

EXHIBIT A

Cities of Portland and Gresham  
Multnomah County, Oregon

183933

# Consolidated Plan Action Plans FY 2010-11



2005  
2011

Funded by HUD



## ACKNOWLEDGEMENTS

Sam Adams, Mayor, City of Portland

Nick Fish, Commissioner of Housing, City of Portland

Shane T. Bemis, Mayor, City of Gresham

Ted Wheeler, Former Chair of the Board of County Commissioners, Multnomah County

Jeff Cogen, Chair of the Board of County Commissioners, Multnomah County

## Housing and Community Development Commission (HCDC)

Pat Mobley, Chair

Naomi Harris, Vice-Chair

Robin Boyce

Jean DeMaster

Rey España

Victoria Libov

Jim McConnell

Bradley Perkins

Dan Pierce

Bruce Whiting

## HCDC Staff and Jurisdiction Liaisons

Beth Kaye, HCDC Program Manager

Shelley Marchesi, Housing Authority of Portland

Barbara Sack, City of Portland, Bureau of Planning

Elaine Fultz, City of Gresham, Planning Services Department

Seth Lyon & Carol Cade, Multnomah County, Department of County Human Services

Andrea Matthiessen & Sally Erickson, City of Portland Housing Bureau

Antoinette Pietka, Paul Stewart, & Ben Yeager, City of Portland Housing Bureau

Jennifer Kalez, City of Portland Housing Bureau

# Table of Contents

Section One: Introduction	
Overview	5
Priorities and Principles	25
Section Two: Needs Assessment and Housing Market Analysis Updates	33
Section Three: Five Year Strategic Plan Amendments	
Economic Opportunity	
Microenterprise	47
Housing	
HOPWA	51
Section Four: Housing Authority of Portland	
Section 8	71
Public Housing	73
Section Five: FY 2009-10 Action Plans	
Annual Resource Table	77
City of Portland Action Plan	79
City of Gresham Action Plan	90
Multnomah County Action Plan	99
Action Steps to End Chronic Homelessness	104
Appendix A: Citizen Participation Plan	
Appendix B: Public Comment	
Appendix C: Regulatory Barriers	
Appendix D: HUD CPMP Data	
Appendix E: HUD Certifications	
Appendix F: Glossary	

183933

# Section One

## Introduction

## Introduction

In compliance with HUD regulations, the Portland Consortium presents these Action Plans for FY 2010-11. 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 sixth set of Action Plans in the 2005-2011 multi-year cycle of coordinated planning by the Portland Consortium. These plans implement the Consolidated Plan 2005-2011, as amended (Plan). While the Consortium had intended to prepare a new multi-year plan in 2009-2010, it postponed this effort for one year in order to allow the new Portland Housing Bureau and the Housing Authority of Portland to conclude their strategic planning processes. Accordingly, the Plan was extended in 2009-10 to cover an additional year. Like the Plan, these Action Plans serve as both housing and community development plans and as applications to the U.S. Department of Housing and Urban Development (HUD) for funds available to cities and counties under four formula grant programs. HUD allows these funds to be used to benefit low- and moderate-income people and neighborhoods, within specific priorities established by the local jurisdictions.

In developing these Action Plans, the Consortium members faced many challenges. 2009 was a year when the real estate market continued its slide, the stock market showed continued instability, and local unemployment reached 10.4%. The mainstream media refers to the present time period as The Great Recession. Housing issues continued to be at the core of the trouble. Several years of poor lending practices by unregulated lenders and mainstream banks, and a decline in housing prices, had led to an increase in default rates. These “toxic” mortgages had been bundled, securitized, and acquired into the portfolios of every financial institution and investor, spurring a dramatic stock market decline in 2008. In 2009, the financial sector continued to react to the mortgage fiasco, denying credit to all but the strongest and most solvent borrowers. This credit crisis continues to chill both the housing market and the commercial sector. Housing prices have continued to decline.

There are some small signs of recovery nationally, although the drop in the unemployment numbers may merely reflect more discouraged job-seekers. The federal stimulus programs continue to roll out, putting people to work and preventing additional layoffs in some of the hardest-hit industries. Oregon qualified for \$88 million dollars from the Department of the Treasury’s Troubled Asset Relief Program, based on having counties with among the highest unemployment rates in the nation. These funds will not be spent until FY 2010-11.

## Overview

## Introduction

### Overview

The impact of the Great Recession is manifold. Non-profit agencies across the County continue to report year over year increases in requests for assistance. While many of these requests are from households that have never been financially secure, providers are also seeing people who had been solidly middle-class until they experienced a lay-off or lost access to the home equity line of credit that had supported their lifestyle.

The market for housing tax credits continues to languish, because so few investors have gains to offset.

Local tax revenues have also been adversely affected by the overall weakness in the economy. This is particularly bad news for Multnomah County, which was already operating at a loss due to a structural deficit. The County continues to cut spending. The City of Gresham is locked into a bare-bones taxing structure and does not have sufficient discretionary revenues to increase its support for housing and community development activities. Portland, too, is feeling the pinch. All agencies have been asked to implement 3% cuts during the current fiscal year. The Mayor's plans to stabilize the funding for some established programs, including many homeless programs, have been scuttled. Due to tax limitation measures adopted in Oregon through a series of ballot measures, none of the jurisdictions in the Consortium may readily increase local taxes.

These budget woes have continued to fuel the controversy over urban renewal, tax abatement programs, and other mechanisms that temporarily reduce revenues to the County and taxing districts in order to invest in improvements that will increase the tax base over the long term. For its part, the City made its second comprehensive report to the County about its administration of the tax abatement programs. The City and the County have begun a comprehensive policy review, expected to conclude before the 2011 State Legislative session.

The jurisdictions anticipate some new resources to respond to the economic situation. Oregon Housing and Community Services Department expects to make the first distributions of proceeds from the 2009 increase to the Document Recording Fee ("DRF") later this spring. OHCS will retain 5% of revenues to cover administration costs. The remainder will be allocated as follows: 14% to homeownership programs; 70% to affordable rental housing programs, including preservation, land banking, and development activities; 6% for capacity building; and 11% to the Homeless Assistance Fund. HAF is

## Introduction

distributed to community action agencies (including the County). OHCSO will distribute all other funds through a competitive process.

The federal government continues efforts to address the economic crisis. Multnomah County and the City of Portland received approximately \$6.8 million through the initial allocation of Neighborhood Stabilization Program ("NSP") and is using the funds to assist low- and moderate-income households to purchase foreclosed properties from financial institutions. Multnomah County and the City did not qualify for the second round of NSP funding.

The City and County both benefitted from the American Reinvestment and Recovery Act (ARRA), an enormous bill that channeled money through almost 60 federal programs. Portland received \$4.2 million of Homelessness Prevention and Rapid Rehousing funds, and is using the infrastructure created as part of the local Ten Year Plan to End Homelessness to deploy these resources where they are needed most. Portland also received \$3.7 million in CDBG-R funds, and allocated it to economic opportunity and housing projects county-wide. Portland and the State of Oregon were recently notified by the Department of Energy that they were awarded \$20 million for Clean Energy Works, a program to increase the energy efficiency of single family homes.

The Obama Administration has also delivered on housing and community development funding. We have seen an increase in our CDBG award (although HOME and HOPWA took small reductions).

The County continues to focus its community development funding in the program participating cities of Maywood Park, Fairview, Wood Village, Troutdale, and unincorporated areas of Multnomah County. The cities of Wood Village and Fairview receive the majority of projects, as they are census qualified "target areas."

The current crisis is the expiration of various project-based Section 8 contracts, and the end of the period of affordability of a large number of 15-year tax credit properties. Although we would like to preserve most or all of these affordable rent-restricted units, lack of capital funding and funding for ongoing operating expenses may prevent us from doing so. Preservation efforts in Oregon received a big boost from the John A. and Catherine T. MacArthur Foundation. The Foundation awarded the State and City of Portland \$1 million to coordinate and administer preservation efforts, and made \$4 million available in program related investment to capitalize the Preservation Acquisition Fund, a revolving loan fund administered by the Network for Oregon Affordable Housing (NOAH). Portland secured a \$15 million secured

## Overview

## Introduction

### Overview

loan through the EDI Section 108 program, to augment other local Preservation resources. Portland is also working closely with Congressional leadership and its delegation to make new preservation financing mechanisms available through HUD.

The tight credit market has cooled private efforts to convert existing affordable housing to other uses. However, the Consortium expects that these open market preservation challenges will resume when the market picks back up. The Consortium still thinks its best strategy is to move market-rate multi-family housing into nonprofit ownership, with the guarantee of long-term affordability. However, no Consortium jurisdiction presently has enough capital to pursue this strategy at the necessary scale.

Funding for services continues to be a material constraint on our Consortium's ability to implement the Ten-Year Plan to End Homelessness in Multnomah County and the City of Portland. While the Obama Administration is not be pursuing an ideologically-driven policy of reducing domestic spending, it has inherited expensive wars in Iraq and Afghanistan, and a tumbling economy.

To supplement public resources, Consortium members are also pursuing private-sector resources. Portland's Economic Opportunity Initiative has been particularly successful at attracting financial and in-kind support for its programs from private entities, including the United Way of the Columbia-Willamette and the Lewis & Clark Law School. The Bridges to Housing initiative, for high-need homeless families, has also been successful at attracting private funds. This has included substantial investment by the Bill and Melinda Gates Foundation and Meyer Memorial Trust. Early support was provided by Enterprise Community Partners.

HUD requires that the Portland Consortium establish priorities for the allocation of federal resources. The priorities are in descending order. Overall, the jurisdictions of the Consortium will allocate the greatest amount of federal resources to Priority 1, and the least to Priority 3. Within each priority, the Portland Consortium has decided that programs should focus on populations with the greatest barriers. This year, the Consortium responded to community needs by adding the text shown in *italics*.



## Introduction

### PRIORITY ONE

Funding programs that increase the range of housing opportunities affordable to households with incomes at or below 50% of the area's Median Family Income, focusing on populations with the greatest barriers. This priority includes programs that:

- a. Provide stable, decent, sustainable affordable housing for households with the greatest housing needs;
- b. Develop permanent supportive housing for very low-income households (0-30% MFI) with disabilities;
- c. Assist low-income individuals and families (0-50% MFI) to locate, lease and maintain housing;
- d. Develop, acquire, maintain, repair, rehabilitate, and/or address severe environmental hazards in housing stock for low- and moderate-income people (0-80% MFI). Severe environmental hazards include, but are not limited to, lead-based paint and mold;
- e. Arrest the net loss of affordable housing stock by preserving existing housing stock for low- and moderate-income individuals and families (0-80% MFI). Existing housing stock includes, but is not limited to, multi-family housing, manufactured housing parks, and single family housing. If there are not sufficient resources to accomplish all preservation goals, priority should generally be given to properties that receive federal subsidy. If it is not feasible to preserve affordable housing, it should be replaced;
- f. Revitalize severely distressed public housing;
- g. Invest in the portfolio of publicly-funded affordable housing assets so that it will be available to serve community needs over the long term;
- h. Increase the number of units with three or more bedrooms affordable to low-income households (0-50% MFI);
- i. Increase the number of units that meet universal design standards for accessibility. Because the consortium has developed few accessible family units, initial development should emphasize larger units that have a minimum of two bedrooms and two bathrooms;
- j. Explore low-cost housing options, including pre-fabricated housing;

### Overview

## Introduction

### Overview

- k. Acquire an interest in land, whether improved or not, by lease, transfer, or purchase. The land may be banked, made available for development, or placed in service right away, but in all cases the primary use of the land must be for sustainable, transit-oriented housing affordable to low-income households (0-50% MFI), and/or community facilities designed to meet the housing and related service needs of low-income people.

### PRIORITY TWO

Funding programs focused on preventing and ending homelessness that:

- a. Provide immediate shelter, and rapid re-housing for individuals and families experiencing homelessness;
- b. Link people experiencing homelessness to the services they need to succeed;
- c. Mitigate the barriers that make it difficult for households experiencing homelessness to re-establish housing stability;
- d. Streamline access to existing services to prevent and reduce homelessness;
- e. Increase the use of effective strategies that can be implemented quickly and require little capital investment, like shared housing;
- f. Provide, or partner with other entities to deliver, supportive services, such as case management, home care and personal care, job training, child care, education, etc., for adult and child members of households that are experiencing homelessness or are at risk of homelessness.

### PRIORITY THREE

Funding programs to assist adults and youth with the greatest barriers to improve their economic condition by:

- a. Increasing their incomes from below 50% MFI to a self-sufficiency wage, as defined by the Worksystems, Inc. self-sufficiency calculator, through comprehensive, evidence-based programs;
- b. Increasing their assets through comprehensive, evidence-based programs;

## Introduction

- c. Engaging households with incomes up to 80% MFI in wealth-building strategies, including land-trusts and first time homeownership programs for populations that have traditionally faced barriers to homeownership;
- d. Mitigating the effects of the foreclosure crisis;
- e. Supporting the efforts of manufactured home owners to protect and promote their economic security by preserving the land where their homes are situated;
- f. Acquiring an interest in land, whether improved or not, by lease, transfer, or purchase. The land may be banked, made available for development, or placed in service right away, but in all cases the primary use of the land must be to support land trust and first-time homeowner programs for populations that have traditionally faced barriers to homeownership;
- g. Investing in, stabilizing, and revitalizing low-income communities.

### COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The cities of Portland and Gresham, and urban Multnomah County (the area of the County outside the city limits of Portland and Gresham), all receive CDBG funds. These funds 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; and
2. Building state and local nonprofit 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. The Portland Housing Bureau is designated as the lead agency and administers the HOME funds. The jurisdictions work together to implement the Consolidated Plan.

## Overview

## Introduction

## PARTNER ORGANIZATIONS AND AGENCIES

Organization / Agency	Product	Market Segment
US 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	Low-income households
Enterprise Community Partners	Technical assistance for neighborhood and nonprofit developers, predevelopment loans	80% MFI or below
Equity Investors	Equity participation as owner or joint venture partner for housing developments, tax credit investments	Low-income people for tax-credit investment
Fair Housing Council of Oregon	Education and 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

## Introduction

PARTNER ORGANIZATIONS AND AGENCIES (CONTINUED)		
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
Housing Alliance	State-wide advocacy for 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)	Policy advice; plans & reports required by HUD	Advocate for system change to benefit very low-, low- and moderate-income households; advocate for increasing number of minority homeowners
Housing Authority of Portland (HAP)	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

## Introduction

## PARTNER ORGANIZATIONS AND AGENCIES (CONTINUED)

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 in Multnomah County, administration of community development funds, donation of tax-foreclosed properties, social service delivery grants	Services and/or supportive housing for low-income elderly, physically disabled, mentally ill, alcohol or drug addicted, and developmentally disabled <sup>2</sup> and/or homeless family shelters and transitional housing
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, formerly Community Development Network)	Affordable housing policy, technical assistance, advocacy for new resources	Low- and moderate-income housing and community development activities statewide

## Introduction

PARTNER ORGANIZATIONS AND AGENCIES (CONTINUED)		
Organization / Agency	Product	Market Segment
Portland Bureau of Development Services (BDS)	Regulatory oversight of building, housing and zoning codes	All
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, financial services products	Low- and moderate-income people
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

## Introduction

### Overview

#### EMERGENCY SHELTER 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 activities, and administrative costs. HUD allocates ESG funds annually based on the formula used for the Community Development Block Grant (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 allocating 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 Action Plans also describe how other sources of federal, state, local and private funds contribute to the overall strategies adopted in the Plan.

#### INTER-AGENCY AND JURISDICTIONAL CONSULTATION THROUGH HCDC

The Action Plans development process for FY 2010-11 carries out the inter-jurisdictional, cooperative venture begun during the initial stages of the Community Affordable Housing Strategy (CHAS) planning process. The Consortium established during the CHAS is committed to an ongoing planning effort, directed by the Portland Housing Bureau with oversight from the Housing and Community Development Commission (HCDC). HCDC remains the primary public forum focused on affordable housing and economic opportunity matters, and also functions as an advocate for systems change to benefit low-income households. HCDC influences housing and community development policy by advising the three jurisdictions on community needs, weighing in on budget decisions, promoting the linkage of associated social services to housing and community development programs, guiding the updates of the Plan, and monitoring program outcomes.



## Introduction

### THE POLICY AND PLANNING FUNCTION OF HCDC

Fifteen citizen Commissioners sit on HCDC, nine appointed by the City of Portland and three each by the City of Gresham and Multnomah County. HCDC has oversight of all plans and reports required by HUD. HCDC consults with the jurisdictions and stakeholders about the development of their annual Action Plans and recommends approval of Plans that reflect the established Priorities. HCDC's members stay well-informed about community needs and use their knowledge to set the Priorities for the Consolidated Plan.

The staff for HCDC is led by a Portland Housing Bureau program manager and draws from City of Portland staff expertise on homeless planning, land use and zoning, and regulatory compliance. HCDC has liaison staff from the Housing Authority of Portland, Multnomah County's Department of County Human Services and Gresham's Planning Services Department. HCDC staff consult with the Oregon Department of Housing and Community Services, the Metro regional government, housing and community development staff at the surrounding counties (Clark, Clackamas, and Washington), and social service agencies in Multnomah County, as well as nonprofit developers and service organizations.

### REQUIRED CONSULTATION FOR THE ANNUAL ACTION PLANS

In preparing these Action Plans, the Portland Consortium 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 HCDC and the Coordinating Committee of the local Ten-Year Plan to End Homelessness, as well as in separately scheduled meetings. Consultations were held with entities including but not limited to, the City of Gresham, City of Wood Village, City of Portland, Housing Authority of Portland, Community Development Network, Housing Development Center, individual community development corporations, Multnomah County, Cascadia Behavioral Health, Transition Projects, Inc., Human Solutions, Inc., the League of Women Voters, Elders in Action, and Housing Organizations of Communities of Color.

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

## Overview

## Introduction

### Overview

#### INSTITUTIONAL STRUCTURE

The responsibility for implementing the Plan will rest with the Portland Housing Bureau, , Gresham's Planning Services Department, Multnomah County's Department of County Human Services and the Housing Authority of Portland. However, implementation cannot proceed without the involvement and support of many public and private agencies. The Partner Organizations and Agencies chart describes briefly 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.

#### CITIZEN PARTICIPATION

As required by federal regulations, a Citizen Participation Plan describing the overall framework for public involvement was adopted by the participating jurisdictions in May 2005. The Citizen Participation Plan is appended to the 2005-2011 Consolidated Plan in Appendix B. This Appendix describes the scope of public participation activities conducted for this Plan. Proposed amendments to the Citizen Participation Plan will be effective when this Action Plan is adopted.

The Portland Consortium held four public hearings open to Multnomah County residents. Comments were accepted at the public hearings as well as by mail, phone, and e-mail. Translation services were available.

#### THE ROLE OF ADVISORY BOARDS

HCDC, a volunteer citizens' commission appointed by the elected officials of the participating jurisdictions is the primary body charged with developing the Plan. In addition to HCDC, Gresham has the Community Development and Housing Committee (CDHC), and Multnomah County has the Policy Advisory Board, consisting of representatives of the unincorporated County and its small cities.

The staff of HCDC engages in an ongoing process of coordination and consultation so that it can provide HCDC with historical information, policy options and well-thought-out recommendations. HCDC subcommittees include 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, as well as the Evaluation Committee that

## Introduction

makes funding recommendations for the McKinney Homeless Assistance grant.

