

Draft

CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT

2009

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# The Consortium Consolidated Annual Performance and Evaluation Report (CAPER)

## Executive Summary

The consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken during the program year beginning July 1, 2009 to June 30, 2010 using Federal funds granted to The Consortium includes the City of Gresham, Multnomah County and the City of Portland by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. Activities and accomplishments described in the report primarily benefit low-and moderate income residents in the City of Gresham, Multnomah County and the City of Portland, neighborhoods with concentrations of low and moderate income residents, and the cities as a whole. HOPWA funds were used for providing affordable housing throughout seven-counties in Oregon and Washington. Oregon Counties include Multnomah, Clackamas, Columbia, Washington, and Yamhill. Washington counties include Clark and Skamania.

A complete draft of this report was made available for public review and comment for a 15 day period beginning September 9, 2010. The availability of the report publicly advertised. An executive summary of the document is available for review on the City's website (<http://www.portlandonline.com/PHB/>). The complete document is available for review in print form at the Portland Housing Bureau.

### **FUND RECEIVED**

The table below outlines the Consolidated Plan funding received by The Consortium between July 1, 2009 and June 30, 2010. This table only includes new funds received during the program year and does not account for either unspent prior year funds used for 2008-2009 program year activities or funds from prior years spent during the 2008-2009 program year.

<b>Entitlement Grants</b>	<b>Portland</b>	<b>Multnomah County</b>	<b>City of Gresham</b>	<b>Total</b>
<b>CDBG</b>	\$10,077,986	\$311,889	\$885,464	\$11,275,339
<b>Program Income</b>	\$953,083	\$15,000	\$150,000	\$1,065,000
<b>HOME</b>	\$4,643,210	\$177,371	\$570,067	\$4,643,210
<b>Program Income</b>	400,000	-0-	-0-	\$400,000
<b>ESG</b>	\$447,284	-0-	-0-	\$447,284
<b>HOPWA</b>	\$1,016,854	-0-	-0-	\$1,016,854
<b>Total Funds Received</b>	<b>\$17,485,334</b>	<b>\$504,206</b>	<b>\$1,605,531</b>	<b>\$18,847,687</b>

\*The amount listed is part of the Portland total.

1. **Community Development Block Grant (CDBG) Program:** Portland is the entitlement jurisdiction for this program and receives a formula allocation;
2. **HOME Investment Partnership:** Portland is the lead jurisdiction for the Portland HOME Consortium which includes the City of Gresham and Multnomah County;
3. **Emergency Shelter Grant (ESG):** The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds;
4. **Housing Opportunities for People with AIDS (HOPWA):** The City of Portland administers this grant program for a seven county Eligible Metropolitan Area (EMA) comprised of Clackamas, Columbia, Multnomah and Yamhill Counties, Oregon and Clark and Skamania Counties, Washington.

**FUNDS EXPENDED**

The activities and accomplishments outlined in this report are based on the expenditures of Federal funding between July 1, 2009 and June 30, 2010, as outlined below. Funds expended during the program year include reprogrammed prior year funds and funds awarded to activities in prior program years that were not spent until the 2009-2010 program year. As a result, funds expended do not equal funds received. Program administration expenditures are excluded.

**PROGRAM FUNDS EXPENDED**

	CDBG	HOME	ESG	HOPWA	Total
<b>Total funds Expended</b>					

IDIS Reports PR03 & PRO6 dated 9/15/2010

**REGULATORY CAPS AND SET-ASIDES**

Program administration expenses were within the regulatory caps as outlined below.

**Program Administration Expenses**

	CDBG	HOME	ESG	HOPWA
<b>FY 2009 Entitlement 2009-2010 Program Income</b>	\$10,077,986	\$4,643,210	\$447,284	\$1,016,854
<b>Administrative Cap Allowance Maximum Allowable</b>	20%	10%	5%	3%
	\$2,206,213			

Source: IDIS Report PR02 dated 9/2010

\*total expenditures of \$ in PR 03

\*\*total expenditure of \$ in PR 06



The City is at the maximum CDBG public service activity cap. The limit on CDBG expenditures for public services has been calculated as follows:

**CDBG Public Service Activity Cap**

<b>FY 2009 Entitlement</b>	<b>*10,077,986</b>
<b>2009-2010 Program Income</b>	
<b>Public Service Activity Cap Allowance</b>	<b>15%</b>
<b>Public Service Cap</b>	
<b>Public Service Activity Expenditures</b>	

\*City of Portland CDBG entitlement only  
 IDIS Report PR 03 & PR 26 dated 9/17/2010

The required HOME set-a-side for Community Housing Development Organization (CHDO) is calculated below. The 15% set-aside must be committed by the City with-in 24 months of the last day of the month in which HUD obligated these funds or by the end of July 2011.

**HOME CHDO Set-Aside Calculation**

<b>FY 2009 Entitlement</b>	<b>\$4,643,210</b>
<b>Minimum CHDO Set-Aside</b>	<b>15%</b>
<b>Minimum Required CHDO Set-Aside</b>	
<b>Total CHDO Commitments</b>	

IDIS Report PR 02 dated 9/17/2010

The following table reviews the City of Portland’s compliance with the regulatory requirements that 70% of CDBG expenditures benefit low and moderate income persons.

**CDBG Low and Moderate Income Benefit**

<b>Summary of CDBG Resources</b>		<b>2009-2010 Program Year</b>
<b>01</b>	Unexpended CDBG funds at end of 2009/10 Program Year	
<b>02</b>	Entitlement Grant	10,077,986
<b>03</b>	Section 108 Guaranteed Loan Funds & BEDI Grants	
<b>04</b>	Program Income	
<b>05</b>	Returns	*
<b>06</b>	Adjustment to Compute Total Available	
<b>07</b>	Total Available (sum, lines 01-07)	
<b>Summary of CDBG Expenditures</b>		<b>2009-2010 Program Year</b>
<b>08</b>	Disbursements other than Section 108 Repayments & Planning/Admin.	*
<b>09</b>	Adjustments to Compute Total Subject to Low/Mod Benefits	
<b>10</b>	Amount Subject to Low/Mod Benefit (line 09+10)	
<b>11</b>	Disbursed in IDIS for Planning/Administration	
<b>12</b>	Disbursed in IDIS for Section 108 Repayments	
<b>13</b>	Adjustment to Compute Total Expenditures	
<b>14</b>	Total Expenditures (sum, lines 11-14)	
<b>15</b>	Unexpended balance (line 08-line 15)	

