metro area)				
Entitlement	1,035,226			1,035,226
Springboard To Self-Sufficiency (SPNS)	467,124			467,124
Carryover	50,000			50,000
Other Federal Programs				
Homeless Assistance Continuum of Care/McKinney	271,986			271,986
Supportive Housing Program (SHP)				-
HMIS	241,074			241,074
Rapid Re-Housing for Families Demonstration Program				-
Shelter + Care				-
Lead Based Paint Grant	1,000,000			1,000,000
Carry Over				-
EDI/Section 108 Loan Guarantee	7,424,000			7,424,000
Homelessness Prevention & Rapid Re-Housing				-
Neighborhood Stabilization Program	137,000			137,000
ARRA (American Recovery & Re-Investment Act)				-
Program Income				-
Healthy Homes	235,550			235,550
HAP Funding				
Housing Authority of Portland				-
Section 8				-
Public Housing Operating Grant				-
Public Housing Capital Grant				-
Public Housing Tenant Rents				-
Congregate Supportive Housing				-
EDSS Supportive Services				-
Apprenticeship Program				-
ROSS: Homeownership Program (GOALS)				-
• Service Coordinators				-
PILOT				-
State Funding				
Low Income Housing Tax Credit 9%				-
Low Income Housing Tax Credit 4%				-
Local Funding				
General Fund Discretionary	10,124,808			10,124,808
Indirect Cost - Lead and CDBG				-
Internal City Service Revenue	73,332			73,332
Administration				-
General Fund Special Appropriations				-
Housing				-
Homeless				-
Economic Opportunity				-
HMIS Program Local Revenue	140,894			140,894
Tax Foreclosed Properties				-
Housing Investment Fund	989,544			989,544
Headwaters Reserve				-
Risk Mitigation Pool / Rent Well Program	200,000			200,000
Miscellaneous Program Income	7,500			7,500
SDC/LTE/MCC Programs	367,687			367,687
Headwaters Apartment Complex	876,617			876,617
Tax Increment Financing & Program Income	39,972,841			39,972,841
Total	83,404,312	139,257	405,296	83,948,865

1 HOME funds are administered by the City of Portland for the Consortium. The amount listed in the Portland column includes the grants to Multnomah County and Gresham.

2 HOPWA funds are administered by the City of Portland on behalf of the seven-county Portland EMSA.

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 12-13	Requested FY 13-14	Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediment
Housing											
Portland Housing Center	Portland Housing Center	Provide home buyer assistance to low income participants in the form of outreach, financial fitness classes, IDA's (Individual Development Accounts--matched savings accts) and home buyer education and counseling.	CDBG		\$100,000	\$100,000	Affordability for the purpose of creating decent affordable housing.	350	1,750	Households	6. Unintended Gentrification Through Policies
Proud Ground	Proud Ground	Provide home buyer assistance to low income participants in the form of outreach and information, and education and counseling for permanently affordable housing. Add additional homes to the land trust portfolio of permanently	CDBG		\$45,000	\$62,585	Affordability for the purpose of creating decent affordable housing.	18	90	Households	6. Unintended Gentrification Through Policies
NAYA Foreclosure Prevention	Native American Youth Association	Provide foreclosure prevention counseling to low income participants (80% MFI or below) in the city of Portland, assisting them through loan modification, refinance, or loss mitigation.	CDBG		\$80,000	\$80,000	Affordability for the purpose of creating decent affordable housing.	30	150	Households	6. Unintended Gentrification Through Policies

