

Portland Consortium Executive Summary

2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

ES-05 EXECUTIVE SUMMARY (Portland, Gresham, Multnomah County)

Introduction

The Consolidated Plan establishes local priorities, consistent with national objectives and priorities established by the US Department of Housing and Urban Development (HUD), to utilize funds allocated by the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solution Grant (ESG). Over the five-year period covered by the 2016-2020 Consolidated Plan over \$75 million is expected to be available through these programs, including allocations and program income. The members of the Consortium are the City of Portland, the City of Gresham and Multnomah County (representing the unincorporated portions and smaller cities within its boundaries). This Consolidated Plan includes the 2016-2017 Annual Action Plans for members of the Consortium.

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

Summary of the objectives and outcomes identified in the Consolidated Plan

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

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

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

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

This goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through

Portland Consortium Executive Summary 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.

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

This goal includes improving infrastructure, facilities, economic opportunities and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements.

Evaluation of past performance

The City of Portland, the City of Gresham and Multnomah County have made significant progress over the years in meeting needs. The organizational structure includes coordination between departments within the Consortium jurisdictions, as well as, coordination with agencies outside the Consortium, including Metro and Home Forward. The Consortium planning efforts create efficiencies in performance and delivery in spite of dwindling resources. Collaborative county-wide planning efforts include targeting the need for housing, building a suitable living environment through services and infrastructure and fostering a system and improvements to spur economic development.

A key part of the evaluation process has been the development of strategic questions related to accomplishments. Are activities and strategies making an impact on identified needs? What indicators best describe results? Are major goals on target? What are the barriers that have a negative impact on fulfilling the strategies and overall vision? What adjustments or improvements to strategies and activities might meet community needs more effectively?

The upcoming Analysis of Impediments to Fair Housing will help focus on these strategic questions. The Consortium partners include metrics that will annually evaluate the Five-Year goals, priorities and strategies and these will be reported in the Consolidated Annual Performance & Evaluation Report (CAPER). Consultation will be held with leadership, public officials, partner agencies and community stakeholders.

Portland, Gresham and Multnomah County have strong regional planning efforts, including the Continuum of Care and a Home for Everyone. In addition, HUD has designated the Consortium area a Preferred Sustainability Status Community. Metro, our local regional government which includes jurisdictions in Clackamas and Washington counties, coordinates a number of planning efforts to advance the sustainability of this region. Metro has also created regional “opportunity maps” that illustrate challenges and offers strategies to create communities where everyone has access to opportunities like jobs, education, housing, parks, transportation and basic services. Home Forward (our Housing Authority) is a key partner and provider to Consortium members. These and other partnerships, built over the years, are the basis for past

Portland Consortium Executive Summary 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

successful performance and a promising path forward. The Consortium has a strong planning system in place, but we recognize that decreased funding and public support is always a challenge to implementation.

Summary of the citizen participation process and consultation process

The consultation process for this Consolidated Plan was extensive, giving citizens and service providers many opportunities to contribute. Citizen Participation was conducted through two Community Need Hearings, focus groups, door knocking, four public meetings about barriers to Fair Housing, a regional survey to 22,000 participants, local Action Plan hearings and budget hearings. Specific efforts to broaden citizen participation included a door-to-door-survey conducted in Gresham, a regional online survey and language-specific focus groups in Portland. For the Need Hearings special attention was given to making them hearing accessible and known to non-English speaking citizens. The participation of non-English speaking residents made it clear that this group is especially vulnerable to substandard housing conditions, displacement and barriers to housing choice. The door-to-door survey, translated into five languages, was conducted in Gresham's Rockwood neighborhood, which is a largely low-income neighborhood. Survey efforts and focus groups also included public housing residents. Consortium staff also met with individuals living in transitional and subsidized housing, as well as, advocates for veterans, elders, communities of color and people living with disabilities.

Summary of public comments

Public comments were offered through public hearings, written submissions and in-person interviews.