Program Year Low/Mod Benefit	2009-2010 Program Year
16 Expended for Low/Mod Housing in Special Areas	
17 Expended for Low/Mod Housing Multi-Unit Housing	
18 Disbursed for Other Low/Mod Activities	
19 Adjustment To Compute Total Low/Mod Credit	
20 Total Low/Mod Credit (sum lines 17-20)	
21 <b>Percent Low/Mod Credit (Line 21/line 11)</b>	<b>100%</b>
<b>Minimum Required Low/Mod Credit</b>	<b>70%</b>

Source: IDIS Report PR 26 dated 9//2010

\*Larger total on PR 01 for Program Income and on PR 03 & 06 for CDBG expenditures

The following table outlines the City of Portland's CDBG expenditures in compliance with these regulatory requirements for 2009-2010 Program Year. Based on the information contained in IDIS Report PR 06 dated 9/17/2010, the City is within the regulatory cap for CDBG public service and HOME administrative expenditures.

### Compliance with Regulatory Requirements

Requirement	Required	Spent
CDBG Administrative Cap		
CDBG Public Service Cap		
HOME Administrative Cap		
HOME CHDO Set-Aside		
ESG Administrative Cap		
HOPWA Grantee Administrative Cap		

### SUMMARY OF PRIORITY GOALS AND EXPENDITURES

The City of Portland's FY 2009-2010 Consolidated Plan established three HIGH priority need areas to be addresses using federal funds. The following table outlines these goals and how funds were used in the 2009-2010 program year as well as over the entire five-year period covered by the Consolidated Plan to date. The chart does not include program administration costs which are presumed to be distributed across the priority need areas in a manner proportional to the activity expenses.

### Distribution of Consolidated Plan Funds by Priority Needs

Priority Need	5-Year Budget	5-Year Proportion	2009-2010 Expenditures	2009-10 Proportion
Affordable Housing at 50% MFI				
Preventing and Ending Homelessness				
Assist Adults and Youth Improve their Economic Condition				

The table below shows how the Consolidated Plan funds were distributed by high priority need categories.

**Expenditures by Five-Year Plan Priority Needs**

<b>High Priority Needs</b>	<b>Five-Year Estimated Dollars Needed</b>	<b>%</b>	<b>2009-10 Program Expenditures</b>	<b>%</b>	<b>Five-Year Program Expenditures – FY' 08 &amp; FY' 09</b>	<b>%</b>
Muti-family Rental Development Housing at 50% MFI						
Housing Preservation						
Homeownership Homeowners						
Public Services Preventing and Ending Homelessness						
Public Services Assist Adults and Youth Improve their Economic Condition						

**ACTIVITIES**

The following tables list the activities and programs that were supported using CDBG funds during the 2009-2010 program year. Program administrative and planning activities have been excluded from this list.

**CDBG - Public Service Cap Activities**

<b>Organization – Activity</b>	<b>2009-2010 Expenditures</b>

Source: IDIS Report PR 03 dated 9/17/2010

**CDBG – Non-Public Service Cap Activities**

<b>Organization – Activity</b>	<b>2009-2010 Expenditures</b>

Source: IDIS Report PR 03 dated 9/2010  
IDIS Report PR 06 dated 9/2010

**Organization – Activity**

**ESG Activities**

--

**Total**

**HOME Activities**

--

--

**HOPWA Activities**

--

**Total**

Source: IDIS Report PR 06 dated 9/2010

**Program Income**

All other loan repayments broken down by the categories of housing rehabilitation, economic development, or other programs.

Source of Funding	Amount
CDBG	\$5,667,833
HOME	\$62,750

**Loans and Other Receivables:**

Total numbers of other loans outstanding and the principal balance owned as the end of the reporting period.

Source of Funding	Number of Loans	Total
CDBG	1,224	\$42,053,295
HOME	118	\$40,006,587
CDBG-EOI	2	\$516,276

**Loans and Other Receivables:**

Total number of outstanding loans that are deferred or forgivable, the principal balance owed as the end of the reporting period, and the terms of the deferral or forgiveness.

Funding Sources	Number of Loans	CDBG	Number of Loans	HOME	Number of Loans	CDBG-EOI
Cash Flow Loans	24	\$7,175,810	35	\$23,990,452	0	0
Equity Gap	42	\$21,249,278	34	\$11,910,527	1	\$508,920
Deferred Payments Loans-MFH	7	\$2,301,278	1	\$70,000	1	\$7,356
Deferred Payments Loans-SFH	1,097	\$6,583,558	3	\$62,751	0	0
Deferred Payments Loans-Other	0	0	0	0	0	0
Shared Appreciation Mortgages	13	\$384,500	19	\$474,097	0	0
<b>Total</b>	<b>1,183</b>	<b>\$37,694,424</b>	<b>92</b>	<b>\$37,057,827</b>	<b>2</b>	<b>516,276</b>

**Loans and Other Receivables:**

Total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

Source of Funding	Number of Loans	Amount
CDBG	1	\$2,499
HOME	0	0
CDBG-EOI	0	0
<b>Total</b>	<b>1</b>	<b>\$2,499</b>

**Loans and Other Receivables:**

A list of the parcels of property owned by the grantee or its sub-recipients that have been acquired or improved using CDBG funds and that are available for sale as the end of the reporting period.

The Portland Housing Bureau and its sub-recipients do not have any properties for sale that were acquired or improved using CDBG funds as of the end of this reporting period.

***See exhibit 3 for a Summary of Accomplishments***

## II. Introduction

The Consolidated Annual Performance and Evaluation Report (CAPER) is a consolidated reporting document that covers local programs and services funded by federal entitlement programs. These funds are applied for under the principal planning document referred to as the Consolidated Plan, which is submitted to the U.S. Department of Housing and Urban Development. The FY 2009-2010 CAPER reports on activities detailed in the FY 2009-2010 Consolidated Action Plan.