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 12-13 Amount	FY 13-14 Requested Amount	Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediments
Housing: Rental Housing											
Affordable Rental Housing Capital	Portland Housing Bureau	Provide financing to construct, rehabilitate and preserve a range of affordable rental housing.	HOME	\$ 3,541,594	\$ 6,726,209	\$ 1,274,907	Affordability for the purpose of creating decent affordable housing.	450	2,250	Housing Units	5. Lack of accessible affordable housing and lack of affordable housing stock
			CDBG	\$ 1,210,672	\$ 6,620,994	\$ 855,410					
Affordable Housing - Program Delivery	Portland Housing Bureau	Staff and operating costs associated with delivering the Rental Housing program	CDBG	\$731,030	\$810,188	\$642,399	Affordability for the purpose of creating decent affordable housing.	450	2,250	Housing Units	5. Lack of accessible affordable housing and lack of affordable housing stock
			HOME	\$0	\$0	\$0					
Section 108 Loan Guarantee Program	Portland Housing Bureau	The Section 108 Loan Guarantee Program is a source of financing allotted for housing rehabilitation and construction for the benefit of low- to moderate-income persons.	CDBG	\$400,000	\$495,000	\$495,000	Affordability for the purpose of creating decent affordable housing.	50	250	Housing Units	5. Lack of accessible affordable housing and lack of affordable housing stock
Gresham Program Allocation	City of Gresham	HOME Consortium allocation to be used for housing development, including homeownership in the City of Gresham. All funding to be administered by the City of Gresham.	HOME	\$495,274	\$355,733	\$264,000	Affordability for the purpose of creating decent affordable housing.	30	75	Housing Units	5. Lack of accessible affordable housing and lack of affordable housing stock
Gresham Administration	City of Gresham	HOME Consortium allocation to be used for administration of Gresham HOME program.	HOME	\$26,574	\$20,614	\$19,867	NA	NA	NA	NA	
Multnomah County HOME Program Allocation	Multnomah County	HOME Consortium allocation to be used for housing development, including homeownership in Multnomah County. All funding to be administered by Multnomah County. Focus is on Special Needs Rental Housing.	HOME	\$139,114	\$119,762	\$132,954	Affordability for the purpose of creating decent affordable housing.	3	15	Housing Units	5. Lack of accessible affordable housing and lack of affordable housing stock
Multnomah County HOME Administration	Multnomah County	Administer Multnomah County HOME program.	HOME	\$7,464	\$6,303	\$6,303	NA	NA	NA	NA	

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	FY 2013-14 Amount	Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediment
Housing: HOPWA											
Cascade Aids Project - Supportive Housing Program	Cascade Aids Project	Provide necessary support including case management and rent assistance for clients to obtain and maintain housing. This program includes both a transition-in-place model and the 35 units of permanent housing developed with HOPWA funds.	HOPWA	\$812,143	\$924,465	\$741,314	Accessibility for the purpose of providing decent affordable housing	400	2,000	Households	7. Low income vulnerable populations
Clark County Supportive Housing Program	Clark County Health Department	Provides 4-6 units of transitional housing in Clark County, Washington and case management services provided by Clark County Department of Community Services. Provides three permanent supportive units through project-based rent assistance.	HOPWA	\$129,377	\$153,617	\$135,625	Accessibility for the purpose of providing decent affordable housing	30	150	Households	7. Low income vulnerable populations
CCC Rosewood PBRA	Central City Concern	Provides project based rent assistance for 36 units of permanent supportive housing.	HOPWA	\$65,993	\$68,663	\$68,663	Affordability for the purpose of creating affordable housing.	36	180	Households	7. Low income vulnerable populations
HOPWA Rent Assistance Contingency	Portland Housing Bureau	Provide contingency to cover cost over runs in CAP permanent housing rent assistance program.	HOPWA	\$36,376	\$43,903	\$0	Affordability for the purpose of creating affordable housing.	12	60	Households	7. Low income vulnerable populations

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	FY 13-14 Amount	Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediment
Housing: Capacity Building TA											
CDC Capacity Building	Housing Development RFP	Project delivery costs and program support for CDBG and HOME eligible housing projects. PHB convenes an advisory board of representatives to select organizational workplans that include appropriate housing development activities and funding recommendations. PHB will determine how much CDBG and HOME private funds are needed by each organization for specific eligible projects and set up a tracking system. The Action Plan will be amended to set up each individual housing activity.	CDBG	\$428,200	\$0	\$0	Affordability for the purpose of creating decent affordable housing.	100	500	Housing Units	3. Areas of Low opportunity
			HOME	\$148,700	\$400,000	\$131,400					5. Unintended Gentrification through Policies
Multnomah County Operating Support (CHODO)	Multnomah County	HOME funds to CHDOs as operating support to provide the development of affordable housing in Multnomah county. Projects are to be selected using a competitive RFP process. Preference is given to organizations that are Community Housing Development Organizations that can demonstrate capacity for development, ownership, and long-term management. Project priorities reflect Consolidated Plan priorities.	HOME	\$7,715	\$6,635	\$6,635	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA	5. lack of accessible affordable and lack of affordable housing stock.
Gresham Operating Support (CHODO)	City of Gresham	HOME funds to CHDOs as operating support to support development of affordable housing in Gresham.	HOME	\$27,466	\$25,000	\$25,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA	5. lack of accessible affordable and lack of affordable housing stock.
Oregon Opportunity Network	Oregon Opportunity Network	Provides information and other resources to citizen based organizations participating in the planning, implementation and assessment of activities being assisted with CDBG funds.	CDBG	\$37,000	\$37,000	\$37,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA	6. Unintended gentrification through policies.