The majority of public comments have been about a lack of affordable housing options of all types and in all locations throughout Multnomah County. Commenters noted that the lack of affordable housing has led to substandard living conditions and homelessness. Increased housing prices are creating many negative neighborhood social and economic changes, among them involuntary displacement from housing. A summary of comments include: low vacancy rates, tightened credit and criminal screening, increased rents, housing discrimination, scarcity of living wage jobs and lack of financial support for small business. The enormous increase in rents and home purchase prices in the City of Portland has driven low-income households, recent immigrants and communities of color to East Multnomah County and the City of Gresham. Dramatic increases in displaced populations have created greater demand for infrastructure development and improvements such as sidewalks, parks and public transportation in east Multnomah County.

It is clear from our housing Market Analysis and Needs Assessment that Multnomah County's housing and economic conditions are adversely impacting already disadvantaged communities. Our volatile housing market conditions are making closing the minority homeownership gap all the more difficult. Our lack of living wage employment, combined with increasing rental prices, compounds the existing problem of ensuring housing choice.

Portland Consortium Executive Summary 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

Our analysis of educational opportunities concludes that our region’s economic recovery is based on growing businesses or industries that require higher education and/or specialized training. Low educational attainment is a leading indicator of reduced economic success. Barriers to education were noted by participants in our Community Needs Hearings, focus groups and surveys.

Community participants in the Needs Hearings, focus groups and surveys have also noted the need to improve public infrastructure to ensure neighborhood safety. Those who rely on walking, biking or using public transportation to commute to work indicated the need for safe streets and bike lanes, improved sidewalks and street lighting to ensure safety.

Summary of comments or views not accepted and the reasons for not accepting them

All comments were considered and/or incorporated in the Consolidated Plan.

Consultation

The Consortia chose an involved public participation strategy that included several public hearings in advance of formal consideration and adoption by the jurisdictions. A preliminary draft was made available October 13, 2015 via an announcement in the Daily Journal of Commerce and via the Consortium websites. A second draft was made available March 28th, 2016 and the first public hearings were held March 28th, April 5th and April 7th, 2016.

Calendar of events for 5 year Consolidated Plan

Activity	Date
Need Hearing All	October 13, 2015
Need Hearing East Multnomah County	October 21, 2015
Survey	February 2016
Focus Groups	February 2016
Publication of Draft	March 2016
Other electronic media solicitations	March 2016
Jurisdiction Meetings	March - April 2016
Council Hearings	April – June 2016
HUD submission	May –June 2016

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

City of Portland Draft Annual Resource Table 2016-2017								
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Administration	General Fund	Director Office Business Operations Homeless Services	1,745,043			1,745,043		Administrative costs funded by the City General Fund – includes fair housing
A Home for Everyone	General Fund	Homeless Services through Multnomah County	25,253,072			25,253,072		A Home For Everyone includes emergency shelter operations, supportive housing services, permanent housing placement, rent assistance
Affordable Rental Housing Development	General Fund	Preservation and New Affordable Housing	11,499,988			11,499,988		Preservation of Affordable Housing and Development of New Affordable Units
Homeowner Resources	General Fund	Down Payment Assistance and Home Repair	2,087,724			2,087,724		Down Payment Assistance and Home Repair
Administrative Costs	Tax Increment Funds	Program Administration for Portland Housing Bureau	3,420,239			3,420,239		Director's Office Business Operations Rental Housing Asset Management Homeowner Programs
Affordable Rental Housing	Tax Increment Funds	Preservation and New Affordable Housing	57,415,232			57,415,232		Preservation of Affordable Housing and Development of New Affordable Units
Homeowner Resources	Tax Increment Funds	Down Payment Assistance and Home Repair	6,189,592			6,189,592		Down Payment Assistance and Home Repair6