The goal of the consolidated application, planning, and reporting on these federal grant programs is to integrate services in a coordinated way that most comprehensively serves the needs of the community. This approach eliminates the need for separate funding applications and public-planning meetings, while also allowing reporting accomplishments through a single computerized reporting process.

The Consolidated Annual Performance and Evaluation Report covers four entitlement grants administered by the City of Portland:

1. **Community Development Block Grant (CDBG) Program:** Portland is the entitlement jurisdiction for this program and receives a formula allocation;
2. **HOME Investment Partnership:** Portland is the lead jurisdiction for the Portland HOME Consortium which includes the City of Gresham and Multnomah County;
3. **Emergency Shelter Grant (ESG):** The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds;
4. **Housing Opportunities for People with AIDS (HOPWA):** The City of Portland administers this grant program for a seven county Eligible Metropolitan Area (EMA) comprised of Clackamas, Columbia, Multnomah and Yamhill Counties, Oregon and Clark and Skamania Counties, Washington.

In FY 2008-09, the total award of the four federal entitlement grants for the Consortium in this report is \$16,858,496.

Resources	Portland	Multnomah County	City of Gresham	Total
CDBG	\$10,077,986	\$311,889	\$885,464	<b>\$11,275,339</b>
Program Income	900,000	15,000	150,000	<b>\$1,065,000</b>
HOME	\$4,643,210	*\$177,371	*\$570,067	<b>\$4,643,210</b>
Program Income	400,000	\$0	\$0	<b>\$400,000</b>
ESG	\$447,284	\$0	\$0	<b>\$447,284</b>
HOPWA	\$1,016,854	\$0	\$0	<b>\$1,016,854</b>
<b>Total</b>	<b>\$17,485,334</b>	<b>\$504,260</b>	<b>\$871,146</b>	<b>\$18,847,687</b>

\*The amount listed is part of the Portland total.

In addition, this report includes \$1,149,561 in Portland CDBG, \$390,000 in Portland HOME program income funds that were carried over from the previous year. It also provides an outline of local and other resources used in conjunction with the entitlement funds.

## **Assessment of Goals and Objectives**

### **Consortium Objectives**

During the 2009-2010 report period, the Consortium continued its efforts to address the priority housing and community needs identified in the Consolidated Plan FY 2009-2010.

### **Affordable Housing**

Goals and priorities for housing and housing service programs, including those for populations with special needs such as the elderly, disabled, or individuals with AIDS are targeted towards serving populations with the greatest need. Other housing services include major and small-scale home rehabilitation programs designed to keep individuals and families in their homes. They also include the removal of lead-based paint hazards, the installation of weatherization materials, and the installation of accessibility improvements occupied by those with mobility impairments.

### **Ending Homelessness**

Funding for homeless services and facilities is targeted to support the 10-Year Plan to End Homelessness through the community's Continuum of Care for homeless adult singles, families, and youth. Services focus on providing shelter and related services in order to reduce the risk of homelessness, provide emergency shelter, and maintain housing options for these populations. This includes specialized services for populations with mental illness and those requiring alcohol and drug free housing choices. Additionally, the City participates in the Fresh Start Program to assist persons who cannot access housing by working with landlords, service providers and clients.

### **Economic Opportunity Initiative**

Goals contained in the Consolidated Plan for economic development are targeted towards the creation and retention of wealth and employment opportunities, focusing the benefit of these programs directly to low/moderate income people. Included in economic development are programs related to issues necessary for obtaining and maintaining successful employment such as adequate training and affordable quality childcare.

### **Six-Year Goal Accomplishments**

We have prepared a matrix entitled Assessment of Six-Year Goal Accomplishments (the Six-Year Matrix). The Six-Year Matrix lists the six-year goals for each program area set out in the Consolidated Plan 2005-2010 Five-Year Strategic Plan, and shows the incremental annual progress towards each goal, as well as the cumulative progress. Comments are included when necessary to explain a discrepancy between progress numbers and the goal. *Please see Exhibit 3*

### **Managing the Process**

The draft 2009 CAPER was made available for the 15-day public comment period beginning September 7, 2010; including Legal notice to request for comment in The Oregonian newspaper. One comment was received.

Interested residents and community groups may request pertinent sections of the 2009 CAPER for translation. For assistance, contact Stella Martinez at (503)-823-2383 or by e-mailing [stella.martinez@portlandoregon.gov](mailto:stella.martinez@portlandoregon.gov).



## **Assessment of Progress on Fair Housing**

The Portland Consortium completed an update of the 1996 Analysis of Impediments to Fair Housing in 2005. In summary, the AI recommended continued cross-jurisdictional funding of Fair Housing providers to provide necessary outreach, education and enforcement. In addition, the AI recommended conducting working groups to address issues raised that could not be fully addressed during the AI process.

The Consortium will be updating its AI in 2010-2011. In the interim, in addition to the actions described below, the Consortium has been actively involved in developing a housing equity agenda. Multnomah County has provided leadership on the broad issue of health equity. It has presented research that focuses attention on the “social determinants of health.” Housing is a key determinant, because its condition and location determine, in large measure, a household’s access to recreational opportunities, healthy food, high-quality education, and good employment. For this reason, historical patterns of housing segregation can result in generations being cut out of “opportunity areas.” During 2009-10, Portland and Multnomah County were actively involved in regional pre-planning for the Sustainable Communities Initiative. Planning efforts focused on ways that the housing system could expand residential opportunities for low income households and households of color in “opportunity areas,” and on transit and other methods that could be used to connect residents who do not live in “opportunity areas” with such opportunities. This is exciting because it addresses the residual institutional segregation that has resulted from past discriminatory practices.

Following is a report of actions taken during FY 2009-2010 based on findings and recommendations in the 2005 AI. These actions fully meet the Consortium’s obligation to affirmatively further fair housing by undertaking a multi-agency approach to fair housing outreach, education and enforcement. All three jurisdictions provided funding (CDBG), augmented by an allocation from the City of Portland General Fund.