Housing Services Portland FY
2013-2014 Action Plan

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	FY 2013-14 Amount	Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediment
Housing: Housing Services											
Fair Housing Services and Enforcement	Legal Aid Services of Oregon	Advice and representation for people experiencing housing discrimination within the city of Portland.	CDBG	\$44,200	\$47,000	\$47,000	Accessibility for the purpose of providing decent affordable housing.	75	375	People	1. Discrimination in Rental Housing
Fair Housing Education and Enforcement	Fair Housing Council of Oregon	Advice, investigation and referral to enforcement for people experiencing housing discrimination within the city of Portland. This project also provides education to housing consumers and housing providers regarding fair housing law.	CDBG	\$37,600	\$40,000	\$40,000	Accessibility for the purpose of creating decent affordable housing.	500	2,500	People	4. Lack of Fair Housing Data
Community Alliance of Tenants - Renters Rights Hot Line	Community Alliance of Tenants	Provide phone assistance to renters in the City of Portland with the goal of helping them maintain stable housing by informing them of their rights and responsibilities as renters.	CDBG	\$69,600	\$74,000	\$74,000	Accessibility for the purpose of creating a suitable living environment	3,000	15,000	People	2. Lack of Fair Housing Understanding
Fair Housing Education and Enforcement	Fair Housing Center of Washington/ Fair Housing Council of Oregon	Outreach to landlords to increase their awareness of and participation in several programs that increase access to appropriate, safe and affordable housing to low-income populations. Program included in outreach include Housing Connections, Rent Well, Fresh Start and Lead hazard	CDBG	\$25,400	\$25,400	\$25,400	Accessibility for the purpose of providing decent affordable housing.	30	150	People	1. Discrimination in Rental Housing
Portland FY 2013-2014 Action Plan											
Services Information and Referral	211 Info	Operate 2-1-1 information and referral to provide telephone and e-mail support to Portland residents seeking help finding housing, food, winter or year-round shelter, winter warming centers, Severe Weather Emergency Warming Centers and other basic services.	CDBG	\$51,500	\$37,700	\$0	Accessibility for the purpose of crating a suitable living envirnoment.	12,000	60,000	People	2. Lack of Fair Housing Understanding

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	FY 2013-14 Amount	Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediment
Housing: Housing Services											
Substandard Housing Relocation	Impact NW	Assist households displaced from substandard housing with relocation services to identify and obtain appropriate replacement housing.	CDBG	\$140,000	\$120,000	\$120,000	Accessibility for the purpose of creating a suitable living environment	46	230	People	7. Low income vulnerable populations
Reach Community Builders	Reach Community Builders	Provide minor home repairs for low-income elderly and disabled homeowners in the City of Portland.	CDBG		\$170,000	\$170,000	Accessibility for the purpose of creating a suitable living environment	70	350	Housing Units	5. Lack of accessible housing and lack of affordable housing stock
Community Energy Project	Community Energy Project	Provide Weatherization Workshops, a Senior Weatherization Program, and a Home Safety Maintenance Program.	CDBG		\$160,000	\$160,000	Accessibility for the purpose of creating a suitable living environment	500	2500	Housing Units	5. Lack of accessible housing and lack of affordable housing stock
Unlimited Choices	Unlimited Choices	Provide accessibility services for low-income people with disabilities and minor repair services for mobile home owners.	CDBG		\$215,000	\$215,000	Accessibility for the purpose of creating a suitable living environment	82	410	Housing Units	5. Lack of accessible housing and lack of affordable housing stock
Rebuilding Together	Rebuilding Together	Provide funding to staff to support its Rebuilding Together Project, which supplies free home repairs for low-income households, seniors, and/or those with disabilities.	CDBG		\$45,000	\$45,000	Accessibility for the purpose of creating a suitable living environment	56	280	Housing Units	5. Lack of accessible housing and lack of affordable housing stock
Home Repair Program	Portland Housing Bureau	The goals of the Homeowner Repair program are to increase the habitability and safety of housing for low-income elderly and disabled households while simultaneously preserving the housing stock for future residents.	CDBG		\$160,000	\$160,000	Accessibility for the purpose of creating decent affordable housing.	18	90	Housing Units	5. Lack of accessible housing and lack of affordable housing stock
Reach Healthy Homes	Reach Community Builders	The primary goal of the HUD-funded Healthy Homes program is to decrease exposures to multiple household hazards which contribute to asthma exacerbations and other serious illnesses among children under the age of 6 in Portland's distressed communities of Multnomah County.	CDBG	\$110,000	\$75,000	\$75,000	Accessibility for the purpose of creating decent affordable housing.	50	NA	Housing Units	5. Lack of accessible housing and lack of affordable housing stock
Multnomah County Healthy Homes	Multnomah County	The primary goal of the HUD-funded Healthy Homes program is to decrease exposures to multiple household hazards which contribute to asthma exacerbations and other serious illnesses among children under the age of 6 in Portland's distressed communities of Multnomah County.	CDBG	\$110,000	\$35,000	\$35,000	Accessibility for the purpose of creating decent affordable housing.	50	NA	Housing Units	5. Lack of accessible housing and lack of affordable housing stock