## Overview

### THE PUBLIC PROCESS FOR THIS PLANNING CYCLE

Date	Event
October 21, 2009 October 28, 2009 November 4, 2009 November 5, 2009 November 12, 2009 November 18, 2009 December 2, 2009	Public hearings on community needs for the FY 2010-11 Action Plans.
March 4, 2009	Public hearing on the Principles and Priorities to guide the Plan. HCDC voted to change some language in the Principles and Priorities.
April 7, 2010	First draft of the FY 2010-11 Action Plans released to the public for a 30-day public comment period.
April 7, 2010 May 5, 2010	Public hearing of the draft FY 2010-11 Action Plans for comment at the regularly scheduled HCDC meeting. HCDC voted to adopt the Action Plans.
April-May 2009	The City Councils of Portland and Gresham and the Multnomah County Board of Commissioners held hearings to consider the adoption of the revised Priorities and Principles of each jurisdiction's FY 2010-11 Action Plans.

### 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-owned business enterprises.

When Portland Development Commission (PDC) loans exceed \$100,000, borrowers are required to comply with PDC's Minority, Women and Emerging Small Business (M/W/ESB)/Good Faith Effort Program for all prime construction contracts of \$200,000 or greater and subcontracts of

## Introduction

### Overview

\$100,000 or more. By the program requirements, borrowers through their prime contractors are required to either meet a 20% M/W/ESB goal or to make good faith efforts to contract with M/W/ESB firms for each division of work to be performed by a subcontractor. The M/W/ESB/Good Faith Effort Program further requires that they submit monthly reports on subcontractor utilization. Contractors are strongly encouraged to use formal advertising and bid procedures, publish requests for bids in at least two media, and seek solicitation assistance through minority and women community organizations.

For PDC construction loans exceeding \$100,000, borrowers are also required to comply with the Workforce Training and Hiring Program for prime construction contracts of \$1,000,000 or greater and subcontracts of \$100,000 or more. The Program seeks to ensure a contractor's workforce reflects the diversity of the regional construction workforce. The Program also maximizes apprenticeship and employment opportunities for minorities, women and economically disadvantaged workers in the construction trades.

### 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. Generally, 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

## Introduction

receive priority in establishing a monitoring schedule. Additionally, PHB has a Compliance Coordinator to oversee development and administration of compliance systems, including monitoring and providing technical assistance to contract managers as needed.

Internal file review consists of completion of the 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 complying 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 subrecipients 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.

## MULTNOMAH COUNTY

Multnomah County provides monitoring for CDBG projects that involves internal files review and on-site reviews to ensure that subrecipients 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.

Multnomah County, together with the City of Gresham, conducts an application workshop for prospective applicants at the beginning of the application period. Applicants are encouraged to meet with, and/or communicate with staff with any questions as they work through their application.

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

## Overview

## Introduction

### Overview

reviews in conjunction with other funding agencies to avoid duplication and reduce burden on project sponsors. A letter is sent to the project manager summarizing the results and review and any follow-up action necessary.

Staff provides upfront guidance on projects involving contractors/subcontractors. Guidance and technical assistance is given on Davis-Bacon and other related compliance issues.

Public contracts for CDBG funds require that subrecipients submit quarterly activity reports on progress toward achieving contractual compliance.

Multnomah County has transferred the administration and monitoring of HOME projects to the City of Portland, the participating jurisdiction of the HOME consortium. HOME project applications are reviewed in cooperation with other funding agencies to avoid duplication and reduce the burden on project sponsors.

### CITY OF GRESHAM

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

- The City provides a significant amount of information about relevant regulations in the funding application materials. While this information would 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 funds of the program and other requirements that they will have to meet if funded.
- The City also conducts an application workshop for all prospective applicants at the beginning of the application period to familiarize the applicants 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 this initial stage in the application process.

## Introduction

- After extensive review by City staff, Community Development and Housing Subcommittee (CDHS) members, and a Technical Advisory Group if an application is approved, Gresham staff informally assesses the background of the applicant and the complexity of the project and determines 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 contract with instructions on how to process it. If it is a new project of some complexity with a new partner, then staff may prepare checklists and have multiple meetings to ensure that the project is developed appropriately. Gresham staff provides considerable “up front” guidance on Davis Bacon, Uniform Relocation Act, Lead Paint and other related compliance issues.
- All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports be provided. Significant delays in reporting may result in the City delaying payment of invoices until the required reports are provided.

At least once during the year, the City sponsors an informal meeting for all public service and housing service providers to better coordinate services among agencies and to provide an informal forum for discussing any mutual interests or concerns. Typically, part of the meeting is spent discussing contractual requirements, such as potential revisions to the reporting forms. For all housing projects in 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 continues to monitor progress as well. This provides an additional level of project oversight by an individual with construction knowledge.

The City of Gresham undertakes on-site monitoring of a sample of projects completed in a particular year. There are four parts to the review:

- Program compliance
- Project achievements
- Financial and grant management systems (by the City’s financial staff)
- Regulatory compliance

A letter summarizing the results of the review and additional follow-up action,

## Overview

## Introduction

### Overview

if any, is sent to the project manager.

Gresham uses the following guidelines to determine which projects shall be reviewed each year:

- Public facilities and housing: Each public facility or housing project must be selected for an on-site monitoring visit during the year it is completed.
- Ongoing public services: Successful ongoing public service projects that submit current reports should have at least one on-site monitoring visit every two years if they receive more than \$25,000 in CDBG funding, or at least one on-site monitoring visit every three years if they receive \$25,000 or less in funding.
- Ongoing housing programs: Successful ongoing housing rehab programs with budgets in excess of \$20,000 that submit current reports should have at least one on-site monitoring visit every two years.
- Homeownership: As the City of Gresham carefully reviews every file that comes in for a loan under this program, additional monitoring is not required, as it is provided on a loan-by-loan basis.

The City of Gresham has Portland Housing Bureau monitoring HOME-funded projects on an ongoing basis. The City attempts to coordinate its review with other funding agencies so as to avoid duplication of effort and to reduce the burden on the project sponsor.



## Priorities and Principles

### PRIORITY ONE

Funding programs that increase the range of housing opportunities affordable to households with incomes at or below 50% of the area's Median Family Income, focusing on populations with the greatest barriers. This priority includes programs that:

- a. provide stable, decent, sustainable affordable housing for households with the greatest housing needs;
- b. develop permanent supportive housing for very low-income households (0-30% MFI) with disabilities;
- c. assist low-income individuals and families (0-50% MFI) to locate, lease and maintain housing;
- d. develop, acquire, maintain, repair, rehabilitate, and/or address severe environmental hazards in housing stock for low- and moderate-income people (0-80% MFI). Severe environmental hazards include, but are not limited to, lead-based paint and mold;
- e. arrest the net loss of affordable housing stock by preserving existing housing stock for low- and moderate-income individuals and families (0-80% MFI). Existing housing stock includes, but is not limited to, multi-family housing, manufactured housing parks, and single family housing. If there are not sufficient resources to accomplish all preservation goals, priority should generally be given to properties that receive federal subsidy. If it is not feasible to preserve affordable housing, it should be replaced;
- f. revitalize severely distressed public housing;
- g. invest in the portfolio of publicly-funded affordable housing assets so that it will be available to serve community needs over the long term;
- h. increase the number of units with three or more bedrooms affordable to low-income households (0-50% MFI);
- i. increase the number of units that meet universal design standards for accessibility. Because the consortium has developed few accessible family units, initial development should emphasize larger units that have a minimum of two bedrooms and two bathrooms.
- j. explore low-cost housing options, including pre-fabricated housing;

### The Priorities

HUD requires that the Portland Consortium establish three priorities for the allocation of federal resources. The priorities are in descending order. Overall, the jurisdictions of the Consortium will allocate the greatest amount of federal resources to Priority One, and the least to Priority Three. Within each priority, programs shall focus on populations with the greatest barriers.

In response to public input, additional focus on accessibility is included in Priority One. Furthermore, exploring alternative housing options such as pre-fab homes is also incorporated.

## Priorities and Principles

### The Priorities

In view of the increase in homelessness, Priority Two now includes a focus on effective strategies that can be implemented quickly.

- k. acquire an interest in land, whether improved or not, by lease, transfer, or purchase. The land may be banked, made available for development, or placed in service right away, but in all cases the primary use of the land must be for sustainable, transit-oriented housing affordable to low-income households (0-50% MFI), and/or community facilities designed to meet the housing and related service needs of low-income people

#### PRIORITY TWO

Programs focused on preventing and ending homelessness that:

- a. provide immediate shelter, and rapid re-housing for individuals and families experiencing homelessness;
- b. link people experiencing homelessness to the services they need to succeed;
- c. mitigate the barriers that make it difficult for households experiencing homelessness to re-establish housing stability;
- d. streamline access to existing services to prevent and reduce homelessness;
- e. increase the use of effective strategies that can be implemented quickly and require little capital investment, like shared housing;
- f. provide, or partner with other entities to deliver, supportive services, such as case management, home care and personal care, job training, child care, education, etc., for adult and child members of households that are experiencing homelessness or are at risk of homelessness.

#### PRIORITY THREE

Funding programs to assist adults and youth with the greatest barriers to improve their economic condition by:

- a. increasing their incomes from below 50% MFI to a self-sufficiency wage, as defined by the Worksystems, Inc. self-sufficiency calculator\*\*, through comprehensive, evidence-based programs;
- b. increasing their assets through comprehensive, evidence-based programs;
- c. engaging households with incomes up to 80% MFI in wealth-building strategies, including land-trusts and first time homeownership programs for populations that have traditionally faced barriers to homeownership;

\*\* For more information, visit Worksystems, Inc. at [www.worksystems.org](http://www.worksystems.org).

## Priorities and Principles

- d. mitigating the effects of the foreclosure crisis; [sidenote regarding foreclosure crisis]
- e. supporting the efforts of manufactured home owners to protect and promote their economic security by preserving the land where their homes are situated;
- f. acquiring an interest in land, whether improved or not, by lease, transfer, or purchase. The land may be banked, made available for development, or placed in service right away, but in all cases the primary use of the land must be to support land trust and first-time homeowner programs for populations that have traditionally faced barriers to homeownership;
- g. investing in, stabilizing, and revitalizing low-income communities.

### The Priorities

In response to the increases in foreclosures in Oregon, Priority Three now includes the goal of mitigating the effects of the foreclosure crisis.

## Priorities and Principles

### The Principles

**These Principles are intended to guide the jurisdictions in the Portland Consortium as they devise and implement their long-term strategies and prepare their annual action plans.**

**The order of the Principles does not reflect their relative importance.**

Principle 2 was rewritten to be more specific in terms of making housing and resources available fairly. More language is now included regarding culturally-specific service providers.

### PRINCIPLE 1

Jurisdictions should seek to increase the alignment of all housing and community development resources with the Consolidated Plan priorities. Resources should be invested to promote long-term systems effectiveness. Investments should favor integrated systems that give eligible low-income households access to an array of education and employment opportunities, as well as tools to create sustainable improvements in their housing, economic condition, and general well-being. Concentrate resources on programs that offer measurable results.

### PRINCIPLE 2

Housing and services must be made available fairly to eligible low-income people, including those who have experienced barriers to accessing services due to race, color, religion, gender, ethnicity, culture, disability, sexual orientation, gender identification, or participation in a public benefit program.

- a. All programs should employ culturally competent and sensitive service delivery models that provide reasonable access to all eligible low-income people;
- b. Programs should use culturally specific service providers when necessary to reach members of racial and/or ethnic communities who would not otherwise be well-served;
- c. If ordinary methods of outreach to other specific communities (e.g., lesbian, gay, bisexual, transgender, and intersex) have not been effective, programs should employ innovative methods to make housing and services available to them;
- d. People with disabilities have diverse needs, therefore, housing programs should regard the building codes as minimum standards, and design and/or develop units that accommodate the real-life needs of people with disabilities;
- e. Programs should also connect people with disabilities to suitable accessible housing opportunities;
- f. Programs funded by the jurisdictions should serve households that include people of color in at least the proportion that those households exist in the low-income population, or at a greater rate

## Priorities and Principles

### PRINCIPLE 3

Programs should strike a balance between addressing immediate needs and preparing to meet future needs. Jurisdictions are encouraged to fund programs that are flexible and can respond to changes in market conditions. Jurisdictions should strive for continuous program improvement by incorporating new research and best practices.

### PRINCIPLE 4

Housing programs should focus on housing those with the greatest needs in decent, stable housing. The category of people with the greatest needs includes individuals and families who belong to one or more of the following groups:

- a. individuals and families who are homeless;
- b. people who have special needs (severe mental illness, serious physical disabilities, developmental disabilities, addiction disorders or more than one of these disabilities);
- c. people who are experiencing domestic violence;
- d. people who are living in substandard housing that violates safety codes;
- e. low-income households paying more than 50% of their income for housing;
- f. people who have historically had limited access to housing opportunities, including members of racial/ethnic/cultural minorities, refugees, immigrants, and farm workers;
- g. people who are particularly vulnerable to housing loss, placing them at great risk of homelessness, including households with incomes under 30% of the area median family income, single parents, youth leaving foster care, and the elderly;
- h. people who face barriers to housing due to poor rental history, poor credit history, and/or criminal history.

### PRINCIPLE 5

Both public and private resources are required to meet the community's housing need.

## The Principles

## Priorities and Principles

### The Principles

- a. Public resources should be directed to housing for those with the greatest need;
- b. Public moneys may also be used to stimulate private investment and fill affordability gaps;
- c. Participation of the philanthropic sector in public-private partnerships should be encouraged;
- d. Market-driven private financing should be the primary source for meeting moderate- and middle-income housing needs.

#### PRINCIPLE 6

As a condition of receiving public investment, units should remain affordable for a minimum of sixty (60) years.

- a. Maximizing the number of unit years of affordability is an important use of public investment.
- b. Public investments in multi-family housing developments should be calculated to ensure that all or a portion of the subsidized units will rent at levels affordable to extremely low-income households, or will meet another high-priority community need.
- c. The number of rental units designated to remain affordable should be balanced with the subsidy to the project, so that programs are marketable to both private for-profit and nonprofit developers.
- d. Preference should go to programs that increase or preserve the affordable housing inventory and programs that subsidize ongoing costs.
- e. Sufficient public resources should be invested to assure that affordable housing is designed, constructed, managed and maintained so that it will be an asset to the community over the long term.

#### PRINCIPLE 7

To promote economic opportunity, the goal of public investment in community development activities other than housing should be to increase the incomes and/or assets of low-income households and neighborhoods.

## Priorities and Principles

- a. Public investment in community development should focus on projects that can demonstrate the capability to increase the income and/or assets of low-income (<50% MFI) households and neighborhoods.
- b. Public investment in community development should focus on removing barriers to employment, retaining jobs in the community, and providing adults and youth with access to opportunities to earn, at a minimum, a living wage.
- c. Public investment in community development should focus on low-income households that have not shared in past economic expansions and low-income neighborhoods.
- d. Public investment in community development should assist households with incomes below 80% MFI that face barriers to building wealth to increase their assets using ownership models that give residents equity holdings in their residences or businesses, e.g. micro-enterprise development, land trusts, homeownership programs and cooperative ownership arrangements.
- e. Public investment in community development outside of Portland may focus on infrastructure development and redevelopment in low- and moderate-income neighborhoods, to safeguard public health, improve livability, and promote economic development.
- f. Homeownership programs should include a mechanism for recapture and/or retention of the public investment.

## The Principles

### PRINCIPLE 8

Promote long-term housing stability and reduce the risk of homelessness. A continuum of services must be available to assist individuals and families in locating, obtaining, and maintaining decent affordable housing.

- a. Persons with the greatest need should receive supportive services that will enable them to succeed in housing.
- b. Supportive services should be designed to promote the greatest degree of economic independence and self-sufficiency appropriate for the individual.
- c. Services for locating, obtaining, and maintaining decent, stable, affordable housing should be readily available.

## Priorities and Principles

- d. Information and support should be available to enable tenants to pursue a habitable living environment without fear of retaliation.
- e. For people with special needs, medical and behavioral health care services are essential to maintain housing. To the maximum extent feasible, housing and community development funds should be used to leverage funds for these health services.
- f. Fair housing services to address illegal barriers to housing should be widely available.

### PRINCIPLE 9

Public investment in neighborhoods should benefit existing residents as well as further other policy goals.

- a. When significant public investment is contemplated, measures should be taken to protect low- and moderate-income residents, including established small businesses, from involuntary displacement.

### PRINCIPLE 10

To preserve manufactured housing parks, local government should seek means to assist manufactured home owners to create resident-owned communities, in the form of cooperatives or mutual benefit non-profits; to place parks in non-profit ownership by community-based organizations; and/or to facilitate the transfer of the park to public ownership.

### PRINCIPLE 11

The process of selecting projects for preservation should weigh many factors, including funding availability, the amount of public investment required, the availability of private match, the condition of the property, the unit configuration, the availability of federal subsidy payments to defray rent and/or operating costs, and the existence of a community of support among the tenants that allows low-income tenants who are elderly and/or have disabilities to live independently and outside of institutional care.



## Section Two

# Needs Assessment and Housing Market Analysis Updates

## Needs Assessment and Housing Market Analysis Updates

### Updated Analysis of Affordability for Low-Income Renters

Since 1998, the National Low Income Housing Coalition (NLIHC) has been issuing an annual report comparing wages in comparison to rents. This analysis uses the NLIHC methodology to gauge the ability of low-income households to rent at prevailing fair market rents (FMR) established by HUD, in the Portland-Vancouver metropolitan area:

- In the Portland-Vancouver Metropolitan Statistical Area (MSA) in 2010, the FMR for a two-bedroom unit was \$839.
- The generally accepted 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 percent of the renter's income.
- The estimated renter household income is lower than the area median family income. In 2010, the estimated renter household income for the Portland-Vancouver MS was \$38,289 annually, compared with a median income for a family of four of \$72,600.
- Using the estimated renter household median income, the monthly wage for a renter household was \$3,191. An affordable unit should cost no more than 30 percent of that (\$957). Of all the low-income renter households in the Portland-Vancouver metropolitan area, 44% cannot afford the two-bedroom FMR.
- A worker earning the Oregon minimum wage (\$8.40 per hour) would have to work 69 hours per week in order to afford a two-bedroom unit at the area's FMR.
- The Housing Wage in the Portland-Vancouver MSA is \$16.13. This is the amount a full time (40 hours per week) worker must earn per hour in order to afford a two-bedroom unit at the area's FMR. This is 192% of the minimum wage (\$8.40 per hour).

In short, using the NLIHC analysis, we find an affordability gap for renters whose income is roughly 75% or less of the 2010 estimated renter median family income. These renters are unable to afford a two-bedroom apartment at the prevailing FMR of \$839.

The following two summary tables are presented in the form used in the NLIHC Report:

### Needs Assessment and Housing Market Analysis Updates

## Needs Assessment and Housing Market Analysis Updates

CHART 1

<b>Income Needed to Afford Fair Market Rent (FMR) in Portland-Vancouver MSA, 2010</b>					
Amount			Percent of 2010 MFI for a household of Four		
Zero Bedroom	One Bedroom	Two Bedroom	Zero Bedrooms	One Bedroom	Two Bedroom
\$25,040	\$29,040	\$33,560	34%	40%	46%

CHART 2

<b>Estimated Housing Wage Needed to Afford FMR's In the Portland-Vancouver MSA, 2010</b>							
Housing Wage						Work Hours per Week to Afford a Unit If Person Earns Oregon Minimum Wage	
Hourly Wage Needed (40 hrs/wk)			As Percentage of Minimum Wage (OR= \$8.40)				
Zero Bedroom	One Bedroom	Two Bedroom	Zero Bedrooms	One Bedroom	Two Bedroom	One Bedroom FMR	Two Bedroom FMR
\$12.04	\$13.96	\$16.13	143%	166%	192%	66	77

At the request of the U.S. Department of Housing and Urban Development (HUD), the U.S. Census Bureau assembled Comprehensive Housing Affordability Strategy (CHAS) data, from the 2007 American Community Survey, to assist local government with housing planning.