**Direct Fair Housing Services  
FY 2008/2009**

2005 AI Recommendation/Programs	Agency	Outcomes
<b>Funded Activities – Recommendations Related to Federal, State, and Local Fair Housing Law</b>		
<p>Fair Housing Services – The jurisdictions should continue to fund the organizations listed below that provide a range of fair housing services, including but not limited to actively pursuing enforcement of the fair housing laws.</p> <p>Total funding for fair housing services is insufficient to meet the need for these services. Recent federal funding cuts have further reduced the amount of resources available to pay for these services. The jurisdictions should increase their support for fair housing services to back-fill the federal cuts. Funding for these services should be at FY 2004-2005 levels, at a minimum, which would require an additional \$80,000 from jurisdictions.</p> <p>Contracts for FY 2007-2008 will include an increased focus on education regarding the reasonable accommodation process for tenants with disabilities, and agencies who serve them, and landlords who may receive these requests.</p> <p>In order to stimulate the reporting of fair housing violations, and to avoid the potential for retaliation against individual complainants, contracts for FY 2007-2008 will also require contractors to educate and encourage the agencies serving protected class populations to pursue fair housing enforcement actions in their own name. Agencies have direct standing to sue if the alleged discriminatory activity drained its resources both by "diverting its resources and frustrating its mission." Clients are reluctant to file claims because of concerns about retaliation by the property owners/managers.</p>	<p>Fair Housing Council of Oregon Legal Aid Services of Oregon Oregon Bureau of Labor and Industries, Civil Rights Division (BOLI)</p>	<p>Outcomes for these programs are listed in the next three rows of this table</p> <p>In October 2009, Fair Housing Council of Oregon and Legal Aid Services of Oregon were both awarded grants by HUD under the Fair Housing Initiatives Program. These grants will bring needed additional capacity to fair housing services in Multnomah County.</p> <p>No new activity to report.</p> <p>No activity to report.</p>

<p>Fair housing coordination, education, outreach, enforcement, testing services and a hotline.</p>	<p>Fair Housing Council of Oregon (FHCO)</p>	<p><b>City of Portland:</b> 665 hotline calls to the Fair Housing Council were screened, leading to 211 bona fide allegations of housing discrimination. Of the 211 bona fide allegations, 60 intakes were completed. The largest number of complaints were based on Disability and Familial Status had the second highest complaint basis. 14 complaint based and 11 audit fair housing tests were conducted. There were 12 reasonable accommodation assists.</p> <p><b>Multnomah County:</b> 210 hotline calls to the Fair Housing Council were screened and 12 intakes were completed. The largest number of complaints were based on Disability and Race. FHCO conducted one tester training in unincorporated Multnomah County. FHCO conducted 5 fair housing trainings targeted to East Multnomah County residents, agencies and housing providers.</p>
<p>Advice and representation for people experiencing housing discrimination.</p>	<p>Legal Aid Services of Oregon (LASO)</p>	<p><b>City of Portland:</b> LASO provided fair housing enforcement services resulting in: 79 fair housing discrimination cases where reviewed. 19 cases had sufficient evidence, of which 17 were successfully litigated or negotiated by LASO, 1 was successfully litigated by a private attorney, and 1 was referred to BOLI. 1 case did not have sufficient evidence and was referred to BOLI. 27 cases were advice only. 3 cases the client did not continue after the investigation or intake. 20 cases are still being investigated.</p>
<p>Administrative enforcement of discrimination complaints based on protected classes and basis exclusive to Portland.</p>	<p>Oregon Bureau of Labor and Industries, Civil Rights Division (BOLI)</p>	<p><b>City of Portland:</b> 2 new cases were accepted (but neither were housing complaints) and received complaint investigation, mediation and/or other services and proceeded to closure with complaints of violations of Portland's Civil Rights Ordinance.</p> <p>The State of Oregon added protection for sexual orientation and gender identity in the 2007 legislature, beginning January 2008.</p>
<p>Renter Stability Education Program, includes a hotline and outreach program for low-income renters to provide education regarding local and state landlord-tenant law, and information and referral to assist with housing stabilization.</p>	<p>Community Alliance of Tenants</p>	<p><b>City of Portland:</b> Hotline assistance was provided to 1426 callers.</p>

<p>Unlimited Choices – The Planning Jurisdictions should continue to support Unlimited Choices’ Adapt-a-Home, to provide low-cost accessibility accommodations.</p>	<p>Unlimited Choices</p>	<p><b>City of Portland:</b> 100 households were assisted</p> <p><b>Multnomah County:</b> 18 households were assisted</p> <p><b>City of Gresham:</b> 63 households were assisted</p>
<p>Siting Program – The City of Portland should continue to fund its Office of Neighborhood Involvement to administer a siting assistance program that promotes the siting of special needs housing by providing the community education, dispute resolution services and tools such as Good Neighbor Agreements.</p>	<p>City of Portland Office of Neighborhood Involvement</p>	<p><b>City of Portland:</b> PHB continues to contract with the Office of Neighborhood Involvement to address various housing siting issues.</p>
<p>Close the Minority Homeownership Gap - Portland City Council has adopted a goal of closing the Minority Homeownership Gap by 2015. The City of Portland should fund a set of short-term strategies to close the gap, as proposed by the Homeownership Advisory Committee (HOAC). Limited federal funds are available for implementation, but PDC will be making some nonfederal resources available for this campaign.</p>	<p>City of Portland:</p> <ul style="list-style-type: none"> <li>• Portland Community Land Trust</li> <li>• Habitat for Humanity,</li> <li>• The Minority Homeownership Assistance Collaborative (MHAC),</li> <li>• HOST Development</li> </ul>	<p><b>City of Portland:</b> See outcomes in the Homebuyer Programs Section.</p>

**Funded Activities-Recommendations Related to Housing Choice**

HousingConnections.org is a web site that lists a wide variety of affordable, accessible and special needs housing throughout Multnomah and surrounding counties. The site assists with housing choice by providing one simple location to find a wide variety of housing. The site specifically allows voucher holders to search for units that accept Section 8. Housing Connections lists accessible units to assist people with disabilities to find available accessible units. Planning is underway to enhance how accessible units are listed in Housing Connections to provide more accurate detail of accessibility features. There is also an effort to increase number of accessible listings in the site. FHCO is working with landlords as part of their outreach contract to educate landlords about need for accessible units and how to advertise units to renters with accessibility needs. In the FY 2007-2008 contract with FHCO, the City of Portland will ask FHCO to work with landlords to encourage them to make additional marketing efforts of accessible units to agencies that have contacts with disabled renters as they come available, especially at initial lease up of new properties.