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

Administrative Costs	Housing Investment Fund	Program Administration for Portland Housing Bureau	2,121,497			2,121,497		Director's Office Business Operations Rental Housing Asset Management
Affordable Rental Housing	Housing Investment Fund	Preservation and New Affordable Housing	17,705,550			17,705,550		Director's Office Business Operations Rental Housing Asset Management
Tax Abatement Programs	Housing Investment Fund	Tax Abatement Programs – LTE, MULTE, HOLTE, SDC	517,994			517,994		Limited Tax Exemption, Multi-Unit Housing Tax Exemption, System Development Charge
Headwaters	Headwaters Fund	Headwaters Apartments	1,861,805			1,861,805		Property administration costs
Lead Grant	Lead Grant	Lead Paint Abatement	857,491			857,491		Lead Paint Abatement
NSP3 Grant	NSP3 Grant	NSP3 – HUD via OHCS	0	40,000		40,000		Acquisition/Rehab Low Income Homebuyer
Continuum of Care Grants	HMIS OTIS/McKinney Continuum of Care Planning	Supportive Services, Information Systems, Administration	1,023,071			1,023,071		Supportive Services, Information Systems, Administration
CDBG from Multnomah Co and Gresham	CDBG	Consolidated Plan and CAPER Preparation	14,484			14,484		Consolidated Plan and CAPER Preparation
CDBG 2016	CDBG	Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services	7,800,415	910,000	4,608,399	13,318,814		Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

HOME 2016 (Portland, Gresham and Multnomah County)	HOME	Rental Development, Administration, Homebuyer, TBRA	2,798,912	218,000	3,909,009	6,343,921	Rental Development, Administration, Homebuyer, TBRA
HOPWA	HOPWA	HOPWA	1,075,693		16,307	1,092,000	HOPWA
ESG	ESG	Shelter Services, Rapid Rehousing	708,283			708,283	Shelter Services, Rapid Rehousing

City of Gresham Draft Annual Resource Table							
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1 City of Gresham				Amount Available Remainder of Plan
			Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Federal	Admin & planning, Economic development Housing, Public improvements	\$876,399	\$0	\$102,123	\$978,522	\$3,155,036
HOME*	Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership	\$467,506	\$45,500	\$49,869	\$562,875	\$1,683,021

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

Multnomah County Annual Resource Table							
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Amount Available Remainder of Plan
			Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Federal	Admin & Planning, Economic Development Housing, Public improvements	\$274,980	\$0	\$0	\$274,980	\$824,940
HOME*	Federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multifamily Rental New Construction, Multifamily Rental Rehab, New Construction for Ownership	\$0	\$0	\$0	\$0	\$0

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

City of Portland Draft Action Plan 2016-2017			
Project #	Name (a, c)	Grant	Amount
1	Program Administration -	CDBG	1,375,681.00
2	Program Delivery	CDBG	337,211.00
3	Program Administration -	HOME	359,021.00
4	ESG16	ESG	702,193.00
5	Program Administration -	HOPWA	32,753.00
6	Fair Housing Admin -	CDBG	399,000.00
7	Section 108 Repayment	CDBG	727,000.00
8	Economic Opportunity Initiative - Microenterprise	CDBG	510,211.00
9 & 10	Economic Opportunity Initiative - Workforce	CDBG	1,610,211
11	Housing Development Center	CDBG	12,000.00
12	New Affordable Housing	CDBG	3,500,000.00
12	New Affordable Housing	HOME	5,230,842.00
13	Preservation Affordable Housing	CDBG	3,362,500.00
14	HOME Consortium - Gresham	HOME	498,228.00
15	HOME Consortium - Multnomah Co	HOME	135,830.00
16	Single Family Fin Assist	CDBG	500,000.00
17	Single Family Home Repair	CDBG	985,000.00
18	HOME CHDO Operating Contracts	HOME	120,000.00
19	HOPWA Subcontracts	HOPWA	1,059,000.00

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)
 City of Gresham Draft Action Plan 2016-2017