Analysis of the CHAS data indicates that the majority of Portland's low-income households are single member households. To qualify as low-income, a household's income must be 50% or less of the area's median family income, as established annually by HUD. Other family types that are predominant in the low-income population are elderly households (age 65+) and small households with two to four members.

Sixty-seven percent (67%) of low-income households rent their housing. Thirty-six percent (36%) of low-income households are homeowners. Regardless of whether they are renters or homeowners, households earning less than 30 percent of median income who pay more than 50 percent of their income for rent are considered "at risk of homelessness." For these households, unanticipated medical expenses, the loss of a job, house repairs, etc, can make the difference between making a mortgage or rent payment or facing foreclosure or eviction.

### Housing Needs in Multnomah County based on 2009 CHAS Data

	Renters							Total Renters
	White	Black	Asian	American Indian	Pacific Islander	Hispanic	Other	
Below 50% MFI	39060	6445	2190	640	275	6230	2095	56935
Below 30% MFI	23790	4500	1390	440	135	3005	1260	34515
% with housing problems	81.42%	83.11%	70.50%	75.00%	92.59%	89.68%	86.51%	82.08%
% with cost burden over 30%	N/A*							79.65%
% with cost burden over 50%	N/A*							67.90%
30 to 50% MFI	15270	1945	800	200	140	3225	835	22420
% with housing problems	83.10%	89.46%	76.25%	75.00%	89.29%	86.82%	81.44%	83.83%
% with cost burden over 30%	N/A*							79.50%
% with cost burden over 50%	N/A*							24.64%
50 to 80% MFI	21620	2065	710	85	220	3195	455	28355
% with housing problems	42.32%	44.79%	28.17%	11.76%	79.55%	46.48%	32.97%	42.66%
% with cost burden over 30%	N/A*							38.35%
% with cost burden over 50%	N/A*							6.51%
Above 80% MFI	27725	1575	1685	260	195	2300	820	34555
% with housing problems	10.23%	3.17%	15.43%	5.77%	48.72%	18.91%	10.37%	10.92%
% with cost burden over 30%	N/A*							7.84%
% with cost burden over 50%	N/A*							0.67%
Total Households	88405	10085	4585	985	690	11725	3370	119845
% with housing problems	49.82%	64.01%	44.71%	51.27%	75.36%	63.24%	59.50%	52.56%
% with cost burden over 30%	47.61%	61.08%	39.59%	47.72%	44.20%	52.28%	57.12%	49.15%
% with cost burden over 50%	24.28%	40.60%	25.30%	28.43%	23.19%	23.84%	31.90%	25.90%

## Housing Needs in Multnomah County based on 2009 CHAS Data

	Owners							Total Owners	Total Households
	White	Black	Asian	American Indian	Pacific Islander	Hispanic	Other		
Below 50% MFI	18290	1135	2060	55	20	1220	430	23225	80160
Below 30% MFI	8115	740	950	25	0	600	165	10600	45115
% with housing problems	79.11%	91.89%	94.74%	100.00%	0.00%	83.33%	75.76%	81.65%	81.98%
% with cost burden over 30%	N/A*							81.46%	80.07%
% with cost burden over 50%	N/A*							66.18%	67.49%
30 to 50% MFI	10175	395	1110	30	20	620	265	12625	35045
% with housing problems	69.29%	54.43%	84.23%	50.00%	100.00%	86.29%	83.02%	71.21%	79.28%
% with cost burden over 30%	N/A*							70.61%	76.30%
% with cost burden over 50%	N/A*							44.36%	31.74%
50 to 80% MFI	19875	1270	1385	125	25	1540	545	24760	53115
% with housing problems	56.68%	59.84%	72.92%	60.00%	100.00%	74.03%	81.65%	59.45%	50.48%
% with cost burden over 30%	N/A*							57.79%	47.42%
% with cost burden over 50%	N/A*							24.72%	15.00%
Above 80% MFI	105245	2490	5605	585	115	3620	1465	119130	153685
% with housing problems	21.16%	34.74%	25.96%	34.19%	39.13%	38.54%	29.69%	22.38%	19.81%
% with cost burden over 30%	N/A*							18.75%	18.35%
% with cost burden over 50%	N/A*							2.65%	2.21%
Total Households	143410	4895	9050	765	160	6380	2440	167115	286960
% with housing problems	32.77%	51.48%	47.51%	41.18%	56.25%	55.96%	50.20%	35.32%	42.52%
% with cost burden over 30%	32.11%	51.48%	44.70%	41.83%	40.63%	49.92%	47.75%	34.32%	40.51%
% with cost burden over 50%	11.61%	28.19%	21.33%	7.84%	0.00%	22.02%	19.47%	13.10%	18.45%

## Needs Assessment and Housing Market Analysis Updates

### Needs Assessment and Housing Market Analysis Updates

Multnomah County became more racially and ethnically diverse between 2000 and 2008 (according to population projections from ESRI). Portland continues to have a larger percentage of minorities than the four-county Portland-Vancouver metropolitan area as a whole (Clark, Clackamas, Multnomah, and Washington Counties). The greatest increase in minority population was in the East County area.

The portion of the population that identifies itself as White has declined as a percentage of Portland's population (although the number has increased). The Asian American and Hispanic populations have increased in both numbers and as percentages of the Portland population. The African American and Native American populations have stayed about the same. Although the African American population is Portland's largest racial minority group, the Hispanic population is the fastest growing ethnic group.

The following chart breaks out the percentages of race and ethnicity that are encompassed in Multnomah County from the 2000 Census as compared with the ESRI projections for 2008. Concentrations of ethnic groups by Census tract have been depicted in the following maps. A concentration is defined as any tract having a greater ethnic population than twice the County average. The County average for African Americans is 5.7%. The County average for Hispanic Americans (white and non-white) is 7.5%. The County average for Asian Americans is 5.7% and the average for Native Americans is 1.0%.

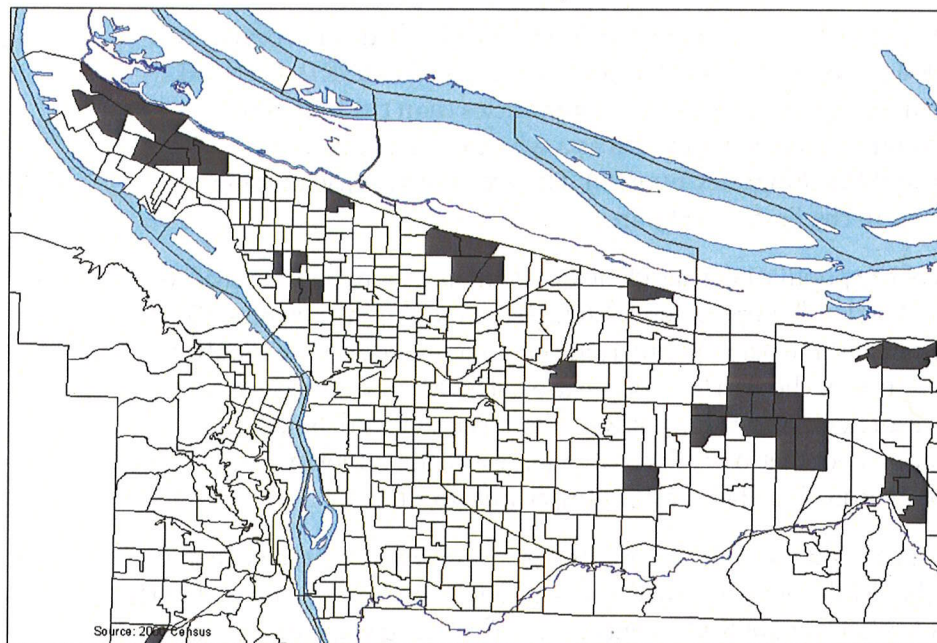
CHART 3 – Multnomah County Census Data

Race/Ethnicity	2000 Census	2008 ESRI Projection
White	79.16%	75.79%
African American	5.67%	6%
Asian American	5.7%	7%
American Indian and Alaska Native	1.03%	1%
Native Hawaiian and Other Pacific Islander	0.35%	0.39%
Other	4.03%	5.39%
2 or More Races	4.06%	4.37%
Hispanic or Latino	7.51%	10.1%

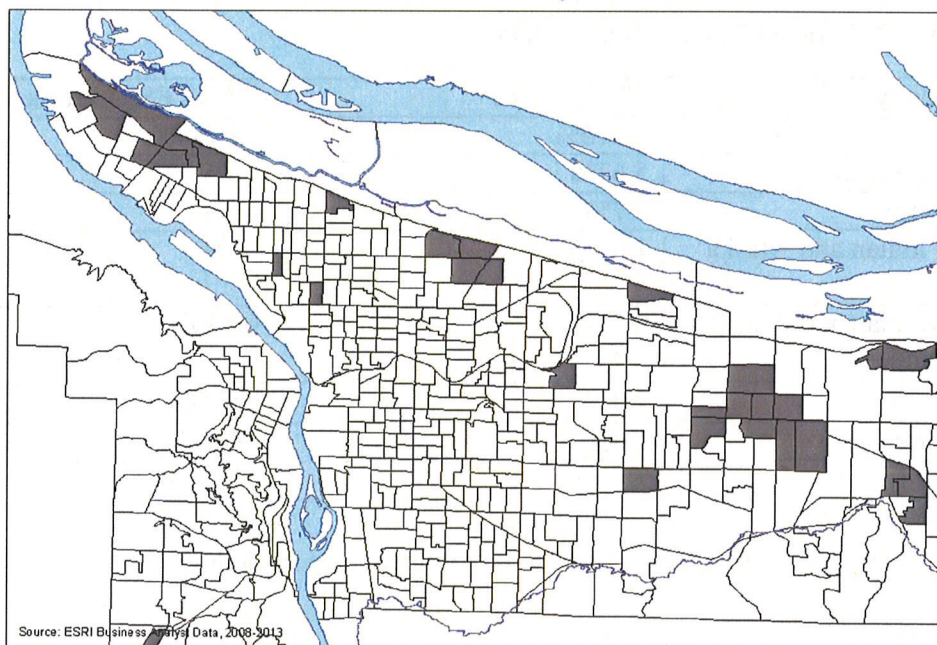
Maps outlining concentrations of race and ethnic groups are on the following pages.

# Needs Assessment and Housing Market Analysis Updates

### Concentration of Hispanic Americans in Multnomah County, 2000

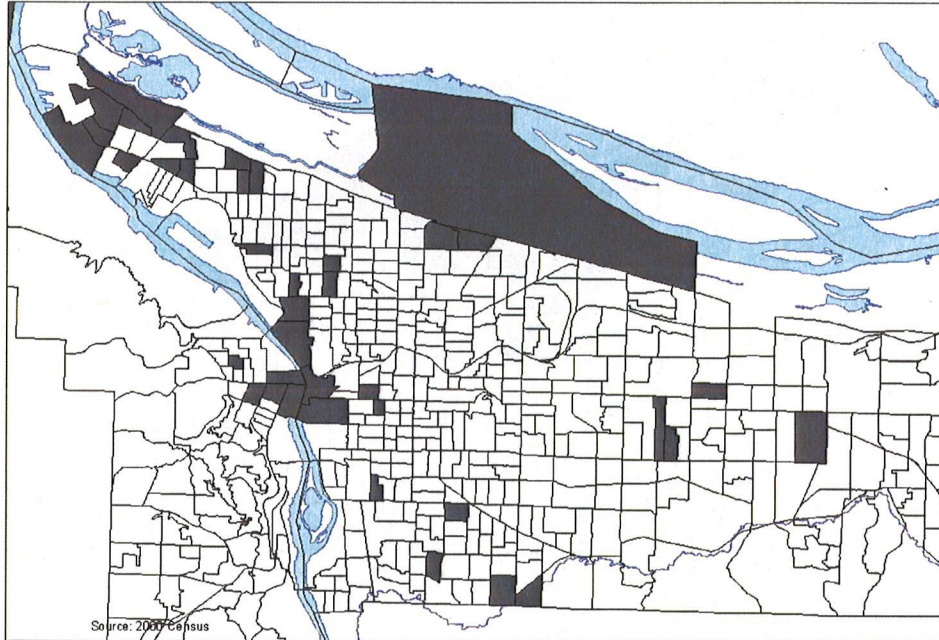


### Concentration of Hispanic Americans in Multnomah County, 2008

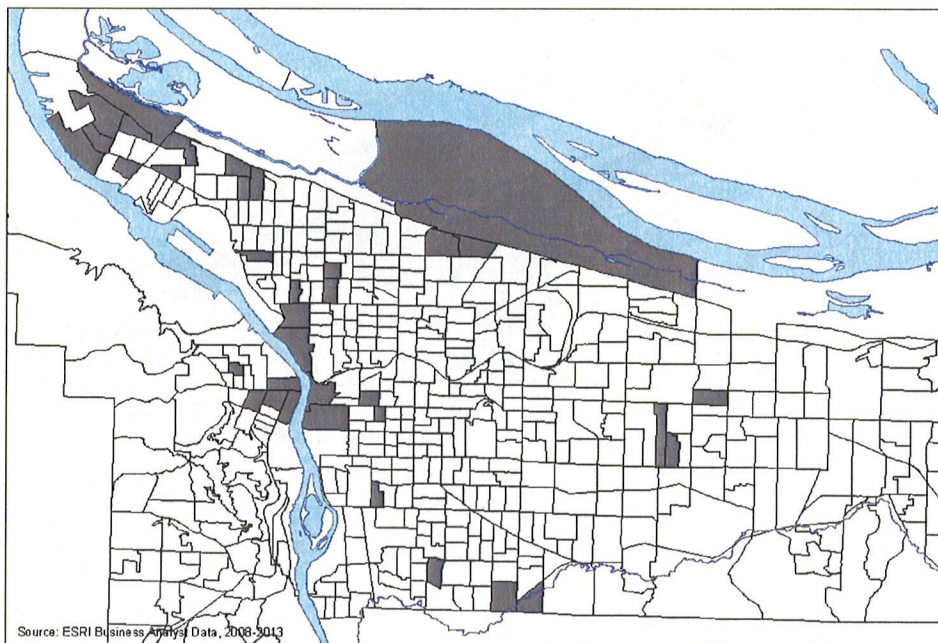


# Needs Assessment and Housing Market Analysis Updates

### Concentration of Native Americans in Multnomah County, 2000



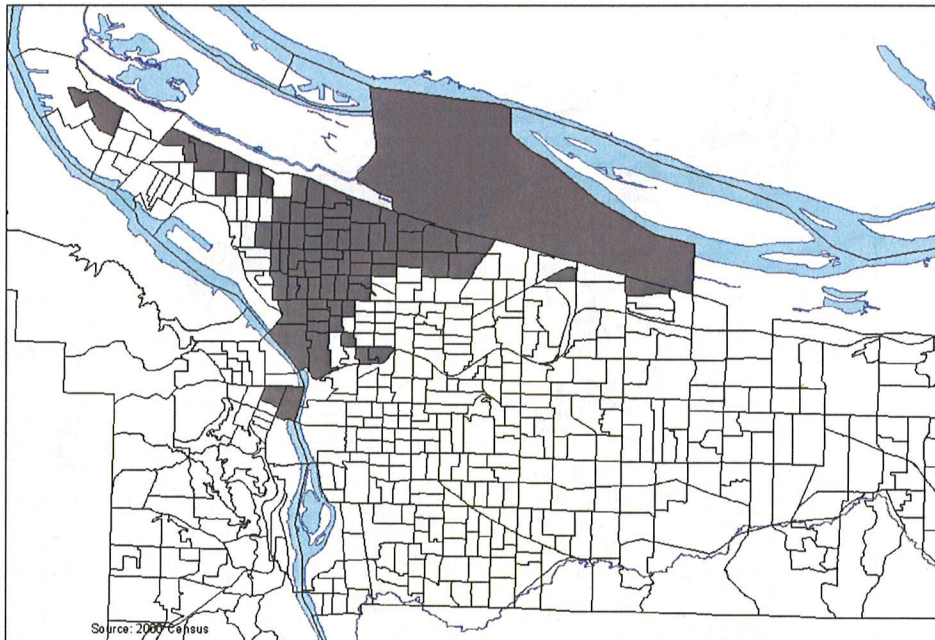
### Concentration of Native Americans in Multnomah County, 2008



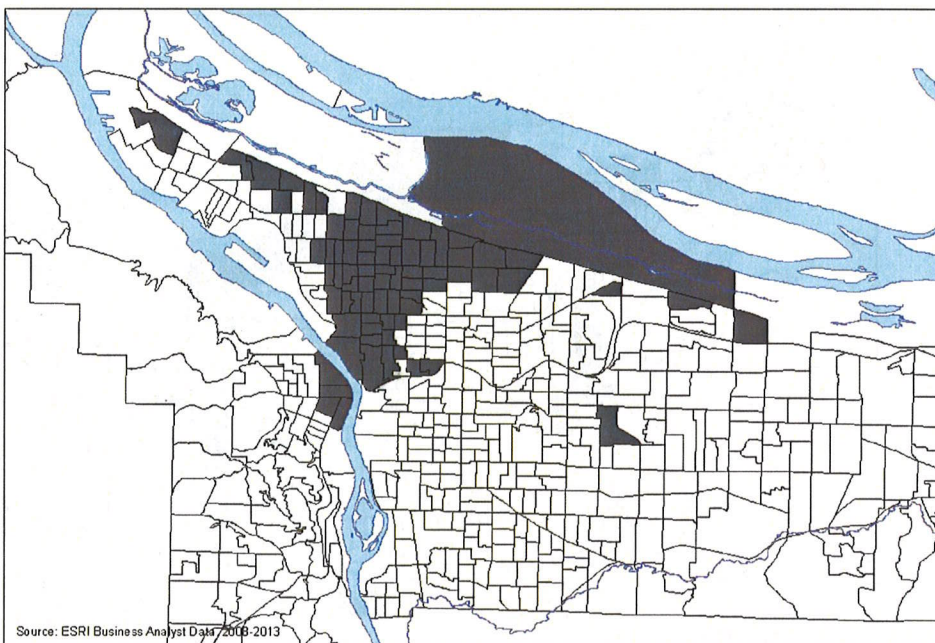


# Needs Assessment and Housing Market Analysis Updates

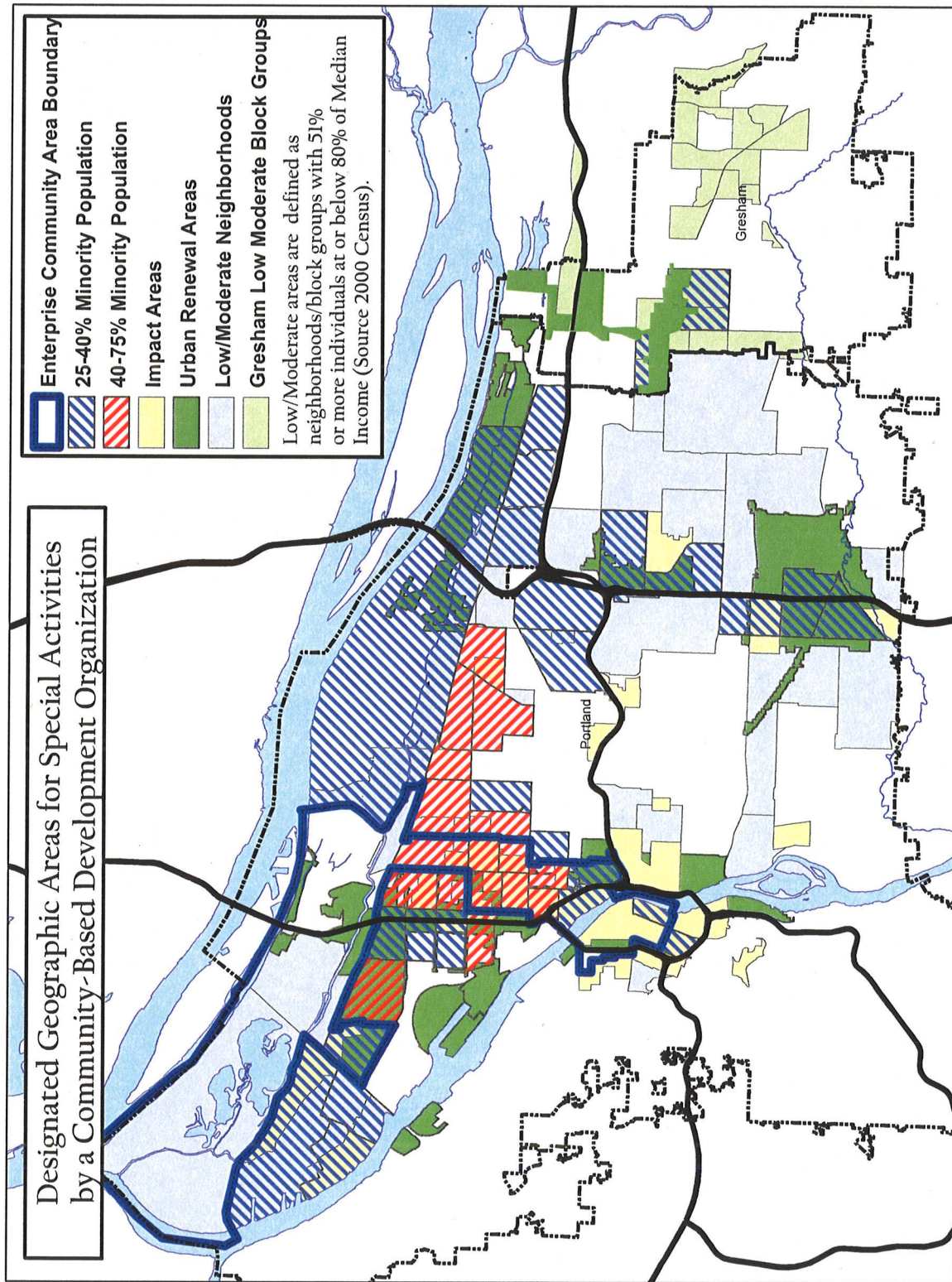
### Concentration of African Americans in Multnomah County, 2000