City of Portland hosts the Housing Connections Web site and contracts with 211info to operate the program and FHCO to do outreach to landlords

Site statistics as of June 30, 2008:  
 Total Unit Count – 85,253  
 Total Property Count – 6,067  
 Landlord and Property Management Companies with accounts in HC – 2,3,261  
 Agencies with accounts in HC – 356  
 Total Searches Since May 2002 – 1,789,421

211info provided 2,749 people with housing information from Housing Connections by phone or e-mail.

During FY 10-11 accessible housing data will be refined and changes to Housing Connections to present the data to the public will be completed.

<p>Rent Well/Ready to Rent –Continue funding a renter education training program in English and Spanish. Research need for offering Ready to Rent classes in other languages and the need to translate class materials into other languages.</p> <p>Ready to Rent, Fresh Start and Risk Mitigation Pool – Fresh Start, Ready to Rent, and the Risk Mitigation Pool offer landlords an incentive to relax their screening criteria by reducing the risk. Fresh Start and Ready to Rent are underutilized. Increase usage of these programs because they assist renters who do not meet traditional screening criteria.</p>	<p>Housing Authority of Portland</p>	<p>In FY 09-10 the City worked with HAP and other partners to develop a new tenant education curriculum called Rent Well to better meet the needs of participants. Beginning January 1, 2010 the City only funded HAP to support Rent Well.</p> <p>Rent Well/Ready to Rent Outcomes: Rent Well/Ready to Rent Landlord Guarantee Fund coverage was initiated for 67 households. The fund paid claims to landlords for 21 households totaling \$21,523 (the Ready to Rent Landlord Guarantee Fund is funded with State of Oregon Housing and Community Service Funds). As we transitioned to the new curriculum, 1,158 individuals graduated from the Ready to Rent and 236 graduated from Rent Well. The new Rent Well curriculum incorporates focused information regarding fair housing and reasonable accommodation for the target population of the program.</p> <p>Fresh Start Outcomes: Fresh Start Landlord Guarantee Fund coverage was initiated for 6 households and \$1,936 in claims were requested by landlords.</p> <p>Risk Mitigation Pool (RMP) Outcomes: 4 claims were paid from the RMP totaling \$12,103.</p>
<p>Removing Criminal Records - The City of Portland and Multnomah County should support “Clean Slate” events and/or other on-going opportunities to clear out-of-date infractions from the criminal records of individuals with good records for a long time. Due to the cap on the percentage of federal funds that may be spent on public services, this activity should be funded with non-federal funds.</p>	<p>N/A</p>	<p><b>City of Portland:</b> Clean Slate served 98 Economic Opportunity Initiative participants...</p>
<p>Non-profit Housing Development and Land Trust - City of Portland funds the Portland Community Land Trust and a number of non-profit community development corporations to create affordable homeownership and rental opportunities that withstand swings in the private housing market.</p>	<p>Portland Community Land Trust</p>	<p><b>City of Portland:</b> See outcomes in the Homebuyer Programs Section.</p>
<p><b>Accessible Unit Inventory</b> – All jurisdictions complete an inventory of all locally funded accessible units including details about accessibility features such as roll in showers. List this information in Housing Connections.</p>	<p>City of Portland</p>	<p><b>City of Portland:</b> Data refinement work started in FY 09-10 for the changes to Housing Connections to present the data to the public will be completed and will be completed in FY 10-11.</p>

<p><b>New RFP Selection Criteria for Affordable Units</b> – Add the following preferences to RFP selection in the funding of new and rehabilitated affordable housing developments:</p> <ul style="list-style-type: none"> <li>• Large (2+ bedroom) accessible units</li> <li>• Roll in showers in accessible units</li> <li>• Smoke free housing (preferably entire buildings or floors)</li> </ul> <p><b>Related Recommendations</b> – Determine need for roll in showers, based on need establish goal to increase number of roll in showers in new and rehabilitated affordable housing developments.</p> <p>Establish requirement in loan agreements that newly developed locally funded properties will hold accessible units available for persons with disabilities for some designated time period.</p> <p>The jurisdictions should participate in the Smoke-free Multifamily Housing Committee.</p>	<p>City of Portland</p>	<p>Changes to RFP Selection Criteria will not be made until the Accessible Housing Inventory has been completed and results have been reviewed.</p>
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<p>Landlord Tenant Issue Workgroup - Support the development of a workgroup of tenant advocates and property management industry representatives to explore strategies to address the following issues: abuse of no cause eviction for retaliatory purposes; underreporting of fair housing violations, code violations and violations of landlord/tenant law; educating non-English speakers about legal protections for tenants and members of protected classes; tools to remove tenants involved in drug dealing, prostitution and other criminal activity; expense of remediating hazardous property conditions; and technical assistance on reasonable accommodation requests and related issues. Potential mechanisms include landlord licensing, limiting "no cause" evictions, proactive unit inspections, increased police attention to illegal activity and expansion of landlord and tenant education programs.</p> <p>Landlord Licensing is a potential mechanism for review because it could be used to ensure that landlords and property managers receive training on fair housing, landlord tenant law, and maintenance codes. Licensing programs also are used to regulate compliance with these laws and regulations.</p>	<p>The City of Portland</p>	<p>In FY 07-08 the PHB convened the Quality Rental Housing Workgroup (QRHW) with the assistance of the City of Portland Bureau of Development Services and The Multnomah County Health Department. Workgroup members represented public health, tenants and landlords. Lead by a Steering Committee, the QRHW developed a problem statement, scope of work, underlying principles and final recommendations. A number of the issues identified in the 2005 AI to be addressed by a Landlord Tenant Issue Workgroup are addressed in the final QRHW recommendations including: increased enforcement of housing code violations with increased protections for tenants fearing retaliation; increased culturally sensitive education for tenants and landlords regarding rental rights and responsibilities, increased tracking of businesses involved in rental housing to be used in education efforts.</p> <p>Due to the economic downturn, there is limited funding available to implement the QRHW recommendations, but in FY 09-10 a handbook for tenant and landlords was drafted about City housing maintenance code requirements and information about how to address common housing conditions issues was drafted. In FY 10-11, the handbook and accompanying web site will be made available to the public. In FY09-10, an enhanced complaint system of rental housing inspections was piloted in East Portland through the provision of CDBG funds to the City's Bureau of Development Services for 1 housing inspector.</p> <p>In the fall of 2010 when the update to the 2005 AI is completed, the City of Portland will determine if there are remaining issues for a Landlord Tenant Issue Workgroup to address.</p>
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**Staff Time/Planning-Recommendations Related to Housing Choice**

**Increased Commission Recruitment** - All jurisdictions should increase recruitment efforts from protected class communities and economically diverse groups to fill vacancies on the Planning Commission, Housing and Community Development Commission, HAP Board, urban renewal advisory committees, project selection committees and other advisory bodies that oversee housing policies.