Economic Opportunity
Portland FY 2013-2014
Action Plan

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	FY 2013-14 Amount	Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediments
Economic Development: Community Economic Development											
Economic Opportunity Microenterprise Growth	Portland Development Commission	Intensive training, technical assistance and access to capital to assist microentrepreneurs in achieving living wage income levels.	CDBG	\$666,054	\$629,640	\$629,640	Accessibility for the purpose of creating economic opportunity.	95 participants will raise their incomes by 25% in three years.	140 participants will raise their incomes by 25% in three years.	People	7. Low income vulnerable populations
Economic Opportunity Workforce Development	Portland Development Commission	Short-term intensive training, placement, and long-term retention in career track jobs, with employer involvement in to insure that the program	CDBG	\$1,405,584	\$1,206,676	\$1,000,000	Accessibility for the purpose of creating economic opportunity.	300 participants will raise their incomes by 25% in three years.	1500 participants will raise their incomes by 25% in three years.	People	7. Low income vulnerable populations
Economic Opportunity Program Delivery	Portland Development Commission	Program delivery costs for Economic Opportunity Initiative	CDBG	\$304,396	\$278,591	\$273,777	Accessibility for the purpose of creating economic opportunity.	NA	NA	Na	7. Low income vulnerable populations

Project Name	Contractor	Description	Funding Source	FY 211-12 Amount	FY 2012-13 Amount		Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediment
Homeless Facilities & Services											
TPI	Transition Projects Inc.	To operate two men's shelters with 90 beds each, as well as a 55-bed women's shelter & transitional housing program.	CDBG	\$510,975	\$590,200	\$450,210	Accessibility for the purpose of creating a suitable living environment.	Provide emergency shelter for 1,000 homeless men and women.	Provide emergency shelter for 5,000 individuals.	People	7. Low income vulnerable populations
			HOME	\$0	\$0	\$0					
			ESG	\$153,251	\$0	\$0					
ESG12 Portland	Home Forward, Transitions Projects, Inc., Central City Concern	The Federal Fiscal Year 2012 ESG funds for the City of Portland have been allocated to provide outreach to persons living on the streets, operate shelters for the homeless, provide utility assistance and emergency rental assistance to prevent homelessness, implement rapid re-housing strategies and for program administration and data	ESG	\$0	\$782,156	\$703,940	Accessibility for the purpose of creating a suitable living environment.	NA	NA	People	7. Low income vulnerable populations
Cascadia/County Mental Health Transitional Bridgeview	Multnomah County	Multnomah County will provide transitional housing and services for homeless, chronically mentally ill people	CDBG	\$273,000	\$238,600	\$214,740	Accessibility for the purpose of creating a suitable living environment.	Provide transitional housing and services for 50 homeless individuals	Provide transitional housing and services for 250 homeless individuals	People	7. Low income vulnerable populations
NW Pilot Project - Homeless Seniors	NW Pilot Project	NW Pilot Project will provide homeless services and homeless prevention to seniors	CDBG	\$114,100	\$114,100	\$0	Accessibility for the purpose of creating a suitable living environment.	Provide supportive and prevention services to 1,200 homeless and at-risk seniors.	Provide supportive and prevention services to 6,000 homeless and at-risk seniors	People	7. Low income vulnerable populations
Homeless Prevention											
Short Term Rent Assistance	Home Forward	Provide HOME Tenant Based Rental Assistance and short-term rent assistance to homeless, at risk of homelessness, or disabled low-income families and individuals.	HOME	\$377,571	\$395,000	\$385,000	Affordability for the purpose of creating decent affordable housing.	Provide rent assistance to 800 households.	Provide rent assistance to 4,000 households.	Number of Households	7. Low income vulnerable populations