### Concentration of African Americans in Multnomah County, 2008



# Needs Assessment and Housing Market Analysis Updates



Created by City of Portland, Portland Housing Bureau  
June 2010

# Section Three

## Five Year Strategic Plan Amendments

The following sections of the 2005-2011 Strategic Plan were amended during FY 2010-11:

Economic Opportunity Strategy:

- Microenterprise

Housing Strategy:

- HOPWA

For descriptions of all other Consortium programs, please consult the 2005-2011 Consolidated Plan. If you wish to confirm that you are working with the most recent version of a strategy, please consult the Five Year Strategy Revision Table. Both documents are available on the PHB website: [www.portlandonline/phb](http://www.portlandonline/phb)

## Economic Opportunity

The goal of the Economic Opportunity Initiative's Microenterprise Program is to increase the incomes/assets of low-income microentrepreneurs over a three-year period by at least 25%.

### PROGRAM NEEDS

Many low-income individuals believe that their best avenue to economic self-sufficiency is through operating their own very small business, rather than seeking employment in a company owned by some other entity. Their business success depends on many factors, including their ability to access technical services, legal services, capital, peer support and the assistance of experienced mentors, and their own skills and hard work. The EOI microenterprise program has been designed to meet these needs, as well as to address any personal barriers that may prevent success.

While the recession has generally been hard on very small businesses, the Economic Opportunity Initiative (EOI) has demonstrated great success in promoting microenterprise growth in its first two graduating classes. Most of the Microenterprise Program graduates came close to increasing their business revenues by 300%. Even in the downturn, we are finding that Microenterprises whose owners are participating in the EOI program or have graduated from it are, for the most part, holding on and losing less than other similar businesses. We attribute this to the support and training Initiative participants receive.

### PROGRAM DESCRIPTION

The Economic Opportunity Microenterprise program funds eight non-profit community-based organizations to provide financial and/or technical assistance to specific groups of low-income people. Each organization has identified the specific group of low-income people it will serve, e.g. home-based child care providers, N/NE contractors, aspiring Latino businesses. The organization must have demonstrated competency at serving this group. The activity must increase the incomes and/or assets of the identified group by 25% over three years. The activity must also contain program elements tailored to the needs of the identified group, including support services and peer support.

## Microenterprise

**The program funds financial and/or technical assistance to specific groups of low-income people, including home-based child care providers.**

## Economic Opportunity

### Microenterprise

#### PROGRAM TOOLS

#### PROJECT SELECTION AND OPERATIONS

Economic Opportunity Projects were initially selected by a Request for Proposals (RFP) process. Continuation in the program is determined annually based on performance. Project and Economic Opportunity staff work together constantly to identify performance issues, resource needs and potential policy recommendations as a result of their work.

The NW Area Foundation awarded funds to the EOI for FY 2010-11 to support a new Microenterprise project, Metropolitan Contractor Support Program (MCIP). NWAFF wanted its funding to assist minority contractors fulfill the opportunity created by the Community Benefit Agreement which EOI staff helped draft for the Clean Energy Works Portland project.

#### PROGRAM ELIGIBILITY

In the past, EOI has limited enrollment in the program to owners of very small businesses whose incomes did not exceed 50% MFI. Beginning in FY 2010-2011, EOI will allow up to 50% of its Microenterprise participants to have incomes up to 80% MFI. This recognizes the consensus in microenterprise organizations in Portland and around the U.S. that microentrepreneurship entails a great deal of financial pressure and that the owners have a better chance of success if they enter with a greater degree of financial stability.

#### POTENTIAL BARRIERS

The skill and motivation of a small business owner affect the likelihood of success as much as the economic marketplace. Because funders and agencies do not have control over these variables, and because of the risks inherent in any small business enterprise, microenterprise projects have a greater chance of failure than conventional community development projects that produce tangibles like units of housing, miles of pavement, or community centers. However, a successful microenterprise will directly benefit the low-income participants and their families.

The credit freeze that has prevailed during this recession has a direct impact on micro-entrepreneurs who need capital investment. The EOI has developed a dedicated working capital program with Albina Bank for microenterprises that have been enrolled in EOI for at least six months and have completed an

## Economic Opportunity

application. Assistance with the application is available from the applicant's EOI technical assistance provider.

### PARTNER AGENCIES AND ORGANIZATIONS

- The Oregon Microenterprise Network (OMEN) and the ASPEN Institute review and assess the EOI Microenterprise Program's performance data.
- The United Way of the Columbia-Willamette, the NW Area Foundation and the Oregon Department of Labor all provide match for our funding of Microenterprise projects.
- Albina Bank supports the working capital needs of EOI participants.
- Metropolitan Family Services provides in-depth credit repair services.
- The Lewis & Clark Small Business Legal Clinic, established with the help of EOI, provides free legal services to EOI microenterprise participants.

### COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

This program's strategy differs from, and complements, most regional, state, and federal economic development efforts. Those efforts commonly focus on investing loan capital in more developed, higher revenue businesses, or on developing infrastructure to attract businesses. Low-income business owners do not benefit from these investments, either directly or through trickle-down. EOI is focused on providing training and development for discrete groups of low-income residents, rather than just securing access to loan capital. Loan-led strategies for this group can result in bankruptcies. The EOI's approach is premised on best practice research indicating that when low-income small business owners participate in comprehensive programs that build and nurture their skills, increased incomes and assets will result.

## Microenterprise

## Economic Opportunity

### GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL MINORITY CONCENTRATION)

City-wide. Over 50% of EOI Microenterprise Program participants are members of minority racial and/or ethnic groups. An additional 10% are from white immigrant communities.

### MONITORING

All contractors are pre-screened for CDBG compliance during the RFP process. A description of Portland Housing Bureau's monitoring program can be found in Section One.

## Housing

The goal of the HOPWA program is to provide affordable housing and housing-related services to people living with HIV/AIDS (PLWHA). In the Portland Eligible Metropolitan Statistical Area (EMSA), there are more than 3,923\* people living with HIV/AIDS. Research released at the National Housing and HIV/AIDS Research Summit in March 2008 shows that providing housing for homeless people living with HIV/AIDS improves health outcomes and saves millions in medical costs. Preliminary data showed that receipt of housing assistance is associated with fewer overnight hospitalizations, emergency room visits and opportunistic infections and significant improvements in medication adherence and mental health. The study also showed a 40% reduction in the number of people who traded sex for shelter – a significant prevention problem among homeless people living with HIV.

## HOPWA

### HOPWA NEEDS

The Portland EMSA has received direct allocations of HOPWA funds from HUD annually since 1994, when the cumulative number of AIDS cases diagnosed within its boundaries first exceeded 1,500. HUD has expanded the boundaries of the Portland EMSA over the years to its current configuration of seven adjoining counties in Northwest Oregon and Southwest Washington.

HOPWA funds are intended to address the housing and housing-related service needs of PLWH/A. In 2008, The National AIDS Housing Coalition released a groundbreaking study, “Examining the Evidence: The Impact of Housing on HIV Prevention and Care.” The study concluded that housing status has been identified as a key structural factor affecting access to treatment and health behaviors among people living with HIV/AIDS (PLWHA), and research shows that receipt of housing assistance is associated over time with reduced HIV risk behaviors and improved health care outcomes, controlling for a wide range of individual characteristics (poverty, race/ethnicity, substance use, mental illness) and service use (primary care, case management, substance abuse treatment) variables. These are exciting findings, signifying the potential of housing interventions to improve the health of PLWH and reduce the number of new infections. For further detail, see [www.nationalaidshousing.org](http://www.nationalaidshousing.org).

The study supports the development and implementation of a new HIV prevention and care strategy in the United States, based upon the proven effectiveness of and primary importance of housing as a structural HIV



## Housing

### HOPWA

prevention and treatment intervention. Among its many findings, the study confirmed that homelessness places people at heightened risk of HIV infection.

AIDS advocates have long held that stable housing is the cornerstone of HIV/AIDS treatment, because it is a necessary pre-condition for good self-care. Elaborate medication regimens may require that PLWHA refrigerate medications and administer them in accordance with a strict schedule. Moreover, stable housing contributes to sobriety and/or a decrease in substance abuse.

Some PLWHA find that, once they have permanent housing, they are able to return to productive work and social activities.

The Multnomah County Health Department's Health Assessment and Evaluation Group reported that as of December 31, 2008, an estimated 3,923 individuals with HIV/AIDS lived in the Portland EMSA. This number included 2,434 people living with a diagnosis of AIDS (PLWA), and 1,189 people living with HIV, who are HIV positive, but whose disease does not meet the diagnostic criteria for AIDS (PLWH). 303 new AIDS cases and 296 new HIV cases (non-AIDS) were reported during the last two years (1/1/07 through 12/31/08).

Because the Center for Disease Control (CDC) estimates that 25% of people infected with HIV are unaware of their HIV status, the true number of PLWH in the EMSA is probably closer to 1,486.

Although HIV is still primarily a disease of men, 12.8% of HIV cases and 12/5% of AIDS cases diagnosed in 2007 and 2008 occurred in women.

HIV in the EMSA continues to primarily impact adults. Youth (persons aged 13 to 24) now make up 6.9% of PLWH and 18.6% of new HIV cases. The EMSA's PLWH/A is aging. Persons aged 50 and older account for 30.8% of all PLWH/A in the EMSA.

Overall, the composition of the PLWHA in the EMSA has remained fairly constant over the past several years, with only slight increases in the percentages of Hispanic and older PLWH/A.

In the Portland EMSA HIV has disproportionately impacted Blacks/African Americans. Blacks/African Americans account for only 2.8% of the population, but make up 8.2% of PLWH/A – almost three times higher.

It is estimated that there are 37,491 homeless individuals in a one-year period living within the Portland EMSA, representing 17% of the total EMSA population. Based on case management and medical care databases and recent PLWHA surveys, there were an estimated 612 homeless individuals in 2008,

## Housing

representing 15.6% of the total PLWH/A population in the EMSA. It is clear that HIV/AIDS disproportionately impacts the homeless population.

## HOPWA

The Oregon Department of Corrections (ODOC) reports that as of October 2009 there were 65 identified inmates diagnosed with HIV/AIDS, and estimates that 1.2-1.8% of their incarcerated population is infected with HIV, up to 4 times the number of those who self-identified. In 2008, Multnomah County, the largest county in the EMSA, had 717,880 residents and 24,578 unduplicated inmates booked in its corrections systems (3.4% of the total population). Multnomah County Corrections reported that 216 inmates detained at its correctional facilities were identified as PLWH/A during 2008 either through jail testing or self-identification. Additionally, the HIV Health Services Center, the largest HIV primary care provider in the state, reports that approximately 5% of clients are incarcerated over the course of a year, with 15-20% of clients having been incarcerated sometime in their life. In 2009, Cascade AIDS Project, one of the largest HIV service providers in the EMSA, reported that of the 1680 clients it served, 42.9% reported a recent criminal history.

This chart provides HIV/AIDS data for individuals sorted by race and sex in the Portland EMSA. Data on familial status is not currently available.

Summary: Estimates of People Living with HIV and AIDS Aware of their Status as of 12/31/2008																
Race/ethnicity for Census Comparison	Clackamas HIV/AIDS		Clark HIV/AIDS		Columbia HIV/AIDS		Multnomah HIV/AIDS		Washington HIV/AIDS		Yamhill HIV/AIDS		Skamania HIV/AIDS		EMA HIV/AIDS	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Hispanic	26	9.3	30	7.0	2	7.6	217	7.9	86	20.1	9	23.6			370	9.4
American Indian/Alaskan Native	5	1.8	4	0.9	0	0.0	29	1.2	0	0.0	0	0.0			38	0.9
Asian	1	0.3	11	2.6	0	0.0	48	1.7	6	1.4	0	0.0			66	1.7
Black/African American	11	4.4	40	9.5	2	7.6	231	8.4	32	7.4	1	2.6			317	8.1
Native Hawaiian/Pacific Islander	1	0.3	0	0.0	0	0.0	8	0.3	2	0.4	0	0.0			11	0.3
White	227	83.4	333	78.7	22	84.8	2193	80	301	70.4	27	71.2			3103	79
Multiracial	1	0.3	3	0.8	0	0.0	15	0.5	1	0.3	1	2.6			23	0.5
Unknown	0	0.0	2	0.5	0	0.0	0	0.0	0	0.0	0	0.0			2	0.07
<b>Total</b>	<b>272</b>	<b>100.0</b>	<b>423</b>	<b>100.0</b>	<b>26</b>	<b>100.0</b>	<b>2,741</b>	<b>100.0</b>	<b>428</b>	<b>100.0</b>	<b>38</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>3,928</b>	<b>100</b>
<b>Sex</b>																
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Male	233	85.6	341	80.6	21	80.7	2,504	91.3	354	82.8	32	84.2			3,485	88.7
Female	39	14.4	82	19.4	5	19.3	237	8.7	74	17.2	6	15.8			443	11.3
<b>Total</b>	<b>272</b>	<b>100.0</b>	<b>423</b>	<b>100.0</b>	<b>26</b>	<b>100.0</b>	<b>2,741</b>	<b>100.0</b>	<b>428</b>	<b>100.0</b>	<b>38</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>3,928</b>	<b>100</b>
<b>Age Group on 12/31/2004 (Title D)</b>																
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
0-12 years	0	0	1	0.2	0	0.0	4	0.2	5	1.1	0	0.0			10	0.3
13-19 years	2	0.8	1	0.2	0	0.0	11	0.4	5	1.1	0	0.0			19	0.5
20-44 years	130	47.8	190	44.9	12	46.2	1,209	44.1	230	55.8	19	50			1,790	45.3
45+ years	140	51.4	231	54.7	14	53.8	1,517	55.3	188	44	19	50			2,109	53.7
<b>Total</b>	<b>272</b>	<b>100.0</b>	<b>423</b>	<b>100.0</b>	<b>26</b>	<b>100.0</b>	<b>2,741</b>	<b>100.0</b>	<b>428</b>	<b>100.0</b>	<b>38</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>3,928</b>	<b>100</b>

Source: HIV/AIDS Reporting System (eHARS), data extract 7/1/2009 Capizzi

## Housing

### HOPWA

The Clark and Skamania County numbers are estimates as of 12/31/09 and are from Washington State Department of Health, Jeff Carr. This chart indicates there are 3,928 PLWHA, five more than the number listed in the introduction. This discrepancy is due to the Washington numbers including 2009.

PLWHA also typically have high medical expenses. As a group, they are less likely to have private health insurance to meet these expenses. Unless the PLWHA has secured long-term rent assistance (e.g. a Section 8 voucher), a public housing unit or a HOPWA unit, PLWHA is not going to be well equipped to compete in the housing market.

Although demand by PLWHA for affordable housing is strong, the supply is very limited. The HUD guideline for affordability is that a household should spend no more than 30% of its income on rent and utilities. The purpose of this guideline is to ensure that a household has enough money after rent to pay for food, health care, and other necessities. Using this 30% rent burden guideline, units at fair market rent are out of reach for the average PLWHA. This Consolidated Plan documents that there is a severe shortage of affordable housing for the lowest income households: there are more than 13,000 households with incomes below 30% MFI than there are units affordable to them (2000 Census Data). The following chart is a comparison between what an SSI recipient can afford to pay and current fair market rents.

Market Rate / Income Gap Chart					
HOUSEHOLD INCOME FOR SSI RECIPIENT	AMOUNT AVAILABLE MONTHLY FOR RENT & UTILITIES	MONTHLY FAIR MARKET RENT FOR STUDIO	GAP	MONTHLY FAIR MARKET RENT FOR ONE-BEDROOM UNIT	GAP
\$674	\$202	\$626	\$424	\$726	\$524

**Households that pay more than 30% of their income for rent are considered rent-burdened. Households that pay more than 50% of their income for rent are severely rent-burdened and are at increased risk of homelessness.**

A PLWHA on SSI would have to spend almost 100% of his/her income on housing to afford a studio at Fair Market Rent. Even if the PLWHA has found below-market housing, these numbers suggest that the PLWHA must spend up to 60% of monthly income on rent, an intolerable rent burden that creates a significant risk of homelessness. A rent-burdened PLWHA will routinely choose between paying rent and purchasing food, health care and other necessities.

As a consequence of household poverty and limited housing resources available to PLWHA, an estimated one-third to one-half of PLWHA are either homeless or so rent-burdened that they are at risk of losing their homes.

## Housing

HIV Care Services and the Planning Council utilized results from 2008 client surveys and community forums to assess the service needs and gaps of PLWHA in the Portland EMSA. The methodology behind the service gaps section of the 2008 Client Satisfaction and Needs Assessment (completed in April of 2009) was based on We Listened: 2005 Survey for People Living with HIV and AIDS, which was a detailed assessment of service needs, gaps, and barriers for PLWHA in the Portland EMSA. The 2008 Client Satisfaction and Needs Assessment (CSNA) asked case management clients if they had needed 10 specific services in the past year, and whether they always received the services when they needed them. Those who had not always received services when needed were considered to have a service “gap”. Respondents reported significant gaps in access to dental care (24%), money for housing/other housing help (35%), mental health counseling/treatment (15%), case management (15%), and supportive services (15%).