HCDC continued in transition from BHCD to PHB during FY 2009-10. In 2009, the Public Service Group, a consulting firm assisting with the transition, issued its recommendation that HCDC should be dissolved in favor of a new public involvement body. PHB Staff has worked diligently to develop a new entity as part of a larger reworking of its public involvement processes, and will be vetting it as part of the on-going Strategic Plan process.

HCDC did not recruit new members; seven existing members agreed to continue to serve until the new body is formed. These current HCDC members represent multiple protected classes.

PHB continues to make every effort to have diverse stakeholders participate on its project selection and hiring committees.

The City Bureau of Planning and Sustainability (P&S) announced plans to dissolve the Planning Commission and to create a new Commission on Planning and Sustainability.

All City Bureaus, including PHB and P&S, are participating in the City Public Involvement Network. The City's Public Involvement Advisory Committee is developing new requirements and best practices for increasing participation by members of communities of color and others whose interests have not been fully represented by the City's neighborhood system. HAP continues to seek diversity on its board and its current members represent multiple protected classes.

**Require Acceptance of Section 8** - Explore adoption of ordinance prohibiting discrimination based on receipt of federal subsidy payments (e.g. Section 8 Housing Vouchers).

Section 8 turn back rates fell from a high of 25% in 08-09, to approximately 10% in 09-10. Portland Commissioner Nick Fish brought attention to the issue through a Section 8 Task Force that included HAP, large and small landlords, advocates and tenants. Most observers attribute the improvements to HAP's implementation of a number of voucher program initiatives:

1. Landlord Mitigation Pool;
2. Increased Ready to Rent Classes;
3. New landlord service team;
4. Faster Inspections;
5. Landlord "Lunch-n-Learn;" and
6. Various rent-related changes.

<p><b>Interior Habitability Codes</b> – Jurisdictions outside of City of Portland add an interior habitability code and provide adequate inspection and enforcement.</p>		<p><b>City of Gresham:</b> The City of Gresham approved a rental housing inspection program in December 2007 and began implementation immediately. The code and program addresses both the interior and exterior of units with a concentration on interior fire/life/safety violations.</p> <p>In FY 09-10, Gresham’s housing inspection program resolved 2,140 cases.</p>
<p><b>Code Enforcement</b> - Dedicate a Gresham housing inspector to enforce its exterior habitability code.</p>		<p><b>City of Gresham:</b> See above.</p>
<p><b>Increased Code Enforcement and Fines</b> – Work in the City of Portland to increase enforcement.</p>		<p><b>City of Portland:</b> The Quality Rental Housing Workgroup (QRHW) discussed above addressed this recommendation.</p>
<p><b>New Conversion Ordinance</b> - Research and explore the development of a new conversion ordinance to provide appropriate protections to low-income households impacted by conversions.</p>		<p><b>City of Portland:</b> There was no activity to report. The market for condominiums has cooled and the market pressure behind conversions has decreased, so the Portland Housing Bureau’s Strategic Policy and Planning Group have assigned this a low priority for this year. However, an improvement in the economy, and particularly in the credit market, could reignite the issue.</p>
<p><b>Location Policy</b> - Jurisdictions should consider implementing a housing location policy across Multnomah County. The City of Portland should revisit its Location Policy, make revisions if needed to ensure it strikes a balance between competing City housing goals. This may include working to locate new affordable housing in the attendance areas of highly performing schools. As part of this process, review the “3, 6, 9 Public Housing Concentration Policy,” a proposal that would have the city of Portland establish as its primary public housing client goal in each Portland neighborhood a target of six (6) percent of that neighborhood’s population. Goals for minimum and maximum would be established so that no neighborhood would have fewer than three (3) percent and no neighborhood would have more than nine (9) percent of its population as public housing clients.</p>		<p><b>City of Portland:</b> There was no activity to report. The Portland Housing Bureau expects to revisit this issue within the next 12-24 months in light of the pending Portland Plan, the new emphasis on communicates of opportunity resulting from the Sustainable Communities Initiative, and its own Strategic Plan.</p>
<p><b>Reduce Multiple Application and Credit Report Fees</b> - Continue effort to find a way for renters to apply for multiple units for one fee through Housing Connections.</p>		<p><b>City of Portland:</b> There was no activity to report.</p>

## **Affordable Housing Programs**

During the FY 2009-2010 the Consortium allocated \$10,077,986 of its CDBG and HOME entitlement resources to the development of affordable housing and housing related services. Housing programs included both capital for housing development and services related to housing. The major focus of the programs is the development of housing affordable to low- and moderate-income households.

The Portland Housing Bureau-(PHB) added additional resources to the Consortium allocation for FY 2009, \$5,035,871 – Homeownership Line of Credit First Mortgage Program, \$2,401,061—Section 108 Loan Guarantee for affordable housing development and \$350,358 in various affordable housing homeless development and services. The Portland Development Commission (PDC) managed the development of affordable rental units and conduct larger-scale rehab activities for both owner occupied and rental properties.

The PHB contracts directly with nonprofit, community-based, and/or private organizations to provide other housing activities including:

- Homebuyer programs,
- Special needs housing and
- Housing-related access and stabilization activities.

Homebuyer Programs funded by the PHB include homebuyer education and counseling for first time purchasers

Housing-related services include information and referral to those in need of affordable housing; assistance with minor home repairs; and fair housing information for low- and moderate-income households.