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	FY 2013-14 Amount	Outcome Description	One Year	Five Year	Indicator	Fair Housing Impediment
Administration											
PHB Program & Grant Management	PHB	Portland Housing Bureau administration for the Community Development Block Grant and other related activities.	CDBG	\$1,134,560	\$835,845	\$621,678					3. Areas of low opportunity
			ESG	\$21,749	\$0						
HOME Administration	PHB	PHB staff and operating costs associated with administering the HOME program.	HOME	\$406,232	\$306,938	\$374,122					5. Lack of accessible affordable housing
HOPWA Administration	PHB	PHB staff and operating costs associated with administering the HOPWA program. HUD Matrix code should be 31b (Grantee admin) but the HUD 2020 software does not have that as an option.	HOPWA	\$32,595	\$32,722	\$36,047					7. Low income vulnerable populations
Mult Co HOME Administration	Multnomah County	HOME Consortium allocation to be used for administration of Multnomah County HOME funds.	HOME	\$7,464	\$6,303	\$6,303					
Gresham HOME Administration	Gresham	HOME Consortium allocation to be used for administration of Gresham HOME funds.	HOME	\$26,574	\$20,614	\$19,867					
Indirect Costs	PHB	City of Portland indirect cost for CDBG based on the City's cost allocation plan.	CDBG	\$564,928	\$479,536	\$320,345					

Appendix E

HUD Certifications City of Portland

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

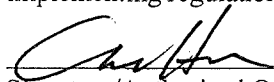
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

6/11/2017
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 13 , 14 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

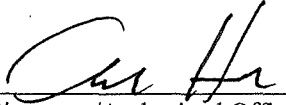
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;


Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;


Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official



Date



Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Ch H
Signature/Authorized Official

6-12-17
Date

Mayor
Title

Specific HOME Certifications


The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official

6/11/2013
Date

Mayor
Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

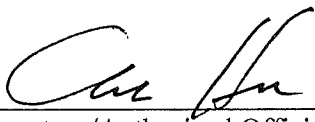
Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

6/11/2013

Date

Mayor

Title

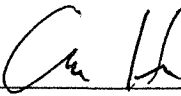
HOPWA Certifications

The HOPWA grantee certifies that:

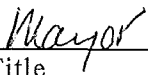
Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official 6-12-13
Date



Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Place of Performance (Street address, city, county, state, zip code)

City of Portland Housing Bureau

421 SW 6th Avenue, Suite 500

Portland, OR 97204

Check ☐ if there are workplaces on file that are not identified here.

This information with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN (City of Portland Supplement)

This Residential Anti-displacement and Relocation Assistance Plan (RARAP) is prepared by The City of Portland in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG*, HOPWA UDAG and/or HOME-assisted projects.

Minimize Displacement—Consistent with the goals and objectives of activities assisted under the Act, The City of Portland will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Collect as part of every application for federal funds, a Relocation and Acquisition Questionnaire to assess potential temporary or permanent relocation to use as a determining factor for loan/grant approval.
- Stage rehabilitation of apartment units if possible to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange and/or offer replacement units, both temporary and permanent when possible within the borrower's affordable housing portfolio.
- Work closely with borrowers and their relocation contractors to ensure compliance with URA.
- Use tax assessment policies and programs to encourage creation of affordable and low-income housing in not only Urban Renewal Areas, but in other areas in the jurisdiction as well.
- Offer information and services to provide homeowners and tenants with materials on assistance available to help them through City of Portland housing programs.
- When reasonable, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.

If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305).