## HOPWA

### HOPWA PROGRAM DESCRIPTION

HOPWA is a flexible grant award that allows communities to design and implement long-term, comprehensive strategies for meeting the housing needs of people living with HIV/AIDS and their families. HOPWA gives participating jurisdictions the flexibility to provide a range of housing assistance, including:

- a) Support services
- b) Project- or tenant-based rental assistance
- c) Resource identification and technical assistance

Each year since the Portland EMSA became eligible for HOPWA in 1994, a portion of the funds have been used for permanent housing development. The following table describes the geographic spread of HIV/AIDS housing and also the array of unit sizes. Ninety-nine of these units are part of the permanent HOPWA development portfolio. The remaining units are Shelter + Care units that Cascade AIDS Project has leveraged with match from HOPWA funded and Ryan White funded supportive services. As confidentiality is very important in HIV/AIDS housing, project names are not included.

## Housing

## HOPWA

HIV / AIDS Permanent Housing Chart								
Location	# of Projects	# of Units	Number of Bedrooms				Additional Information	
			Studio	1	2	3		4
NE Portland, OR	3	42	27	13	2	0	0	Alcohol and drug free, PB Section 8, Family Units
N & NE Portland, OR (scattered site)	9	9	0	1	8	0	0	Houses
SE Portland, OR	3	20	14	2	0	3	1	Family units, sub-acute care
SW Portland, OR	3	11	8	0	1	2	0	PB Section 8, Youth
Gresham, OR	1	9	0	6	3	0	0	Family Units
Clackamas County, OR	1	5	0	5	0	0	0	Adult foster care
Washington County, OR	2	20	0	13	4	3	0	Shelter + Care
Clark County, WA	1	3	0	2	0	0	1	Floating Units
Multnomah County, OR	1	19	6	11	2	0	0	Mental Health, Shelter and Care
Washington County, OR	2	22	6	12	3	1	0	Shelter and Care
Total	24	140	61	52	19	6	2	

\* The FY 2005-06 Action Plan reported 156 units. However, HUD determined that capitalizing operating subsidies was not an eligible use for HOPWA funds. The funds were re-allocated as project-based assistance and the units that were affected by the change have been removed from the total.

## PROGRAM TOOLS

- Facility-based transitional housing
- Project-based rent assistance
- Tenant-based rent assistance
- Short-term mortgage, rent, and utility assistance
- Housing placement assistance
- Housing case-management
- Alcohol and Drug Counseling
- Mental Health Counseling
- Benefits Eligibility Specialist
- Employment Specialist
- Grants for rehab of existing housing

## Housing

### PROJECT SELECTION

The Portland EMSA currently allocates approximately 45% of its HOPWA funds to rent assistance, 30% to support services, 18% to rehabilitation of the HOPWA development portfolio, and 7% to administration. This allocation formula is reviewed annually by the AIDS Housing Advisory Committee.

The funding available for the rehabilitation of the HOPWA development portfolio, the benefits eligibility specialist and the employment specialist are unspent entitlement funds awarded over several fiscal years and will not be available again. There will be two RFP's in the spring of 2010 to award funds to organizations for the benefit and employment specialists. Both of these positions will be for two years. Owners with HOPWA units in their portfolio will apply to PHB for the rehabilitation dollars available. Preference will be given to projects developed before 2000. Rent assistance and support service funds were awarded in the spring of 2009 through a competitive process. Contracts will be renewed based on subrecipient performance.

### HOPWA

### PROGRAM ELIGIBILITY

Individuals with HIV or AIDS and their families who reside in the seven-county Portland EMSA and have incomes up to 80% MFI are eligible to participate in HOPWA programs. Priority is given to households with incomes below 50% MFI. The EMSA includes Clackamas, Columbia, Multnomah, Washington, and Yamhill Counties in Oregon and Clark and Skamania Counties in Washington.

### POTENTIAL BARRIERS

All of the AIDS service organizations have seen a significant increase in clients due to the economy over the past few years. This increase in clients has created a need for increased funding, which is frequently not possible.

CAREAssist (Oregon's AIDS Drug Assistance Program) pays for insurance premiums and prescription/medical services co-pays. CAREAssist clients have increased over 200% in the last six years. This increase has put a strain on the programs and the Department of Human Services are looking for ways to cut costs to avoid having a waiting list for services.

Over the past several years, the EMSA has experienced significant, on-going reductions in funding for clinical and non-clinical services for PLWHA. The Oregon Health Plan (OHP)/Medicaid is a source of insurance but it has been

## Housing

### HOPWA

restricted for several years, thereby reducing the number of clients who are enrolled in this insurance. Most uninsured PLWHA enroll in the Oregon Medical Insurance Pool, a high-risk pool that provides fewer benefits and significantly lower reimbursement rates than OHP/Medicaid. In addition to these direct impacts, OHP restrictions have resulted in increased needs for case management to find alternative insurance coverage for clients. The OHP Plus program (which is for those who are categorically eligible for Medicaid) recently instituted reductions in dental and vision benefits for clients which will create a further burden on the continuum of care for PLWHA. In Washington, the Basic Health Plan is currently closed to new enrollment and needs to cut 43% of clients from their enrollment in this biennium. Because the health systems in both Oregon and Washington are complicated and the cost of losing coverage is so high, case managers spend as much as 50% of their time helping clients to obtain and maintain health coverage. If the insurance challenges could be resolved, the case managers would be able to better help clients stabilize.

Both the Washington State and Oregon State general funds are experiencing shortfalls which will most likely affect STD, HIV prevention and care funding. Washington State is anticipating a budget deficit, resulting in a 14% cut in state dollars for HIV prevention and HIV care services. As a result, Washington ADAP may face shrinking eligibility criteria and decreasing the formulary to include only antiretrovirals. The Oregon Ryan White Part B Care Assist program has had a 15% increase in 2009 program enrollment in comparison to 2008 reflecting the increase in unemployed clients on top of a double digit percentage increase in enrollment numbers for the past five years. Ryan White housing programs have seen an increase in requests for housing assistance, debt guidance, and consumer counseling. The Multnomah County HIV Health Services Clinic experienced a significant cut in its County General Fund allotment, and there were reductions in partner contributions to raise productivity within primary care services, and decreases in case management staffing during a time of increasing case loads. Basic needs funding has also seen a trend of fiscal cuts over the past few years and both the overall social service system and the Part A program are being bombarded with clients whose needs are severe and ongoing, a phenomenon that has been exacerbated during the recent economic downturn.

The HOPWA tenant-based rent assistance program, a time-limited program that allows a PLWHA to rent an apartment of his/her own choosing, was designed on the assumption that the tenant would qualify for a Section 8 voucher before the rent assistance was exhausted. That has not been true for

## Housing

several years. The federal government is not funding Section 8 at a level that keeps pace with increased program costs and, indeed, has sought repeatedly to cut the program's budget and reorient it towards serving moderate-income households. Some local housing authorities have waitlists of almost 4,000 households, and waiting time for a voucher is in excess of 3 years. Accordingly, the tenant-based rent assistance (TBRA) program no longer depends on transitioning clients to a Section 8 voucher. Instead, TBRA programs operate with the hope that clients will secure income through employment or social security. As discussed earlier, most SSI recipients are severely rent-burdened, and PLWHA cannot always maintain consistent, full-time employment because of changes in their health

## HOPWA

### PARTNER AGENCIES AND ORGANIZATIONS

- Cascade AIDS Project (CAP) provides case management to 59 units of HOPWA funded permanent supportive housing at the following sites: Carriage Hill, Cornerstone, McCoy Village, Nathaniel's Way, PCRI scattered sites, Project Open Door, Madrona Studios with Central City Concern, Outside In Transitional units, Northwest Housing Alternatives, Villa Capri and Howard House with Catholic Charities, and the Sandy Apartments with Luke-Dorf. The Luke-Dorf partnership began in 2009 and the units were filled in 2010. CAP also partners with the Housing Authority of Portland and Washington County Department of Housing to receive 69 Shelter Plus Care units for people living with HIV/AIDS in the Portland EMSA. The 69 Shelter Plus Care vouchers are leveraged with other support service programs such as HOPWA, HOPWA Special Projects of National Significance (SPNS), and Ryan White. CAP also operates a transitional housing program that houses 18-20 individuals and families with children each year. In 2009 CAP began to offer eviction prevention, utility, and mortgage assistance to 40 individuals and families with HOPWA Short-Term Rent, Mortgage, and Utility Assistance (STRMU). CAP manages and disburses a rent assistance fund to meet the HOPWA rent standard on all HOPWA units. CAP administers Ryan White funded emergency rental assistance and a Transitions to Housing Program to more than 190 households per year. CAP operates a client education program; Positive Directions that provides tenant education and Money Matters workshops for PLWHA. CAP also has a Warehouse Program to aid people that require furniture and/or moving assistance. CAP partners with Our House of Portland to provide housing and supportive services



## Housing

### HOPWA

for those in the Neighborhood Housing and Care Program. In 2007, CAP partnered with the Oregon Department of Human Services to provide housing for 20 adults living with HIV/AIDS, who are exiting the criminal justice system, with no housing resources. In 2008 CAP again partnered with the Oregon Department of Human Services and Cascadia Behavioral Healthcare to provide housing and support services to 25 adults living with HIV/AIDS, who have a mental health diagnosis and are in need of mental health supportive housing. Both of these partnerships with Oregon DHS are HOPWA Special Projects of National Significance. CAP partners with the Housing Authority of Portland to receive short-term rental assistance funds (STRA) for eviction prevention, move-in costs and medical motel vouchers for approximately 30 individuals and families living with HIV/AIDS. These funds include the Homeless Prevention and Rapid Re-Housing Program (HPRP) stimulus funds. In collaboration with Transition Projects Inc. CAP receives supportive housing funds to assist two chronically homeless individuals and eight homeless women.

- Central City Concern (CCC) owns and operates 36 units of permanent supportive alcohol/drug free housing for PLWHA. CCC is both the housing and the service provider for residents in this development. In 2007, CCC instituted a priority for PLWHA at the Biltmore, a project with 76 units of single room occupancy (SRO) housing, each with an attached Project-based Section 8 certificate. In 2010, CCC began offering similar waitlist priorities for Project-Based Section 8 units at Madrona Studios and at the HAP-owned/CCC-managed Martha Washington Building (studios and one-bedrooms). CCC has partnered with Cascade AIDS Project for provision of coordinated services at all three properties. In addition, Ryan White Part A funds support the Healthshare Program which provides 96 rental months of alcohol and drug free housing as well as substance abuse treatment support for 32 PLWHA.
- Clark County Public Health has a program similar to CAP's that operates in Clark County, Washington. Clark County Public Health (CCPH) provides housing case management on the three permanent supportive housing units built with HOPWA investment and is prepared to provide housing case management to future housing developments. CCPH also operates a transition-in-place housing program.

## Housing

### HOPWA

- Multnomah County Health Department enjoys a longstanding collaborative relationship with the City of Portland's HOPWA program, allowing for coordination of resources and funding to maximize the efficiency and benefit of public dollars. In addition to administering the approximately \$3 million in Ryan White Part A fund the STD/HIV/Hepatitis C Program also offers; Through individual, group, and community level strategies, persons at highest risk for acquiring and/or transmitting STDs, HIV, and viral hepatitis are offered Risk Reduction Classes and Community Education, Outreach & Recruitment to Testing, Community Testing, STD Screening and Treatment, Syringe Exchange and Disposal, Disease Intervention and Partner Services, African-American Sexual Health Equity Program (AASHEP), and a number of evidence based interventions to reduce transmission between men who have sex with men.
- Outside In provides long term transitional housing and case-management to HIV+ youth. They have an on-site housing facility.
- Our House of Portland provides the only housing with on-site sub-acute care for people living with advanced HIV/AIDS in the Portland metro area and throughout the state of Oregon. Our House provides food, support services, and specialized care through funding from various governmental and private funders. The program has approximately 160 volunteers who provide daily meals and support. In 2004, Our House of Portland became the first agency in the EMSA to receive a competitive HOPWA grant. Our House was awarded \$1.3 million to reconstruct its building and to start the Neighborhood Housing Program to assist clients who are well enough to move back into the community. This grant was renewed in 2007 for \$1.03 million to continue the NHCP program and help with operating costs for the new facility. Our House has applied for another three-year renewal starting September 2010. Our House provides a continuum of care for people with HIV/AIDS through the following programs:
  1. Our House of Portland is a 14-bed specialized residential care facility located in Portland where 24-hour nursing services are provided to those with advanced HIV/AIDS. Residents from this facility come from all over the state of Oregon.
  2. Swan House is a 5-bed adult foster care facility located in Clackamas County where care in a group setting is provided for those with HIV/AIDS that are not quite able to live independently and need assistance

## Housing

### HOPWA

with many of the daily tasks of medication management, money management, etc.

3. The Neighborhood Housing and Care Program (NHCP) is an innovative program where rental assistance, nursing, social work, and Occupational Therapy services are provided to those with HIV/AIDS who want to maintain living independently. Services are provided on a regular basis (frequency depends on client acuity) and is custom tailored to the needs of each client.

4. Community Services include Esther's Pantry, which is a food bank for HIV Positive individuals, and Tod's Corner which is a thrift shop for the same population. We also provide assistance with pet care and cremations.

### COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

This program complements other local efforts to meet the needs described above by partnering with Ryan White Title I Planning Council efforts to provide a continuum of care and services.

The AIDS Housing Advisory Committee (AHAC) is an advisory body to HOPWA program staff. AHAC's role is to advise, coordinate, and advocate. AHAC relies on three action steps to guide their 2010-11 work plan: coordination, employment, and evaluation.

### COORDINATION

1. Support agencies and community leaders who are advocating for increased services funding in response to health care and services funding cuts.
2. Participate in and support upcoming systems integration trainings and planning sessions working for clear, structural linkages between housing and services systems.
3. Advocate for the representation of HIV/AIDS housing providers and consumers on housing and homelessness planning entities.
4. Review Homeless Management Information Strategies (HMIS) policy and procedures and advocate for appropriate and adequate confidentiality protection measures for people living with HIV/AIDS.

## Housing

5. Work with Ryan White Title I Planning Council to establish linkage among housing and services as an expectation, and to consider housing as a function of case management.

**HOPWA**

### EMPLOYMENT

1. Increase employment opportunities for people living with HIV/AIDS.

### EVALUATION

1. Use performance measurements for setting priorities and allocating funds.
2. Expand participation in AIDS Housing Advisory Committee.

### GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL MINORITY CONCENTRATION)

The Portland Eligible Metropolitan Statistical Area includes Clackamas, Washington, Multnomah, Yamhill, and Columbia Counties in Oregon, and Clark and Skamania Counties in Washington.

### MONITORING

A description of PHB's Monitoring program is in Section One.

### Housing

HOPWA Performance Chart 1	Needs	Current	Gap	Year 1						
				Outputs Households				Funding		
				HOPWA Assistance		Non-HOPWA		HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
				Goal	Actual	Goal	Actual			
Tenant-based Rental Assistance	118	30	88	30				203,353		
Short-term Rent, Mortgage and Utility payments	317	220	97	30		190		82,000		105,000
Facility-based Programs	0	0	0							
Units in facilities supported with operating costs	475	74	401	74		64		263,217		88,065
Units in facilities developed with capital funds and placed in service during the program year	171	0	171	0						
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	30	24	6	24				687,000		343,000
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	196	22	174	22				0		21,969
Adjustment for duplication of households (i.e., moving between types of housing)		24								
<b>Subtotal unduplicated number of households/units of housing assisted</b>										
<b>Supportive Services</b>				Outputs Individuals						
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	0	123	-123	123		323				
<b>Housing Placement Assistance</b>										
Housing Information Services			0							
Permanent Housing Placement Services			0							
<b>Housing Development, Administration, and Management Services</b>										
Resource Identification to establish, coordinate and develop housing assistance resources										
Project Outcomes/Program Evaluation (if approved)										
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)										
Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)										
<b>Other Activity (if approved in grant agreement) Specify:</b>										
1	0	0	0							
2	0	0	0							
3	0	0	0							
4	0	0	0							
<b>Totals</b>										

\*\* The funding on line 6 is redevelopment going to a facility receiving operating costs. On line 8 there is an adjustment.

# Housing

Year 2							Year 3							Year 4						
Outputs Households				Funding			Outputs Households				Funding			Outputs				Funding		
HOPWA Assistance		Non-HOPWA					HOPWA Assistance		Non-HOPWA					HOPWA Assistance		Non-HOPWA				
Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
30							35							38						
30		190					30		190							259				
74		64					74		64					37		64				
0							0							0						
24							24							24						
22							22							74						
Outputs Individuals							Outputs Individuals							Outputs Individuals						
162		323					172		323					152		323				

Housing

Year 5							Cumulative									Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source
Outputs Households				Funding			Outputs Households						Funding					
HOPWA Assistance		Non-HOPWA		HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	HOPWA Assistance			Non-HOPWA			HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA			
Goal	Actual	Goal	Actual				Goal	Actual	% of Goal	Goal	Actual	% of Goal						
38							171	0	0%	0	0	0%	203353	0	0			
30		190					120	0	0%	1019	0	0%	82000	0	105000			
							0	0	0%	0	0	0%	0	0	0			
37		64					296	0	0%	320	0	0%	263217	0	88065			
0							0	0	0%	0	0	0%	0	0	0			
24							120	0	0%	0	0	0%	687000	0	343000			
22							162	0	0%	0	0	0%	0	0	21969			
Outputs Individuals							Outputs Individuals											
152		323					761	0	0%	1615	0	0%	0	0	0			
							0	0	0%	0	0	0%	0	0	0			
							0	0	0%	0	0	0%	0	0	0			

## Housing

**HOPWA Performance Chart 3**

Type of Housing Assistance	Total Number of Households	Average Length of Stay [in weeks]	Number Remaining in Project
Short-term Rent, Mortgage, and Utility Assistance	220	20	PY1
	220	20	PY2
	220	20	PY3
	220	20	PY4
	220	20	PY5
Tenant-based Rental Assistance	30	48	PY1
	30	48	PY2
	35	48	PY3
	38	48	PY4
	38	48	PY5
Facility-based Housing Assistance	96	52	PY1
	96	52	PY2
	96	52	PY3
	96	52	PY4
	39	52	PY5



### Housing

[3] Number Remaining in Project							Housing Stability		
	PY1	PY2	PY3	PY4*	PY5*	Cumulative	Stable	Unstable	Percent Stable / Total
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	0%
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	0%
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	0%
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	0%
Death						0	PY5	PY5	
						0	0	0	0%
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	0%
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	0%
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	0%
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	0%
Death						0	PY5	PY5	
						0	0	0	0%
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	0%
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	0%
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	0%
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	0%
Death						0	PY5	PY5	
						0	0	0	0%

183933

# Section Four

Housing Authority  
of Portland

## Housing Authority of Portland

The Section 8 rent assistance program is a federal rent assistance program administered locally by the Housing Authority of Portland. This extremely popular program allows low-income residents of Multnomah County to rent homes or apartments of their choice from private landlords anywhere in the County. HAP requires participating Section 8 voucher holders to pay a percentage of their adjusted gross income towards rent, and subsidizes the remainder up to a predetermined rent ceiling.

Currently HAP's Section 8 program provides monthly housing assistance to approximately 8,307 households.

HAP uses a lottery for Section 8 applicants and only opens its waiting list when the pool is low. HAP opened its waiting list for three weeks in November 2006 and received 9,781 applications for 3,000 positions on the list. The agency then randomly selected households for the waiting list. In 2008, as the end of the 3,000-person list neared, HAP's board asked the agency to allow persons in the 9,871-household pool who hadn't been selected to form a new list in the order of their original number. Approximately 2,800 households responded to this offer and 2,075 remain on the new list. The agency expects that it will take several years to work through the remainder of the second list created from the 2006 applicant pool.

HAP has a commitment to assisting customers with special needs. Some of these households are served with project-based Section 8 assistance. When Section 8 is project-based, it is assigned to units, rather than to households. The units often are designated to serve specific populations that would have difficulty securing housing in the private market because of disability, poor rental history, or other barriers. Of the 1,610 Section 8 vouchers that have been dedicated to projects, 512 are Single Room Occupancy units located in Portland's City Center.