All funding allocations for housing development and housing services are made according to priorities identified in the Consolidated Plan.

Within **Priority One** are programs to provide affordable rental housing for homeless individuals or families and very low-income households (earning less than 50% MFI) that pay more than 50 percent of their income in housing related expenses. This includes people with special needs such as mental and physical disabilities, people with AIDS, and the elderly. There is a preference for programs that serve extremely low-income (0-30%) households, including large families (2 plus bedrooms).

Within **Priority Two** are programs to provide assistance for very low-income existing homeowners to maintain their homes. Programs should preserve the stock of affordable housing and stabilize neighborhoods by providing basic support services such as case management, job training, childcare, and education. Programs should provide funds for the rehabilitation and maintenance of basic systems (plumbing, structural, electrical, and roofs) and for improvements to allow elderly and persons with disabilities to remain in their homes. Programs to revitalize severely distressed public housing are also included.

Within **Priority Three** are programs to assist first-time homebuyers. These programs should focus on innovative types of housing and lower-income populations unable to access the increasingly unaffordable market. Homebuyer programs should also be targeted as an important community development tool to reinvest in and stabilize neighborhoods. Public funding of these programs should emphasize the leveraging of private funding.

In addition to the Priorities described above, local principles have been established that provide further guidance on how affordable rental housing programs will be developed. These policies distribute federal rental housing dollars to create units that are affordable to the full range of households with incomes from below 30 percent to 80 percent of area median income. Additional resources are used to fund housing opportunities for moderate-income households.

## **PHB Home Buyer Assistance Programs**

Assisting moderate-income and minority population households into the homeownership market are part of Priority Three of the Consolidated Plan.

During FY 2009-2010, the City of Portland funded three primary home buyer assistance activities with CDBG monies: (a) homebuyer marketing and outreach, (b) homebuyer education and counseling, including financial fitness and the Individual Development Account Program (IDA: matched savings program), and (c) direct financial assistance.

These activities address barriers to homeownership, including lack of savings, lack of credit, high income-to-debt ratios, high housing prices, and lack of knowledge about the home buying process. Programs through Proud Ground (the Community Land Trust), Portland Housing Center (PHC), the Minority Homeownership Assistance Collaborative (MHAC), and HOST Development helped households address some or all of these barriers during FY 2009-2010. MHAC is composed of three community based organizations: Hacienda CDC, Portland Community Reinvestment Initiative (PCRI,) and the African American Alliance for Homeownership (AAAH). An additional \$575,000 in local monies was available to fund similar activities with Habitat for Humanity and the Native American Youth and Family Center. A portion of these local dollars funded 6 homeownership fairs targeting communities of color and low income home buyers and homeowners.

PHB began using Neighborhood Stabilization Program (NSP) funds, assisting 15 home buyers with down payments and closing costs to purchase foreclosed homes in areas of the city at high risk for blight and further foreclosures. Proud Ground also purchased a foreclosed home in order to rehab it and help maintain it in the land trust as permanently affordable for low income homeowners.

The following table outlines the CDBG funded programs. Program descriptions follow.

Program and Eligibility	Outcomes	Barrier Addressed	Providing Agency	Funding Source	Product Activity
<b>Home Buyer Education and Counseling</b>	<p><b>PHC</b>, in part with CDBG funds:</p> <ul style="list-style-type: none"> <li>• 1,113 households received one on one home buyer counseling, and at least 55% of them were 80% MFI or less.</li> </ul> <p>With city funds:</p> <ul style="list-style-type: none"> <li>• 708 households attended home buyer education classes.</li> <li>• 161 households completed financial literacy classes</li> </ul> <p>These services helped create 580 new responsible homeowners.</p> <p><b>MHAC's</b> 2008-09 contract, extended to June 30, 2010:</p> <ul style="list-style-type: none"> <li>• 246 individuals counseled</li> <li>• 190 individuals attended home buyer education classes.</li> <li>• 26 households opened an IDA (matched savings acct.)</li> <li>• 26 households at or below 80% MFI purchased homes</li> <li>• <i>The 2009-10 contract with MHAC for this activity was extended to December 31, 2010 to allow all work to be completed. Both the 08-09 and the 09-10 contracts with Proud Ground (formerly the Portland Community Land Trust) were also extended.</i></li> </ul>	Access to a continuum of homebuyer services and assistance	MHAC, PHC, Proud Ground, Habitat, NAYA	CDBG, and City Housing Increment Funds, and General Funds	Support of potential homebuyers throughout the process until they become homeowners
<b>Financial Assistance</b>	<p><b>MHAC's</b> 2008-09 contract, extended to June 30, 2010:</p> <ul style="list-style-type: none"> <li>• <i>The 2009-10 MHAC contract for this activity was extended to December 31, 2010 to allow all work to be completed, as were the HOST and Proud Ground contracts.</i></li> </ul>	Affordability gap	MHAC, Proud Ground, HOST	HOME (ADDI), CDBG, City General Fund, and Private Resources	Deferred loans (forgivable over time) for Down Payment Assistance at 0% interest
<b>Homebuyer Marketing &amp; Outreach</b>	<p><b>MHAC's</b> 2008-09 contract, extended to June 30, 2010:</p> <ul style="list-style-type: none"> <li>• 260 individuals completed the intake process and were assessed for mortgage readiness.</li> <li>• See also MHAC outcomes for Ed &amp; Counseling</li> </ul>	Access to information and reliable lenders	MHAC	CDBG, City General Fund	Potential homebuyers connect with resources and information

**Education and Counseling**

CDBG funding provided to Portland Housing Center and the Minority Homeownership Assistance Collaborative (MHAC) helped provide homebuyer education and counseling services.

**Portland Community Land Trust**

Funding provided to the Proud Ground, a Portland land trust, is helping provide the staffing of acquisition activities for permanently affordable homes, the outreach and education necessary to help create new low income homeowners, and the ability to provide financial assistance to Proud Ground homebuyers.

**Financial Assistance**

MHAC's 2008-09 contract, extended to June 30, 2010; assisted 9 households below 80% MFI become first time homeowners with \$5,000 to \$10,000 in CDBG funds for down payment assistance.