City of Gresham Draft Action Plan 2016-2017			
Project #	Name (a, c)	Grant	Amount
1	Program Administration -	CDBG	175,279.00
2	Program Administration -	CDBG	51,301.00
3	Tenant Based Rental Assistance -	HOME	316,309.00
4	Tenant Based Rental Assistance -	CDBG	54,173.00
5	Public Services -	CDBG	125,656.00
6	Public Improvements -	CDBG	225,500.00
7	Economic Development -	CDBG	218,731.00
8	Housing Rehabilitation	CDBG	180,000.00
9	HOME CHDO Operating Contracts	HOME	23,375.00

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

Multnomah County Draft Action Plan 2016-2017						
<i>Project Name</i>	Contractor*	Description	Funding Source	FY2016-17 Allocation \$291,631	Outcome Description	One-Year Goal
Street Sidewalk Improvements	TBD Jurisdiction	Sidewalk and infrastructure improvements	CDBG	\$66,282	Accessibility for the purpose of creating safe and sustainable living environment for elementary school children and local residents	1100 People
Public Services	Human Solutions, Catholic Charities, Community Energy Project Community Alliance of Tenants	Permanent housing with services for homeless families, emergency services, Renter Education workshops and Renter Advocacy	CDBG	41,100	Access and availability of housing	300
Mend and Adapt a Home	Unlimited Choices	Critical repair	CDBG	143,5200,00	Accessibility for the purpose of providing decent affordable housing	47 homes
Administration	Multnomah County	Administration	CDBG	80,395,00	Staff support and general project oversight for CDBG program	NA
Total Allocated Funds	N/A		CDBG	\$311,479		

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

City of Portland Goals								
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choice	2016	2020	Affordable Housing Public Housing	All	Affordable housing choice	CDBG HOME	Number of affordable rental units built: 500 units Number of rehabilitated rental units: 150 Number of homeowners assisted with home repairs : 850 households Number of homeowners receiving direct financial assistance: 50 households Homeownership preparation and counseling: 2,100 households
2	Reduce homelessness and increase stability	2016	2020	Homeless Non-Homeless Special Needs	All	Basic services & homeless prevention/intervention	CDBG ESG	Homeless households served in emergency shelter: 4,000 households Homeless households placed in permanent housing: 3,500 Percentage of households placed in permanent housing who remained in housing after 12 months: 85% Special needs households assisted: 500 households Public service/Legal service activities: 1,000 households Decrease in all populations experiencing homelessness in the one night street count: 50%
3	Improve infrastructure, facilities, economic opportunity	2016	2020	Non-Housing Community Development	All	Community and economic development	CDBG	Number of Business Assisted: 350 Percentage of businesses increasing economic stability at program exit: 57% Employment/Training Services: 2,000 Individuals Number of adult workforce development participants: 771 Average wage at graduation: \$12.97 per hour

Portland Consortium Executive Summary
 2016-2020 Consolidated Plan and 2016-2017 Action Plans- (DRAFT)

Multnomah County Draft Goal and Outcome Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase and preserve affordable housing choice	2016	2020	Affordable housing	N/A	Affordable housing choice	CDBG	Public services activities other than low/moderate income housing benefit: 61 persons assisted; Rental units rehabilitated: 19 housing units; Homeowner housing rehabilitated: 21 housing units
Reduce homelessness and increase stability	2016	2020	Homeless Non-homeless special need	N/A	Basic services and homeless prevention/intervention	CDBG	Public services activities other than low/moderate income housing benefit: 385 persons assisted; Tenant-based rental assistance/ rapid rehousing: 66 persons households assisted; Homelessness prevention: 94 persons assisted
						HOME*	N/A
Infrastructure, facilities and economic opportunities	2016	2020	Non-housing community development	N/A	Infrastructure and public safety improvement	CDBG	Public facility or infrastructure activities other than low/moderate income housing benefit: 70-72 HHs assisted