In March 2010, the agency allocated 50 project-based vouchers to affordable housing developments the City of Portland will help to finance through a competitive funding cycle. The vouchers will be used for the creation of affordable housing units affordable to extremely low-income households earning between 0-30 percent of median family income.

The agency has continued to improve the administration of its Section 8 operations, with a focus on attracting new landlords to the program. The agency developed a pilot program that compensates landlords in a tenant's first two years should the tenant move out and leave a unit with damages beyond normal wear and tear. It is testing this approach with certain new

## Section 8



[www.hapdx.org](http://www.hapdx.org)

## Housing Authority of Portland

### Section 8

participants to see if it results in new landlords joining the program. In addition, new participants with significant barriers to finding rental housing are offered the opportunity to take classes in good tenancy prior to receiving their voucher and looking for a place to rent.

With its Moving to Work authority, HAP also has allocated a small pool of rent assistance funds to two social service agencies, SE Works and Northwest Pilot Project, for pilot projects that marry housing assistance and services for hard-to-house populations.

## Housing Authority of Portland

IN 2010, HAP WILL CONTINUE TO PURSUE WAYS TO SIMPLIFY HOW IT CALCULATES THE TENANT'S PORTION OF THE RENT FOR BOTH ITS SECTION 8 PARTICIPANTS AND ITS PUBLIC HOUSING RESIDENTS

## Public Housing

### HOUSING AUTHORITY OF PORTLAND

The Housing Authority of Portland owns and operates a public housing portfolio consisting of 2,487 apartments and single-family dwellings throughout Multnomah County. Rents for these properties are approximately 30% of the household's monthly adjusted income. To qualify, applicant household income must be less than 80% of the median income for the Portland Metropolitan Area.

HAP shifted to a site-specific waiting list in 2002, after extensive public process. In 2008, HAP opened its waiting lists for most of its public housing sites and received nearly 2,400 applications in less than two weeks. The lists now are closed, as the wait exceeds one year for different bedroom sizes at all public housing sites. The agency opens waiting lists on a rolling basis as wait times drop under a year at individual sites, and did open the lists at several apartment communities in 2009. HAP does not receive enough funding from HUD to cover the full cost of the public housing program. Capital grants don't cover the backlog of deferred maintenance in this portfolio, and operating subsidies typically are prorated, that is, HUD provides a percentage of what it has determined to be the amount needed to fund the nation's public housing program. This situation has improved slightly in the last two years, with the addition of capital funding from the 2009 American Recovery and Reinvestment Act and higher levels of proration.

### PUBLIC HOUSING PRESERVATION

In 2007, HAP finalized planning and began implementation of a significant reconfiguration of its public housing portfolio, aimed at increasing efficiency and preserving public housing. This effort includes selling HAP's scattered site homes in the public housing portfolio. HAP is using the proceeds to replace this housing, to help meet the significant backlog of capital needs in the larger portfolio, and to "turn on" available public housing operating subsidy. This "banked" subsidy results from HAP's previous decisions to take public housing units off line for a variety of reasons, e.g., the redevelopment of Columbia Villa into the mixed-income New Columbia. In most cases, the lost public housing units were replaced with Section 8 vouchers. However, under

## Housing Authority of Portland

### Public Housing

HUD regulations, the public housing operating and capital subsidy would still be available to HAP if it were to create additional public housing units.

In 2007, HAP began efforts to sell and replace its scattered site public housing over the next several years. The agency has sold 108 scattered site units and identified 100 replacement units in four different projects that are coming online over the next several years. In addition to this activity, the agency began an analysis of different subsidy options for its public housing in an attempt to more fully fund the program. In the coming year, HAP will proceed with further planning for the possibility of converting the subsidy stream for some or all of its public housing to project-based Section 8. If it were to proceed in this direction, the agency will run the units as public housing and serve the same very low-income population that it does today.

### CAPITAL IMPROVEMENTS

As part of its effort to preserve public housing, HAP continues to work on plans to address the significant unmet capital needs in its existing portfolio. HAP's public housing portfolio relies on annual federal appropriations of operating subsidy and capital grant to fund the real estate. HAP estimates the deferred capital needs for this portfolio at more than \$50 million. HAP's annual capital grant for public housing, which is currently about \$4 million, is not sufficient to meet these needs. HAP continues to analyze potential strategies to address the shortfall, including the possibility of leveraging new resources, such as proceeds from the sale of scattered sites and a mixed finance model that supports housing rehabilitation and preservation. In addition, the program received an infusion of \$6.2 million in capital funding as part of the 2009 American Recovery and Reinvestment Act. This funding is being used to help underwrite critical capital projects at 16 of the agency's public housing sites.

In 2009, the agency submitted an application for a HOPE VI revitalization grant for its Hillsdale Terrace public housing community in Southwest Portland. Hillsdale Terrace accounts for nearly a third of the deferred maintenance backlog and has the highest operating costs in the public housing portfolio due to its many structural problems.



[www.hapdx.org](http://www.hapdx.org)

# Section Five

## FY 2010-11

# Action Plans

Includes

Annual Resources Table

City of Portland Action Plan

City of Gresham Action Plan

Multnomah County Action Plan

Action Steps to End Chronic Homelessness\*

\*excerpted from the Continuum of Care for the Portland Consortium

## Annual Resources Table FY 2010-11

Resource	Portland	Multnomah Co.	Gresham	Total
<b>FEDERAL ENTITLEMENT PROGRAMS</b>				
CDBG	—	—	—	—
Entitlement	\$10,866,899	\$332,192	\$959,393	\$12,158,484
Program Income	\$600,000	—	\$330,000	\$930,000
Carry Over	\$3,558,851	\$283,022	\$122,398	\$3,964,271
HOME	—	—	—	—
Entitlement	\$4,596,522 <sup>1</sup>	—	\$625,127	\$5,221,649
Program Income	\$400,000	—	\$487,953	\$887,953
Affordable Housing Set-Aside	—	—	\$309,464	\$309,464
Carry Over	—	—	\$103,657	\$103,657
Emergency Shelter Grant (ESG)	\$441,899	—	—	\$441,899
HOPWA (7-county metro area)	\$1,088,055 <sup>2</sup>	—	—	\$1,088,055
Carry Over	\$520,875	—	—	\$520,875
<b>OTHER FEDERAL PROGRAMS</b>				
Homeless Assistance Continuum of Care/ McKinney	—	—	—	—
Supportive Housing Program (SHP)	\$271,986	—	—	\$271,986
SHP/HMIS	\$241,074	—	—	\$241,074
Homeless Prevention and Rapid Re-Housing	\$1,799,168	—	—	\$1,799,168
Lead Based Paint Grant	\$1,333,333	—	—	\$1,333,333
Carry Over	—	—	—	—
EDI/Section 108 Loan Guarantee	\$8,529,000	—	—	\$8,529,000
Neighborhood Stabilization Program	\$1,283,733	—	—	\$1,283,733
American Recovery & Reinvestment Act	\$1,609,059	\$7,339,380	—	\$8,948,439
<b>HAP FUNDING</b>				
Housing Authority of Portland	—	—	—	—
Section 8	—	\$63,144,130	—	\$63,144,130
Public Housing Operating Grant	—	\$10,247,964	—	\$10,247,964
Public Housing Capital Grant	—	\$3,691,164	—	\$3,691,164
Public Housing Tenant Rents	—	\$4,156,402	—	\$4,156,402
Congregate Supportive Housing	—	\$410,179	—	\$410,179
Apprenticeship Program	—	\$267,000	—	\$267,000
ROSS: Homeownership Program (GOALS)	—	—	—	—
• Service Coordinators	—	\$199,524	—	\$199,524
PILOT	—	\$200,000	—	\$200,000



## Annual Resources Table 2010-11

Resource	Portland	Multnomah Co.	Gresham	Total
<b>STATE FUNDING</b>				
Low Income Housing Tax Credit 9%	Allocations still under advisement at OHCS			
Low Income Housing Tax Credit 4%				
<b>LOCAL FUNDING</b>				
General Fund	—	—	—	—
<i>Administration</i>	\$9,989,120	—	—	\$9,989,120
General Fund Special Appropriations	—	—	—	—
<i>Housing</i>	—	—	—	—
<i>Homeless</i>	—	—	—	—
<i>Economic Opportunity</i>	—	—	—	—
Housing Investment Fund	\$1,099,040	—	—	\$1,099,040
Headwaters Reserve	\$487,658	—	—	\$487,658
Risk Mitigation Pool	\$764,000	—	—	\$764,000
Fresh Start Guarantee	\$50,000	—	—	\$50,000
Tax Increment Funds	\$67,987,537	—	—	\$67,987,537
<b>Total</b>	<b>\$117,517,809</b>	<b>\$90,270,957</b>	<b>\$2,937,992</b>	<b>\$210,726,758</b>

<sup>1</sup> 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.

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

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
<b>Housing</b>									
Homebuyer Program	Homeownership RFP	PHB will select contractors to carry out homebuyer programs through competitive Request for Proposals processes. Criteria will reflect the knowledge, skills, abilities, and infrastructure necessary to carry out the projects.	CDBG	\$500,000	\$205,000	Affordability for the purpose of creating decent affordable housing.	700	3,500	Households
			HOME	\$ 147,000	\$ -				
Homeownership Development	Portland Housing Bureau	Programs providing homebuying education and counseling as well as direct financial assistance to help qualified homebuyers purchase and repair a home.	CDBG	\$0	\$1,000,000	Affordability for the purpose of creating decent affordable housing.	150		Households
			HOME	\$0	\$2,000,000				

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
<b>Housing: Rental Housing</b>									
Affordable Rental Housing Capital	Portland Housing Bureau	Provide financing to construct, rehabilitate and preserve a range of affordable rental housing.	HIF	\$0	\$ 8,529,000	Affordability for the purpose of creating decent affordable housing.	80	280	Housing Units
			HOME	\$ 3,303,695	\$ 1,070,000				
			GEN	\$500,000	\$0				
Affordable Housing - Program Delivery	Portland Housing Bureau	Staff and operating costs associated with delivering the Rental Housing program	CDBG	\$742,990	\$653,875	Affordability for the purpose of creating decent affordable housing.	80	280	Housing Units
			HOME	\$0	\$245,268				
Section 108 Loan Guarantee Program	Bureau of Housing and Community Development	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	\$145,800	\$550,000	Affordability for the purpose of creating decent affordable housing.	50	250	Housing Units
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	\$509,343	\$506,769	Affordability for the purpose of creating decent affordable housing.	30	75	Housing Units
Gresham Administration	City of Gresham	HOME Consortium allocation to be used for administration of Gresham HOME program.	HOME	\$35,724	\$25,692	NA	NA	NA	NA
Multnomah County HOME Program Allocation	Portland Development Commission	HOME C 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	\$117,519	\$139,703	Affordability for the purpose of creating decent affordable housing.	3	15	Housing Units
Multnomah County HOME Administration	Portland Development Commission	Administer Multnomah County HOME program.	HOME	\$3,613	\$7,216	NA	NA	NA	NA

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Special Needs Housing									
Special Needs Housing Siting Assistance	City of Portland, Office of Neighborhood Involvement	Provides City staffing to administer a siting assistance program that promotes the siting of special needs housing by providing the community education and dispute resolution services that affirmatively further fair housing for people with special needs.	CDBG	\$25,984	\$25,984	Accessibility for the purpose of providing decent affordable housing.	25	125	People

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
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	\$791,018	\$810,978	Accessibility for the purpose of providing decent affordable housing	100	250	Households
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	\$129,337	\$119,377	Accessibility for the purpose of providing decent affordable housing	12	45	Households
CCC Rosewood PBRA	Central City Concern	Provides project based rent assistance for 36 units of permanent supportive housing.	HOPWA	\$65,993	\$65,993	Affordability for the purpose of creating affordable housing.	36	180	Households

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Capacity Building TA									
CDC Capacity Building	Housing Development RFP	Project delivery costs for CDBG and HOME eligible housing projects through the Portland Neighborhood Development Support Collaborative (PNDS, a partnership of BHCD, the Enterprise Foundation, and the Neighborhood Partnership Fund). PNDS convenes an advisory board of community representatives to select organizational workplans that include appropriate housing development activities and funding recommendations. BHCD 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	\$400,000	\$673,000	Affordability for the purpose of creating decent affordable housing.	145	725	Housing Units
			HOME	\$224,793	\$229,800				
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	\$8,287	\$8,779	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
Gresham Operating Support (CHODO)	City of Gresham	HOME funds to CHDOS as operating support to support development of affordable housing in Gresham.	HOME	\$25,000	\$31,256	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
Housing Development Center	Housing Development Center	Financial packaging and construction management services for non-profits involved in affordable housing CDBG-eligible development projects.	CDBG	\$241,726	\$175,000	Affordability for the purpose of creating decent affordable housing.	130	650	Housing Units
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	\$25,000	\$37,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
CAT Preservation	Community Alliance of Tenants	Provide information and tracking of preservation projects and expiring Section 8 contracts.	CDBG	\$20,000	\$20,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
<b>Housing: Housing Services</b>									
Fair Housing Services and Enforcement	Legal Aid Services of Oregon	This project provides advice and representation for people experiencing housing discrimination within the city of Portland.	CDBG	\$46,541	\$47,541	Accessibility for the purpose of providing decent affordable housing.	200	1,000	People
Fair Housing Education and Enforcement	Fair Housing Council of Oregon	This project provides 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	CDBG	\$36,955	\$39,655	Accessibility for the purpose of creating decent affordable housing.	NA	NA	NA
Community Alliance of Tenants - Hot Line	Community Alliance of Tenants	Operate renter's right hotline to provide information to assist with housing stabilization for low-income renters.	CDBG	\$41,076	\$73,800	Accessibility for the purpose of creating a suitable living environment	3,000	15,000	People
Housing Connections Operations	City of Portland, Bureau of Technology Services	Provide hosting and technical support to Housing Connections (www.housingconnections.org) a web-based housing locator system, which will assist low-income Portland residents and residents of the Portland region with accessing the full range of affordable housing and housig services available in the community. This activity will affirmatively further Fair Housing.	CDBG	\$46,206	\$46,206	Accessibility for the purpose of creating decent affordable housing.	NA	NA	NA
Housing Connections Operations	211 Info	Provide the core operations activities for Housing Connections including outreach to renters and agencies, providing housing listings to renters and agency staff over the phone, assisting landlords in listing properties, assisting all users with questions regarding the site, and reviewing property listings for accuracy and fair housing violations.	CDBG	\$100,000	\$100,000	Accessibility for the purpose of providing decent affordable housing	NA	NA	Na

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Housing Services									
Landlord Outreach	Fair Housing Council of Oregon	The landlord Outreach program will strive to increase landlords awareness 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 prevention.	CDBG	\$26,522	\$26,522	Accessibility for the purpose of providing decent affordable housing.	NA	NA	NA
Services Information and Referral	211 Info	Operate 2-1-1 information and referral line to help citizens find appropriate housing services and social services.	CDBG	\$0	\$70,800	Accessibility for the purpose of crating a suitable living environment.	25000	0	People
Substandard Houisng Relocation	Impact NW	Assist households displaced from substandard housing with relocation services to identify and obtain appropriate replacement housing.	CDBG	\$0	\$24,000	Accessibility for the purpose of creating a suitable living environment	46	0	People
Rent Well Translation	IRCO	Translation of Rent Well tenant education curriculum from English to Spanish	CDBG	\$0	\$10,000	Accessibility for the purpose of creating a suitable living environment.	NA	NA	NA



Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
<b>Housing: Housing Services</b>									
Mini Homeowner Rehabilitation	Portland Development Commission, Community Energy Project, Metro Home Safety Repair, Unlimited Choices, NE Workforce Center, Reach Community Builders	The goals of the Mini Homeowner Rehabilitation 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	\$1,055,000	\$895,500	Accessibility for the purpose of creating decent affordable housing.	500	2,500	Housing Units
Quality Rental Housing Workgroup	Bureau of Development Services	Implementation of the policy and program strategies recommended by the Quality Rental Housing Workgroup to increase compliance with existing habitability laws and support the maintenance of quality rental housing for low-income households.	CDBG	\$119,000	\$225,600	Accessibility for the purpose of creating decent affordable housing.	NA	NA	NA
Quality Rental Housing workgroup - Education	Portland Housing Bureau	Provide education materials that helps renters and landlords work together for safe, stable and healthy rental housing.	CDBG	\$10,000	\$10,000	Accessibility for the purpose of creating a suitable living environment.	NA	NA	NA
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	\$0	\$124,000	Accessibility for the purpose of creating decent affordable housing.	NA	NA	NA
N/NE Homeowner Retention	CBDO	Direct outreach and support to low and moderate-income, homeowners in North and Northeast Portland that are at risk of losing their homes. The goal for this funding is to help low-income senior citizen homeowners in N/NE Portland retain both their homes and their equity interest in their homes	CDBG	\$0	\$120,000	Accessibility for the purpose of creating a suitable living environment.	200	0	People

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
<b>Economic Development: Community Economic Development</b>									
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	\$800,000	\$800,000	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
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 graduates are the workers they need.	CDBG	\$1,561,820	\$1,561,820	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
Economic Opportunity Program Delivery	Portland Development Commission	Program delivery costs for Economic Opportunity Initiative	CDBG	\$337,490	\$456,490	Accessibility for the purpose of creating economic opportunity.	NA	NA	Na

183933

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
<b>Homeless Facilities &amp; Services</b>									
TPI-Operations	TransitionProjects Inc.	To operate a shelter with 90 beds	CDBG,	\$438,528	\$731,224	Accessibility for the purpose of creating a suitable living environment.	Provide emergency shelter for 800 homeless men.	Provide emergency shelter for 4,000 individuals.	People
			ESG	\$160,541	\$160,541				
TPI- Services	Transition Projects Inc.	To operate a shelter with 90 beds	CDBG,	\$152,438	\$243,742	Accessibility for the purpose of creating a suitable living environment.	Provide emergency shelter for 800 homeless men.	Provide emergency shelter for 4,000 individuals.	People
CCC A/D Free Transitional Housing	Central City Concern	Central City Concern will provide for up to 102 rooms of transitional alcohol and drug free housing for homeless men and women involved in alcohol and drug treatment.	ESG	\$265,431	\$260,591	Accessibility for the purpose of creating a suitable living environment.	Provide alcohol and drug free transitional housing for 250 homeless individuals.	Provide alcohol and drug free transitional housing for 1,250 homeless individuals.	People
Cascadia/County Mental Health Transitional Bridgeview	Multnomah County	Multnomah County will provide transitional housing and services for homeless, chronically mentally ill people.	CDBG	\$280,716	\$280,716	Accessibility for the purpose of creating a suitable living environment.	Provide transitional housing and services for 375 homeless individuals	Provide emergency shelter for 7,590 individuals.	People
NW Pilot Project - Homeless Seniors	NW Pilot Project	NW Pilot Project will provide homeless services and homeless prevention to seniors	CDBG	\$116,438	\$116,318	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
<b>Homeless Prevention</b>									
Tenant Based Rent Assistance (TBRA)	Housing Authority of Portland	Provide HOME Tenant Based Rental Assistance to Homeless, at risk of homelessness, or disabled low-income families and individuals; does not include program administration costs.	HOME	\$320,000	\$320,000	Affordability for the purpose of creating decent affordable housing.	Provide rent assistance to 365 households.	Provide rent assistance to 1825 households.	Number of Households

Project Name	Contractor	Description	Funding Source	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Five Year	Indicator
<b>Administration</b>									
BHCD Program & Grant Management	PHB	Bureau of Housing & Community Development administration for the Community Development Block Grant and other related activities.	CDBG	1,609,562	1,418,042				
			ESG	21,312	21,308				
HOME Administration	PHB	BHCD staff and operating costs associated with administering the HOME program.	HOME	375,529	494,512				
HOPWA Administration	PHB	BHCD 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	\$30,506	\$32,641				
Mult Co HOME Administration	Multnomah County		HOME	\$3,613	\$7,216				
Gresham HOME Administration	Gresham	HOME Consortium allocation to be used for administration of Gresham HOME funds.	HOME	\$35,724	\$25,692				
Indirect Costs	PHB	City of Portland indirect cost for CDBG based on the City's cost allocation plan.	CDBG	\$235,000	\$405,460				
			HOME	\$0	\$141,273				
National Development Council	National Development Council	Consultant services to secure CDBG-related financing (e.g. Section 108, EDI, float) for housing and economic development projects.	CDBG	\$30,000	\$30,000				

183933

TABLE 3B ANNUAL HOUSING COMPLETION GOALS					
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	107	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Rental Goals</b>	173	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>					
Acquisition of existing units	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	75	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Owner Goals</b>	81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>					
Homeless	71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Affordable Housing</b>	71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL HOUSING GOALS</b>					
Annual Rental Housing Goal	173	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	81	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	254	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

# City of Gresham Action Plan

## City of Gresham 2010 – 2011 Action Plan

### Executive Summary

The City of Gresham is pleased to submit its eighteenth Community Development Block Grant (CDBG) and HOME Action Plans for the 2010-2011 fiscal year to U.S. Housing and Urban Development. Gresham partners in a consortium with the City of Portland and Multnomah County and the City of Gresham Action Plan will be also be submitted to the City of Portland for inclusion with the Consortium Consolidated Plan Action Plan Update.