Target for rehabilitation only those units deemed essential to the need or success of the project
1 CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

Relocation Assistance Payments for Residential Tenants Displaced—Uniform Relocation Act and Section 104(d)

The City of Portland shall make installments, except that lump sum payments may be made to cover (1) moving expenses, (2) a down-payment on the purchase of replacement housing, or incidental expenses related to (1) or (2). Whenever the payment is made in installments, the full amount of the approved payment shall be disbursed in regular installments, whether or not there is any later change in the person's income or rent, or in the condition or location of the person's housing. These payments will be disbursed in three (3) payments unless it has been determined by the City of Portland that there is a reasonable request to reduce the installments to no less than (2).

Relocation Assistance to Displaced Persons—Section 104(d)

The City of Portland will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the [CDBG, HOME and/or HOPWA] Program[s], move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350 (Section 104(d)). A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The City of Portland will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the [CDBG, HOME and/or HOPWA] Program[s] in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Portland to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Portland will make these plans public by required methods and submit to HUD information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. Note: See also 24 CFR 42.375(d).

5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Portland will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City of Portland may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The Portland Housing Bureau is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period. The Portland Housing Bureau is responsible for monitoring the relocation payments and other relocation assistance to any permanently or temporarily displaced person for which federal dollars have been used to fund a project.

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED 6/5/2013		Applicant Identifier 93-6002236	
		3. DATE RECEIVED BY STATE		State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier			

5. APPLICANT INFORMATION					
Legal Name:			Organizational Unit:		
City of Portland			Department: Portland Housing Bureau		
Organizational DUNS: 05-497-1197			Division:		
Address:			Name and telephone number of person to be contacted on matters involving this application (give area code)		
Street: 421 SW 6th Avenue, Suite 500			Prefix: Ms.		
City: Portland			First Name: Kim		
County: Multnomah			Middle Name		
State: OR			Last Name McCarty		
Zip Code 97204			Suffix:		
Country: United States			Email: klm.mccarty@portlandoregon.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN):			Phone Number (give area code)		Fax Number (give area code)
93-6002236			503-823-5312		503.823.2387
8. TYPE OF APPLICATION:			7. TYPE OF APPLICANT: (See back of form for Application Types)		
<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)			C. Municipal		
Other (specify) <input type="checkbox"/> <input type="checkbox"/>			Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:			9. NAME OF FEDERAL AGENCY:		
14-241			U.S. Department of Housing and Urban Development		
TITLE (Name of Program): Housing Opportunities for Person with AIDS			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):			Consolidated Plan 2011-2016, Action Plans for 2013-2014 for the Portland Consortium		
OR:Clackamas, Washington, Multnomah, Yamhill, Columbia WA:Clark, Skamania					
13. PROPOSED PROJECT			14. CONGRESSIONAL DISTRICTS OF:		
Start Date: July 1, 2013		Ending Date: June 30, 2014	a. Applicant First, Third, and Fifth in Oregon		b. Project First Third, and Fifth in Oregon
15. ESTIMATED FUNDING:			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$	1,035,226.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$	.00	DATE:		
c. State	\$	.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$	.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$	.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$	.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$	.00			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative					
Prefix Honorable		First Name Charlie		Middle Name	
Last Name Hales				Suffix	
b. Title Mayor				c. Telephone Number (give area code) 503-823-4120	
d. Signature of Authorized Representative				e. Date Signed 6-12-2013	

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 6/5/2013	Applicant Identifier 93-6002236
<input checked="" type="checkbox"/> Construction		3. DATE RECEIVED BY STATE	State Application Identifier
<input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input type="checkbox"/> Pre-application			
<input type="checkbox"/> Construction			
<input type="checkbox"/> Non-Construction			
5. APPLICANT INFORMATION			
Legal Name: City of Portland		Organizational Unit: Department: Portland Housing Bureau	
Organizational DUNS: 05-497-1197		Division:	
Address: Street: 421 SW 6th Avenue, Suite 500		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Portland		Prefix: Ms.	First Name: Kim
County: Multnomah		Middle Name	
State: OR		Last Name McCarty	
Zip Code 97204		Suffix:	
Country: United States		Email: klm.mccarty@portlandoregon.gov	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 93-6002236		Phone Number (give area code) 503-823-5312	Fax Number (give area code) 503.823.2387
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Emergency Solutions Grant Program 14-231		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): OR:Clackamas, Washington, Multnomah, Yamhill, Columbia WA:Clark, Skamania		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Consolidated Plan 2011-2016, Action Plans for 2013-2014 for the Portland Consortium	
13. PROPOSED PROJECT Start Date: July 1, 2013 Ending Date: June 30, 2014		14. CONGRESSIONAL DISTRICTS OF: a. Applicant First, Third, and Fifth in Oregon b. Project First Thrd, and Fifth in Oregon	
15. ESTIMATED FUNDING: a. Federal \$ 561,868 b. Applicant \$ c. State \$ d. Local \$ e. Other \$ f. Program Income \$ g. TOTAL \$		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED. a. Authorized Representative Prefix Honorable Last Name Hales b. Title Mayor d. Signature of Authorized Representative		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No c. Telephone Number (give area code) 503-823-4120 e. Date Signed 6-12-2013	