#### New Policy

Gresham staff has continued to provide education sessions with our City Council this year and held discussions on what types of projects should be funded for the betterment of the City. The City Council established the following:

### **'Policies and Guiding Principles for Publicly-Assisted Affordable Housing & Community Development Block Grant Funds'.**

#### **I. Publicly-Assisted Affordable Housing**

##### *Definition:*

"Publicly-Assisted Affordable Housing" is housing that is made available for low and moderate-income persons using public funds. It is also referred to as "Intentional Affordable Housing"

##### **Guiding Principles:**

1. Everyone in Gresham deserves a decent, safe and affordable place to call home.
2. Gresham will be a vibrant community with a balance of jobs, housing and services.
3. The City will promote a diversity of affordable housing types across income levels.
4. Publicly-assisted affordable housing will be an attractive, high quality addition to the neighborhood in which it is located.
5. Publicly-assisted affordable housing will be dispersed throughout the community, rather than concentrated in certain areas.
6. The City will explore more innovative and creative financing options to assist public assisted affordable housing, including partnerships with other public and private sector funders and investors.
7. The City will attempt to preserve the existing number of publicly-assisted housing units. In the event that these units are lost or converted to market-rate, the City will support replacing the lost units on a one-for-one basis.
8. The City will play a key role in promoting a more coordinated, sustainable and responsive delivery system for affordable housing by setting clear priorities and seeking additional resources to meet City of Gresham needs

#### **II. Community Development Block Grant Funds**

##### **Guiding Principle:**

CDBG funds will be used to accomplish multiple City goals while also being allocated between the four fund distribution categories (housing development and rehabilitation, economic development, public improvement, or public services)

## **CDBG Fund Distribution Criteria**

- A. Allocate CDBG funds with the following categorical priorities, in descending order of allocation amount:
1. Public Improvements
  2. Housing Development/Rehabilitation
  3. Economic Development
  4. Public Services (maximum amount is 15% of the total CDBG allocation)
- B. Within the categories listed above, give priority (in descending order) to proposals that:
- Promote investment in low-income neighborhoods (mandated by federal law)
  - Leverage additional revenue to stimulate private development
  - Achieve multiple Affordable Housing or CDBG Guiding Principles
  - Help to revitalize the Rockwood Town Center Area
  - Helps to promote the redevelopment of Downtown
- C. Additionally, favor proposals that:
- Describe the organization's past performance in achieving their CDBG goals
  - Describe the organization's experience managing the funds
  - Describe the organization's successes and accomplishments
  - Meets the Fund Distribution Criteria
  - Demonstrate sound use of the funds

## Application Process

Annually the City of Gresham publicly solicits applications for activities to be undertaken using available CDBG and HOME funds. A workshop is held in January and applications are due approximately three weeks later. The Community Development and Housing Subcommittee (CDHS) and a Technical Advisory Group review the applications. The CDHS holds public hearings in February and March and makes a recommendation to Council based on an evaluation of the written applications and the information garnered at the public hearing. Gresham City Council conducts a public hearing in May and makes the final determination by approving submission of a final Action Plan to HUD.

The CDHS and City Council proposed the following allocation targets for CDBG and HOME:

- Housing: 21%
- Homeownership: 36%
- Homeless prevention: 6%
- Public Facilities & Public Improvements: 12%
- Economic Development: 7%
- Public Services: 4%
- Administration: 9%
- Development fund: 5%

With the failing economy and the loss of jobs, the City of Gresham has chosen to fund more rental assistance than what the Consortium allocates in the City of Portland. Human Solutions also has a rent assistance program that not only helps homeless people but also focuses on preventing eviction for City of Gresham residents.

### City Demographics

The dynamics of the population in the City of Gresham has changed since the 2000 Census. The poverty rate continues to increase and there continues to be a shift of low income people moving to East County. Families, with related children under age 18, whose income in the past 12 months is below poverty level is 19.4% and families with related children under age 5 is 24.5%. Female head of household families with children under 18 is 44% and with children under age 5 is 64.1%. The average size family in the City of Gresham is 3.27 with a median family income of \$59,525. The HUD designated median family income for a family of 3 is \$63,000 for the Portland-Vancouver Metropolitan Area.

Of the total 37,103 households in Gresham, approximately 50% have incomes below the Median Household Income.

No truly reliable data exists, but there appear to be at least 1,200 homeless individuals in East Multnomah County, most of which are members of families with children. There are at least 500 homeless children in East County and anecdotally, there seem to be increasing numbers of homeless people in Gresham, especially along the Springwater Trail and major arterial corridors.

The citizens of Gresham successfully established an Urban Renewal area in the City of Gresham and Rockwood is in this area in pre-qualified block groups with low income percentages ranging from 62.1% to 81.3% of low income people.

### Minority Populations

The majority of the City's minority population lives in or close to the Rockwood Area. The Hispanic/Latino population is over 20% of the population.

Among people at least five years old in 2006-2008, 23% spoke a language other than English at home. Of those speaking a language other than English at home, 71% spoke Spanish and 29% spoke some other language; 56% reported that they did not speak English "very well".

### Rental Inspection Program

The City of Gresham established a Rental Inspection Program in December 2007 to improve housing conditions and community livability. The primary focus of the inspections is life and safety issues, however, other important habitability concerns are also addressed, including poor ventilations, mold growth and inadequate heating. From the creation of this program the apartment complexes in the Rockwood area are improving.

### Conclusion

Gresham is providing services, housing, and public improvements citywide but has targeted the Rockwood area to invest in the stabilization of low-income communities and provide availability, livability and accessibility of housing for low and moderate income families. By providing these the economics will improve as well.



Project Name	Contractor	Description	Funding Source	FY 2007-08 Amount	FY 2008-09 Amount	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Six Year	Indicator
<b>City of Gresham - CDBG Funded Projects</b>											
<b>Housing Development/Rehabilitation</b>											
Adapt-A-Home Rehab	Unlimited Choices, Inc.	Removal of barriers to create accessible housing for approximately 55 low-income Gresham Households with physical disabilities.	CDBG	\$120,000	\$150,000	\$150,000	\$100,000	Accessibility for the purpose of providing decent affordable housing.	55	253	Housing Units
Mend-A-Home	Unlimited Choices, Inc.	Provision of emergency home repair to very low and low-income owner occupied housing.	CDBG	\$80,000	\$100,000	\$100,000	\$80,000	Affordability for the purpose of providing decent affordable housing.	20	120	Housing Units
Rental Assistance	Housing Authority of Portland	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	HOME	\$8,680	\$9,397	\$9,397		Affordability for the purpose of providing decent affordable housing.		250	Housing Units
Rental Assistance	Human Solutions, Inc.	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	CDBG	\$24,228	\$23,388	\$23,388		Affordability for the purpose of providing decent affordable housing.		250	Housing Units
<b>Homeownership</b>											
Homeownership	Proud Ground	Provision of buyer initiated purchase and rehabilitation of six existing area homes. Proud Ground will provide technical assistance through purchase, rehabilitation and throughout home ownership. Homes to be placed in Proud Ground Community Trust to be perpetually affordable to other income qualified buyers through a shared appreciation resale formula.	CDBG				\$330,000	Affordability for the purpose of providing decent affordable housing.	6 households in the SAM program	6 households in the SAM program	Housing Units
<b>Economic Development</b>											
Living Solutions	Human Solutions, Inc.	Provide 75 very low-income residents with job placement and follow-up job coaching as well as life skills and job training. Program graduates will secure and retain living wage employment, become self-sufficient and contribute to the economic well being of Gresham. The program will increase the pool of skilled, reliable workers available to Gresham employers, and decrease employers training and turnover costs.	CDBG	\$207,748	\$213,890	\$213,890	\$213,890	Accessibility for the purpose of creating economic opportunity.	65 participants will raise their incomes by 25% in three years	165 participants will raise their incomes by 25% in three years	Number of People

Project Name	Contractor	Description	Funding Source	FY 2007-08 Amount	FY 2008-09 Amount	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Six Year	Indicator
<b>Public Improvements/Facilities</b>											
Crisis Center	Albertina Kerr	Provision for facility improvements for Kerr's Crisis Psychiatric Care Program – a critical resource serving children experiencing a severe, even life-threatening, mental health crisis. The program's secure, residential facility is available 24 hours a day to accept youth demonstrating uncontrollable, erratic and dangerous behaviors that require immediate treatment to stabilize their functioning. Several improvements are necessary to ensure this facility can continue to meet the intensive needs of these children and their families.	CDBG				\$73,000	Accessibility for the purpose of creating a suitable living environment.	331	331	Number of People
Gresham Recovery Center	CODA, Inc.	The Gresham Recovery Center provides short-term residential and outpatient alcohol and drug treatment services to vulnerable low income residents. The facility is greatly distressed and improvements are needed to provide a safe atmosphere for the residents as well as increase beautification of the Rockwood area. Included in these improvements is the replacement of windows and creation of another room.	CDBG				\$85,000	Accessibility for the purpose of creating a suitable living environment.	1		Public Facility
Pedestrian Crossing	City of Gresham	Provision of pedestrian refuge islands, signage, pedestrian-activated rapidly flashing beacons and pavement markings at a mid-block crossing.	CDBG				\$75,000	Accessibility for the purpose of creating a suitable living environment.	unknown		Number of People
Sidewalk Infill	City of Gresham	Provision for two components: Sidewalk Infill to construct sidewalks where they are missing and Sidewalk Repair & Replacement which provides supplemental funding for the City to repair damaged sidewalks in situations where a notice of violation has been issued but the property owner is unable or unwilling to affect the repairs. Both components address sidewalks in low income neighborhoods and will enhance safety and accessibility for pedestrians.	CDBG				\$30,000	Accessibility for the purpose of creating a suitable living environment.	unknown		Number of People
Storefront Program	City of Gresham	Project will establish a downtown storefront improvement program, which will provide architectural assistance and grants to property and business owners to improve storefront facades. The grants will pay 50% of the project cost up to a \$15,000 cap. This will generate investment, address deterioration, reduce vacancies and encourage a vibrant shopping district. Program will start July 1 and last for 2 years.	CDBG				\$100,000	Sustainability for the purpose of eliminating blighted areas.	7	NA	Number of Businesses

Project Name	Contractor	Description	Funding Source	FY 2007-08 Amount	FY 2008-09 Amount	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Six Year	Indicator
<b>Public Services</b>											
El Programa Hispano	Catholic Charities	Provides support for Latinos to overcome short-term crisis and gain the skills needed to become self-sufficient.	CDBG	\$47,000	\$39,000	\$48,604	\$48,604	Promote healthy, stable families and individuals.	3,600	8,100	Number of People
Foster Grandparents	Metro Family Services	Improve the lives of 30 low-income vulnerable young children and older adults through maintaining the evidence-based grandparent mentoring program. Program matches skilled and caring seniors with children who face multiple barriers to success – yielding immediate and long term gains for all involved.	CDBG	\$24,000	\$15,000	\$15,000	\$15,000	Promote healthy, stable families and individuals.	30	130	Number of People
Transitional Housing	Human Solutions	Provides transitional housing to 75 extremely low-income homeless family members that face significant barriers to permanent housing. This project will also provide educational groups with free on-site childcare for 71 low-income residents on self-sufficiency and housing stability topics such as money management and housing readiness.	CDBG	\$36,465	\$36,465	\$48,068	\$48,068	Promote healthy, stable families and individuals.	146	896	Number of People
Views	Cascadia Behavioral Healthcare	Provides peer counseling and support group services to approximately 90 low-income elderly Gresham residents in need of mental health or addiction services.	CDBG	\$28,000	\$19,000	\$19,000	\$19,000	Promote healthy, stable families and individuals.	87	237	Number of People
<b>Administration</b>											
City/Staff/Contract Expenses	City of Gresham	Funds would be used for staff costs	CDBG	\$169,036	\$158,629	\$161,493		NA	N/A	N/A	N/A
HCDC/Consolidated Plan	City of Portland	Administrative / staff support of the HCDC and the Con/Action Plan.	CDBG	\$16,340	\$15,600	\$15,600		NA	N/A	N/A	N/A
<b>City of Gresham - HOME Funded Projects</b>											
<b>Housing Development/Rehabilitation</b>											
CHDO Operating Expenses	Human Solutions, Inc.	Provision of operating support for Human Solutions, a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness in the City of Gresham.	HOME	\$25,000	\$25,000	\$25,000	\$25,000	Accessibility for the purpose of creating a suitable living environment.	N/A	N/A	N/A
The Pines	Human Solutions, Inc.	Provision to rehabilitate 66 units of affordable housing at The Pines Apartments. The proposed rehab, slated to begin August 2010 and be completed April 2011, will address deficiencies in the exterior building envelope (roof, siding, windows, doors, insulations) and include a number of interior unit upgrades as well to ensure that the property will remain a safe, habitable source of affordable housing in Gresham for decades.	HOME				\$400,000	Affordability for the purpose of providing decent affordable housing.	66	66	Housing Units

Project Name	Contractor	Description	Funding Source	FY 2007-08 Amount	FY 2008-09 Amount	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Six Year	Indicator
<b>Homeless Prevention</b>											
Rent Assistance	Housing Authority of Portland	Project provides one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to approximately 7 extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled Gresham Households.	HOME	\$33,986	\$33,986	\$33,986	\$33,986	Affordability for the purpose of providing decent affordable housing.	7	70	Housing Units
Rental Assistance	Housing Authority of Portland	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	HOME				\$9,397	Affordability for the purpose of providing decent affordable housing.			
Tenant Based Rental Assistance	Human Solutions, Inc.	Provide rent assistance to prevent homelessness by providing 100 very low and low-income Gresham households either short-term (1 month) or long-term (up to 4 months) tenant based rent assistance up to \$600/month. Singles, couples, families and seniors will be eligible. Each month names are drawn randomly and served after eligibility determination in the order their names are drawn, without preference or discrimination	HOME	\$125,772	\$126,612	\$126,612	\$126,612	Affordability for the purpose of providing decent affordable housing.	100	613	Housing Units
Rental Assistance	Human Solutions, Inc.	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	HOME				\$23,388	Affordability for the purpose of providing decent affordable housing.			
<b>Homeownership</b>											
Glisan Gardens	Habitat for Humanity	Provision to develop homeownership opportunities. Funds will provide 100% land acquisition cost for 14 (of 26) homes, on two undeveloped parcels and be structured as 14 Shared Appreciation Mortgages. In FY 2011, Habitat will acquire land, complete designs, demolish structures and begin permitting. Thereafter, Habitat will complete and sell 14 homes to families earning 30-60% MFI. Location: 165 <sup>th</sup> and Glisan	HOME				\$350,000	Affordability for the purpose of providing decent affordable housing.	26	26	Housing Units
Victoria Cottages	Habitat for Humanity	Provision to purchase 10 developed lots from a partially completed 24 home project. Funds would be recaptured as 10 shared appreciation mortgages. In FY2011, Habitat will complete sale, lot division, site plans, design, engineering and permitting. By December 2012 Habitat will complete construction at this development with 10 homes that are affordable to families earning 30 to 60% MFI. Location: 204 <sup>th</sup> & Stark	HOME				\$375,000	Affordability for the purpose of providing decent affordable housing.	24	24	Housing Units

Project Name	Contractor	Description	Funding Source	FY 2007-08 Amount	FY 2008-09 Amount	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Six Year	Indicator
<b>Administration</b>											
City/Staff/Contract Expenses	City of Gresham	Funds would be used for staff costs.	HOME	\$31,138	\$29,268	\$29,268	\$2,304	N/A	N/A	N/A	N/A
Portland HOME Administration	City of Portland	Funds would be used for staff costs and contracts to administer the HOME program and to manage projects.	HOME	\$27,424	\$27,424	\$27,424	\$27,424	N/A	N/A	N/A	N/A

**Table 3B  
ANNUAL HOUSING COMPLETION GOALS**

Grantee Name: Multnomah County Program Year: 2009-10	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>						
Homeless households	14		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	60		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	23		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	15		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	40		X	<input type="checkbox"/>		
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	55		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Housing</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL HOUSING GOALS</b>						
Annual Rental Housing Goal	15		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	40		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	55		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Multnomah County 2010-11 Annual Action Plan

### Executive Summary

Multnomah County is pleased to submit the 2010-2011 Annual Action Plan. The 5-Year Consolidated Plan has been extended to a sixth year due to the reorganization of the Portland Housing Bureau. The Portland Housing Bureau will submit the Consolidated Action Plan for the Consortium that includes Multnomah County, Gresham and the City of Portland.

The Policy Advisory Board (PAB) for Multnomah County is made up of a member from each of the small cities in the jurisdiction and one member from the Board of County Commissioners East County District. Keeping the Priorities and Principles of the Consolidated Plan in mind, the Board uses the following percentage to allocate funds. These percentages may be adjusted according to funding factors, applications received, and current needs of the community.

Housing 35%  
Public Facilities Improvements 30%  
Public Services 15%  
Administration 20%

Approximately \$269, 330 of County CDBG funds will be used to benefit persons of Low-Moderate income. The remainder will go towards administration of the funds. A small contingency or set-aside will be used in case of project over-runs. Again, all projects further the objectives of the Consolidated Plan and are directly tied to the Priorities and Principles.

The County's jurisdiction includes unincorporated County, cities of Maywood Park, Fairview, Wood Village, Troutdale, and a small section of unincorporated Lake Oswego. The jurisdiction has qualified as an exception area using upper quartile percentages to qualify low-moderate income areas. The Upper Quartile Percentage for Multnomah County is 37.8%. In order to qualify to apply for area benefit activities, the cities must be equal to or above the 37.8%. Using the 2000 census, HUD has identified the percentage of each city and areas as follows:

Fairview 52.4%  
Lake Oswego 24.0%  
Maywood Park 16.4%  
Troutdale 31.0%  
Wood Village 44.2%  
Rest of County 25%

While currently only the cities of Fairview and Wood Village qualify to receive funding for Public Facilities improvements/area benefit projects under this criterion, very low and low-mod income citizens in the whole jurisdictional area may receive benefits from the housing rehabilitation and public services projects.