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 6/5/2013	Applicant Identifier 93-6002236	
<input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier	
<input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	
5. APPLICANT INFORMATION				
Legal Name: City of Portland		Organizational Unit: Department: Portland Housing Bureau		
Organizational DUNS: 05-497-1197		Division:		
Address: Street: 421 SW 6th Avenue, Suite 500		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Portland		Prefix: Ms.	First Name: Kim	
County: Multnomah		Middle Name		
State: OR		Last Name McCarty		
Zip Code 97204		Suffix:		
Country: United States		Email: kim.mccarty@portlandoregon.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 93-6002236		Phone Number (give area code) 503-823-5312	Fax Number (give area code) 503.823.2387	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Investment Partnerships 12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): OR: Clackamas, Washington, Multnomah, Yamhill, Columbia WA: Clark, Skamania		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development		
13. PROPOSED PROJECT Start Date: July 1, 2013 Ending Date: June 30, 2014		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Consolidated Plan 2011-2016, Action Plans for 2013-2014 for the Portland Consortium		
15. ESTIMATED FUNDING:		14. CONGRESSIONAL DISTRICTS OF:		
a. Federal	\$ 2,922,106.00	a. Applicant First, Third, and Fifth in Oregon		
b. Applicant	\$.00	b. Project First Third, and Fifth in Oregon		
c. State	\$.00	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
d. Local	\$.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
e. Other	\$.00	DATE:		
f. Program Income	\$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
g. TOTAL	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
a. Authorized Representative		<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
Prefix Honorable	First Name Charlie	Middle Name		
Last Name Hales	Suffix			
b. Title Mayor	c. Telephone Number (give area code) 503-823-4120			
d. Signature of Authorized Representative	e. Date Signed 6-12-2013			

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**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 6/5/2013	Applicant Identifier 93-6002236	
<input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier	
<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	
5. APPLICANT INFORMATION				
Legal Name:		Organizational Unit:		
City of Portland		Department: Portland Housing Bureau		
Organizational DUNS: 05-497-1197		Division:		
Address:		Name and telephone number of person to be contacted on matters involving this application (give area code)		
Street: 421 SW 6th Avenue, Suite 500		Prefix: Ms.		
City: Portland		First Name: Kim		
County: Multnomah		Middle Name		
State: OR		Last Name McCarty		
Zip Code 97204		Suffix:		
Country: United States		Email: kim.mccarty@portlandoregon.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN):		Phone Number (give area code)		Fax Number (give area code)
93-6002236		503-823-5312		503.823.2387
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant/Entitlement Grants		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): OR:Clackamas, Washington, Multnomah, Yamhill, Columbia WA:Clark, Skamania		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Consolidated Plan 2011-2016, Action Plans for 2013-2014 for the Portland Consortium		
13. PROPOSED PROJECT Start Date: July 1, 2013		14. CONGRESSIONAL DISTRICTS OF: a. Applicant First, Third, and Fifth in Oregon		
Ending Date: June 30, 2014		b. Project First Third, and Fifth in Oregon		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$ 8,163,351.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$.00	DATE:		
c. State	\$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$.00	18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.		
a. Authorized Representative				
Prefix: Honorable		First Name Charlie		Middle Name
Last Name Hales		Signature		Suffix
b. Title Mayor		c. Telephone Number (give area code) 503-823-4120		
d. Signature of Authorized Representative		e. Date Signed		6-12-2013

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