## Multnomah County Action Plan

The 2000 census information shows the minority/racial makeup for Fairview at approximately 40 percent of the population being a race other than white and the Wood Village population is approximately 35 percent other than white. (See chart of racial breakdown.) It is estimated that approximately, 90% percent of the total grant is directed to these target areas. Approximately 10% of public services and housing rehab funds are utilized in Troutdale and Unincorporated areas of the County.

The Public Facilities and Improvement projects funded by the County invest in the stabilization of low-income communities by improving the safety and livability of low-income neighborhoods for the purpose of creating a sustainable living environment (Priority 3). The City of Fairview will construct a gazebo in a low-income neighborhood park and Wood Village will be installing a pollution control vault in low income neighborhood that will filter stormwater and help reduce water/sewer rates.

The County funds Public Services projects that provide a sustainable living environment and assist families with the greatest barriers to improve their economic condition (Priority 1 and 3). Projects include short-term crisis support for Latinos, fair housing enforcement services, energy education workshops, and small measure weatherization techniques to help lower energy bills and to keep homes warmer, transitional housing for homeless families that provides decent affordable housing with services including childcare while parents attend various life skills classes offered by the agency.

The Housing Rehab projects funded by Multnomah County provides decent affordable housing and helps to retain affordable housing stock by increasing the availability, livability and accessibility for low and moderate-income families (Priority 1). The Adapt-a-Home project provides services for special-needs households by providing accessibility measures for people with disabilities. The Mend-a-Home project provides critical home repair for homeowners. The Sewer Replacement program is offered to eligible homeowners and helps to retain affordable housing stock.

Multnomah County is committed to efficiently administering and utilizing CDBG funds in the east Multnomah County area by conscientiously soliciting and choosing projects that will best serve the low-moderate residents while working closely with our community partners.



**Multnomah County  
Action Plan FY 2010-11**

2010 Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	FY 2007-08 Amount	FY 2008-09 Amount	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Six Years	Indicator
<b>Public Facilities &amp; Improvement</b>													
Handy Park Gazebo Replacement	City of Fairview	Construction of a new gazebo in the Old Town Neighborhood that includes replacing trails with handicap accessible asphalt trails	CDBG	\$94,000	\$11,000	\$54,400	\$60,000	\$46,700	\$10,000	Accessibility for the purpose of creating a sustainable living environment	1 Public Facilities Project	6 Public Facilities Improvement Projects	Number of Public Facilities
Neighborhood Pollution Control Vault on Cedar Lane	City of Wood Village	Installation of Vault that will filter stormwater drainage from LMI neighborhood	CDBG	\$9,775	\$93,220	\$44,440	N/A	\$45,000	\$82,500	Accessibility for the purpose of creating a sustainable living environment	1 Public Facilities Project	5 Public Facilities Improvement Projects	Number of Public Facilities
<b>Public Services</b>													
Transitional Housing with Services	Human Solutions, Inc.	Transitional Housing paired with social services including child care	CDBG	\$31,474	\$30,401	\$30,000	\$30,020	\$31,552	\$30,000	Accessibility for the purpose of providing decent affordable housing	15 Households	250 Households	Number of Families
Emergency Services and Life Skills Project	Catholic Charities/EI Programa	Support for Latinos to overcome short-term crisis and gain skills to further self-sufficiency	CDBG	N/A	N/A	\$4,455	\$6,450	\$6,500	\$5,500	Accessibility for the purpose of creating a sustainable living environment	300 People	1250 People	Number of People
Fair Housing Enforcement Project	Fair Housing Council of Oregon	Fair housing services including outreach, enforcement, education and training	CDBG	\$3,862	\$8,122	\$7,500	\$6,012	\$6,000	\$6,329	Accessibility for the purpose of providing decent affordable housing	25 Households	150 Households	Number of Households
In-Home WX for Seniors & Persons w/Disabilities	Community Energy Projects, Inc.	Installs small measure weatherization to keep homes comfortable	CDBG	N/A	\$7,500	\$5,000	\$5,000	\$4,500	\$4,000	Accessibility for the purpose of providing decent affordable housing	25 Households	250 Households	Number of Households

2010 Project Name	Contractor	Description	Funding Source	FY 2005-06 Amount	FY 2006-07 Amount	FY 2007-08 Amount	FY 2008-09 Amount	FY 2009-10 Amount	FY 2010-11 Amount	Outcome Description	One Year	Six Years	Indicator
<b>Public Services cont.</b>													
DIY Small Measure WX & Energy Ed Workshop	Community Energy Projects, Inc.	Self-help WX supplies and Energy Ed Workshops	CDBG	N/A	\$6,000	\$4,455	\$4,920	\$5,000	\$4,000	Accessibility for the purpose of providing decent affordable housing	15 Households	250 Households	Number of Families
<b>Housing Rehabilitation</b>													
Adapt-a-Home	Unlimited Choices, Inc.	Addresses needs of low-income people with disabilities	CDBG	\$65,000	\$65,000	\$62,000	\$65,000	\$53,800	\$75,000	Accessibility for the purpose of providing decent affordable housing	15 homes	150 homes	Housing units
Mend-a-Home	Unlimited Choices, Inc.	Provides critical home repairs for low-income homeowners	CDBG/ Loan Repayment funds	\$55,000	\$50,000	\$47,000	\$34,800/ \$15,200	\$42,953	\$75,000	Accessibility for the purpose of providing decent affordable housing	15 homes	100 homes	Housing units
City of Wood Village	Residential Lateral Sewer Pipe Replacement	Income eligible property owners offered grants to replace lateral sewer pipes	CDBG	N/A	N/A	N/A	\$15,667	\$21,000	\$25,000	Accessibility for the purpose of providing decent affordable housing	12 homes	35 homes (3year project)	Housing units
<b>Administration</b>													
HCDC	City of Portland/Housing Bureau	Administration and staff support of the HCDC and the Consolidated Plan	CDBG	\$5,661	\$5,200	\$5,500	\$5,914	\$5,908	\$5,697		N/A	N/A	N/A
General Administration	Multnomah County/ DCHS Community Services Division	Administration and staff support for the CDBG program and general project oversight	CDBG	\$64,216	\$40,654	\$53,457	\$48,151	\$59,429	66,741		N/A	N/A	N/A

## Action Steps to End Chronic Homelessness

Applicant: Portland/Gresham/Multnomah County CoC

OR-501

Project: OR-501 CoC Registration 2009

COC\_REG\_2009\_009736

### 3A. Continuum of Care (CoC) Strategic Planning Objectives

#### Objective 1: Create new permanent housing beds for chronically homeless individuals.

##### Instructions:

Ending chronic homelessness is a HUD priority. CoCs can work towards accomplishing this by creating new beds for the chronically homeless. Describe the CoCs short-term and long-term plan for creating new permanent housing beds for the chronically homeless. For additional instructions, refer to the detailed instructions available on the left menu bar.

#### In the next 12-months, what steps will the CoC take to create new permanent housing beds for the chronically homeless (limit 1000 characters)?

The City, County, and the Housing Authority collaborate extensively with community stakeholders on an ambitious affordable housing agenda, including units set aside for chronically homeless persons. The 10-Year Plan goal to create 1,600 new permanent supportive housing units for chronically homeless individuals is also included in the community's Consolidated Plan. The City Council and County Commission endorsed this goal and committed staff resources to achieve it. Hundreds of units (63% of goal) have opened or are in the multi-year development process. Within the next twelve months, at least eight new projects will come online, adding 125 new units of PSH for chronically homeless individuals.

#### Describe the CoC plan for creating new permanent housing beds for the chronically homeless over the next ten years (limit 1000 characters)?

The City, County, and Housing Authority of Portland will continue to collaborate extensively with community stakeholders on the affordable housing agenda, including units specifically set aside for chronically homeless persons. The City will continue to staff the work of the CoC planning group, including convening stakeholders when permanent supportive housing (PSH) funding opportunities are announced.

Hundreds of PSH units for chronically homeless persons have already opened or are in the multi-year development process. A signature project, the City's Resource Access Center, opens in 18 months and will include 130 PSH units devoted 100% for chronically homeless. If chronic homelessness is not ended by 2015, the City, County and Housing Authority will work to increase the supply of permanent supportive housing through partnerships with the Veterans Administration, County Health Department, State Offices of Housing & Human Services and other public and private entities.

How many permanent housing beds do you currently have in place for chronically homeless persons? 487

Exhibit 1 2009	Page 1	04/27/2010
----------------	--------	------------

183933

183933

# Action Steps to End Chronic Homelessness

**Applicant:** Portland/Gresham/Multnomah County CoC

OR-501

**Project:** OR-501 CoC Registration 2009

COC\_REG\_2009\_009736

**How many permanent housing beds do you plan to create in the next 12-months?** 612

**How many permanent housing beds do you plan to create in the next 5-years?** 1,600

**How many permanent housing beds do you plan to create in the next 10-years?** 2,000

# Action Steps to End Chronic Homelessness

Applicant: Portland/Gresham/Multnomah County CoC

OR-501

Project: OR-501 CoC Registration 2009

COC\_REG\_2009\_009736

## 3A. Continuum of Care (CoC) Strategic Planning Objectives

### Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.

#### Instructions:

Increasing the self-sufficiency and stability of homeless participants is an important outcome measurement of HUD's homeless assistance programs. Describe the CoCs short-term and long-term plan for increasing the percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent. For additional instructions, refer to the detailed instructions available on the left menu bar.

**In the next 12-months, what steps will the CoC take to increase the percentage of homeless persons remaining in permanent housing for at least six months to at least 77 percent? If the CoC has already reached this threshold, describe how it will be exceeded or maintained (limit 1000 characters)?**

The CoC emphasizes housing retention in the 10-Year Plan, including the use of shared retention outcomes across programs. Targeted investment of flexible local and federal short-term rent assistance funds will continue to improve CoC-wide outcomes. For example, the local Short-Term Rent Assistance program has an ambitious goal of 80% retention at 6 months after the end of rent assistance. Community nonprofits commonly leverage other private and public resources to provide supportive services to ensure that this occurs. With HUD SHP-funded programs, providers generally offer case management, resident services, and direct client assistance funds. Homeless youth providers will heavily leverage a recently-awarded SAMHSA grant to provide supportive services for homeless youth placed in permanent housing. The Evaluation Committee will continue to evaluate obstacles to achieving retention goals and take active steps with poorly performing projects to develop improved retention rates.

**Describe the CoC's long-term plan to increase the percentage of homeless persons remaining in permanent housing for at least six months to at least 77 percent? CoCs response should include how it will continue to work towards meeting and exceeding this objective (limit 1000 characters).**

# Action Steps to End Chronic Homelessness

183933

**Applicant:** Portland/Gresham/Multnomah County CoC  
**Project:** OR-501 CoC Registration 2009

OR-501  
COC\_REG\_2009\_009736

The CoC will continue working toward exceeding this objective by continuing the strategies listed above -- including 10-Year Plan and STRA annual goals on permanent housing retention. If housing retention goals are not improved, the STRA funders will evaluate the obstacles and work with providers to overcome them. The Coordinating Committee to End Homelessness will continue sharing best practices at monthly meetings and offer trainings to improve housing retention, including presentations by agencies with high retention rates.

The CoC's ability to successfully meet its target of an 80% retention goal within 10 years will partly depend on how quickly the economy and job market stabilize. Service providers report that maintaining current retention levels, let alone improving them, has become increasingly challenging as the people they have housed struggle to secure and retain employment along with the services and supports they need to enable them to remain stable.

**What percentage of homeless persons in permanent housing have remained for at least six months?** 74

**In 12-months, what percentage of homeless persons in permanent housing will have remained for at least six months?** 77

**In 5-years, what percentage of homeless persons in permanent housing will have remained for at least six months?** 78

**In 10-years, what percentage of homeless persons in permanent housing will have remained for at least six months?** 80

## Action Steps to End Chronic Homelessness

Applicant: Portland/Gresham/Multnomah County CoC

OR-501

Project: OR-501 CoC Registration 2009

COC\_REG\_2009\_009736

### 3A. Continuum of Care (CoC) Strategic Planning Objectives

#### Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.

##### Instructions:

The ultimate objective of homeless assistance is to achieve the outcome of helping homeless families and individuals obtain permanent housing and self-sufficiency. Describe the CoC's short-term and long-term plan to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent. For additional instructions, refer to the detailed instructions available on the left menu bar.

#### In the next 12-months, what steps will the CoC take to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent? If the CoC has already reached this threshold, describe how it will be exceeded or maintained (limit 1000 characters)?

The extent to which Portland exceeded this threshold is due to the focus on developing affordable housing. Furthermore, approximately 35% of the SHP-funded transitional housing units allow households to "transition in place." Programs assist individuals and families in finding private market, scattered-site units and provide up to two years of assistance to support housing retention. At the end of that time, households either transition to a permanent subsidy or have increased household income to continue paying rent on their own.

The CoC's success at meeting this goal is dependent upon available permanent housing. The City, County, and Housing Authority will continue to collaborate with community stakeholders on affordable housing goals, including units set aside for homeless households. If the percentage begins to decrease over time, the CoC will evaluate causes and take steps to correct it.

#### Describe the CoC's long-term plan to increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent? CoCs response should include how it will continue to work towards meeting and exceeding this objective (limit 1000 characters).

The McKinney Evaluation Committee will continue to review Annual Progress Reports to ensure that all renewing projects meet or exceed HUD's national objectives. If projects are below this threshold, the committee will meet with key project staff to determine the obstacles and strategize solutions. If the project is not making sincere efforts to improve outcomes, the committee may determine to recommend reassignment of SHP funds to another provider that can meet the threshold. As part of the regional 10-Year Plan, the CoC will continue activities to increase employment and other income opportunities for homeless persons and to develop permanent supportive and affordable housing units throughout the region.

# Action Steps to End Chronic Homelessness

183933

**Applicant:** Portland/Gresham/Multnomah County CoC  
**Project:** OR-501 CoC Registration 2009

OR-501  
COC\_REG\_2009\_009736

- What percentage of homeless persons in transitional housing have moved to permanent housing?** 75
- In 12-months, what percentage of homeless persons in transitional housing will have moved to permanent housing?** 75
- In 5-years, what percentage of homeless persons in transitional housing will have moved to permanent housing?** 76
- In 10-years, what percentage of homeless persons in transitional housing will have moved to permanent housing?** 77



## Action Steps to End Chronic Homelessness

Applicant: Portland/Gresham/Multnomah County CoC

OR-501

Project: OR-501 CoC Registration 2009

COC\_REG\_2009\_009736

### 3A. Continuum of Care (CoC) Strategic Planning Objectives

**Objective 4: Increase percentage of persons employed at program exit to at least 20 percent.**

**Instructions:**

Employment is a critical step for homeless persons to achieve greater self-sufficiency, which represents an important outcome that is reflected both in participants' lives and the health of the community. Describe the CoCs short-term and long-term plans for increasing the percentage of persons employed at program exit to at least 20 percent. For additional instructions, refer to the detailed instructions available on the left menu bar.

**In the next 12-months, what steps will the CoC take to increase the percentage of persons employed at program exit to at least 20 percent? If the CoC has already reached this threshold, describe how it will be exceeded or maintained (limit 1000 characters)?**

Portland's 10-Year Plan includes goals regarding increasing economic opportunity for homeless persons. In recent years, the CoC has set specific numeric goals on numbers of homeless persons to receive job training, as well as numbers of homeless persons employed. One SHP project, Central City Concern's Employment Recovery Project, focuses on connecting adults with jobs at program exit. The City of Portland's Economic Opportunity Initiative increases job training and placement, including supported employment programs. Our CoC will work to maintain funding for these successful programs.

In the last year, the Coordinating Committee to End Homelessness held a special training on recognizing signs/symptoms of cognitive disorders, including Fetal Alcohol Spectrum Disorders. This invisible disability is frequently undiagnosed and can lead to continual under- or un-employment. Many case managers commented that the training immediately improved outcomes with their clients.

**Describe the CoC's long-term plan to increase the percentage of persons employed at program exit to at least 20 percent. CoCs response should include how it will continue to work towards meeting and exceeding this objective (limit 1000 characters).**

# Action Steps to End Chronic Homelessness

183933

**Applicant:** Portland/Gresham/Multnomah County CoC  
**Project:** OR-501 CoC Registration 2009

OR-501  
COC\_REG\_2009\_009736

Oregon is currently in the top five in the nation in unemployment. Projections are that the state will not experience job growth until about 2012. Therefore, the job market will be tighter than ever. People with special needs or with inconsistent employment will be especially challenged. In this context, the work of the City's Economic Opportunity Initiative will be increasingly important. This initiative was recently integrated into the work of the City's broader economic development commission, ensuring that the focus on employment opportunities for homeless individuals will be reflected in the broader economic development agenda.

The CoC is well aware of these challenges and will continue to endorse Portland's 10-Year Plan goals regarding economic opportunity. The CoC will continue to support existing successful employment programs and work to increase capacity not just for recently employed persons, but especially for those who need supported employment opportunities.

- What percentage of persons are employed at program exit?** 24
- In 12-months, what percentage of persons will be employed at program exit?** 24
- In 5-years, what percentage of persons will be employed at program exit?** 24
- In 10-years, what percentage of persons will be employed at program exit?** 25

## Action Steps to End Chronic Homelessness

Applicant: Portland/Gresham/Multnomah County CoC  
 Project: OR-501 CoC Registration 2009

OR-501  
 COC\_REG\_2009\_009736

### 3A. Continuum of Care (CoC) Strategic Planning Objectives

#### Objective 5: Decrease the number of homeless households with children.

##### Instructions:

Ending homelessness among households with children is a HUD priority. CoCs can work towards accomplishing this by creating beds and/or increasing supportive services for this population. Describe the CoCs short-term and long-term plans for decreasing the number of homeless households with children. For additional instructions, refer to the detailed instructions available on the left menu bar.

#### In the next 12-months, what steps will the CoC take to decrease the number of homeless households with children (limit 1000 characters)?

Over the past few years, the CoC put into place several initiatives to strengthen our ability to reduce homelessness among households with children. Despite these initiatives, family homelessness still increased over the past year due to the economic recession -- a pattern experienced by communities across the country. In the next 12 months we will intensify our efforts by: using HPRP funds to double the capacity of the Short Term Rent Assistance program, which prevents or ends homelessness of thousands of families each year; implementing a HUD-funded Rapid Re-Housing for Families Demonstration Program to fund leasing and services for at least 40 families with moderate barriers to housing stability; continuing the successful School Stabilization Fund to assure housing and school stability for homeless families; and continuing the Bridges to Housing program, which provides housing and services to 130 families with multiple barriers to housing placement and retention.

#### Describe the CoC's long-term plan to decrease the number of homeless households with children (limit 1000 characters)?

Two rapid re-housing programs -- last year's SHP demonstration program as well as federal stimulus (ESG/HPRP) -- will help to stem the tide of rising family homelessness. We hope to make the Rapid Re-Housing demonstration program permanent through renewable funding.

The community's 10-Year Plan includes a goal to create 600 new permanent supportive housing units for homeless families with special needs. This will include 350 units via new construction or acquisition/rehab and 250 units through rent and operating subsidies. The creation of this new permanent housing for families will significantly reduce the number of homeless families by 2015.

The City, County, and Housing Authority will continue to work together with other partners and stakeholders to increase the supply of permanent affordable housing for families, including PSH, through partnerships with the Veterans Administration, County Health Department, State Offices of Housing & Human Services and more.

# Action Steps to End Chronic Homelessness

183933

**Applicant:** Portland/Gresham/Multnomah County CoC  
**Project:** OR-501 CoC Registration 2009

OR-501  
COC\_REG\_2009\_009736

**What is the current number of homeless households with children, as indicated on the Homeless Populations section (2)?** 398

**In 12-months, what will be the total number of homeless households with children?** 388

**In 5-years, what will be the total number of homeless households with children?** 200

**In 10-years, what will be the total number of homeless households with children?** 100