In 2009-2010, MHAC, HOST, and Proud Ground spent federal funds allocated through PHB to provide homebuyer financial assistance. All three contracts that included this activity were extended to December 31, 2010 to allow all work to be completed.

**Marketing and Outreach**

MHAC's 2008-09 contract helped pay for staff outreach at community events, webpage development and maintenance, and development of printed outreach materials.

## Homeowner Housing Rehabilitation

An important component of the affordable housing program is to ensure that elderly and disabled homeowners can access assistance for repairs that allow them to live safely in their homes. To promote this, the City of Portland used CDBG dollars to fund small-scale or emergency rehab activities for single family, owner-occupied units. During the 2009-2010 fiscal year 1,333 households below 50% MFI were served.

Rehab activities comply with all federal environmental review and lead-based paint requirements. All households that were assisted under this program received the EPA pamphlet "Protect Your Family from Lead in Your Home" and all activities were conducted using contractors trained in lead-safe work practices. Rehab activities in pre-1978 housing that disturbed lead painted surfaces beyond the *de minimus* threshold defined by HUD **received a clearance test to determine that no hazardous lead dust remained** in the unit.

The following table inventories the emergency or small-scale rehab grants delivered by community organizations that received CDBG resources.

### 2009-2010 Owner Occupied Rehabilitation Services- Portland

Service	Provider	Households Served
Accessibility improvements for households with a disabled family member and minor home repair for mobile home owners.	Unlimited Choices, Inc.	Adapt-A-Home 70
		Mend-A-Home 24
		Add-A-Bar 30
Painting and minor home repair for low-income households.	REACH CDC	121
Home repair services to low-income families.	Rebuilding Together	45
Energy conservation workshops and weatherization materials installed in disabled and elderly households.	Community Energy Project	Workshops 632
		Weatherization 205
		Emergency Repair 206
<b>TOTAL</b>		<b>1,333</b>



## Rental Housing

### Multi-Family Housing Development

Increasing the availability of affordable rental housing is Priority One in the Consolidated Plan. As in past years, the Portland Housing Bureau (PHB) implemented the Rental Housing Loan Program to develop, rehabilitate, and preserve affordable rental housing. Pursuant to local housing policy, federal rental housing resources were distributed to create units affordable to households earning at or below 30 percent and up to 80 percent of area median income. Additional resources were used to develop housing affordable to moderate-income households.

The Rental Housing Loan Program budget used HOME and CDBG funding and prioritized development that (a) leveraged non-local funding sources such as Low-Income Housing Tax Credits, State and County funding, and private resources and (b) development that included Permanent Supportive Housing (PSH) units pursuant to the City's Ten Year Plan to End Homelessness. Nonprofit and for-profit developers and the Housing Authority of Portland participated as partners in enhancing the City's stock of affordable rental housing.

In the 2009-2010 Consolidated Action Plan, Portland proposed to use HOME and CDBG resources to support the acquisition, refinancing, new construction, and/or rehabilitation of approximately 80 units of affordable rental housing. Approximately \$5,626,802 in HOME, CDBG, Section 108 and City Tax Increment Financing (TIF) funds were allocated to support these efforts from the base fiscal year budget. These resources were awarded through a competitive Notice of Availability of Funding (NOFA) process.

Of the 23 projects funded with federal resources, eight of the projects are located in minority concentrated areas based on HUD formula and the 2000 Census. See map at the end of this section for project locations.

### Rental Units Financed 2009-2010 (Households 30%-60% MFI)

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	5	0	1	1	3	0	0
31-50	338	102	184	4	9	29	10
51-60	28	0	0	0	7	15	6
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>371</b>	<b>102</b>	<b>185</b>	<b>5</b>	<b>19</b>	<b>44</b>	<b>16</b>

Source: Portland Development Commission \*Financed means, reserved, committed, closed

Funds to Portland Community Reinvestment Initiatives, Inc. to rehabilitate four (4) scattered sites of affordable housing located at 939 N Alberta, 8508 N Drummond, 726-28 N Mason and 8735 N. Woolsey, Portland, Oregon, also known as the 4 - scattered site rental rehabilitation Funding

PCRI Source: CDBG-R \$707,506

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	0	0	0	0	0	0	0
31-50	4	0	0	0	2	2	0
51-60	0	0	0	0	0	0	0
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>

The following listed projects are all rehabilitation

**Mark O Hatfield Building 204 SW 8<sup>th</sup> CDBG \$ 846,727  
Minority Concentration = 23% for this neighborhood**

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	0		0	0	0	0	0
31-50	106	102	4	0	0	0	0
51-60	0	0	0	0	0	0	0
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>106</b>	<b>102</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**\$807,215 \$1,254,404**

**Briarwood East HOME, Section 108 10 PBS8 3302 SE 122nd**

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	0	0	0	0	0	0	0
31-50	0	0	0	0	0	0	0
51-60	22	0	0	0	7	15	0
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>15</b>	<b>0</b>

**Los Jardines \$400,000, Section 108 10 PBS8 5530 NE 60th**

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	0	0	0	0	0	0	0
31-50	37	0	0	0	0	27	10
51-60	6	0	0	0	0	0	6
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>16</b>

**Otesha Place 4945 NE 15th**

**\$153,273,**

**CDBG 4945 NE 15th**

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	5	0	1	1	3	0	0
31-50	6	0	1	1	4	0	0
51-60	0	0	0	0	0	0	0
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>11</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>0</b>

<b>Kehillah House \$275,000 CDBG 6125 SW Boundry Street</b>							
MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	0	0	0	0	0	0	0
31-50	14	0	0	14	0	0	0
51-60	0	0	0	0	0	0	0
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>

\$19.2 million project is simply called **The Rockwood Building**. It will house 47 units of affordable housing – 17 units for homeless war veterans and their families and 30 for low-income residents – as well as a 25,000-square foot multi-service center for seven other agencies on 124 NE 181<sup>st</sup> Avenue, Gresham, OR

Funding Source: HOME \$550,000

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	0	0	0	0	0	0	0
31-50	32	0	4	12	15	1	0
51-60	15	0	0	7	5	3	0
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>20</b>	<b>4</b>	<b>0</b>

### Facilities

In addition, JOIN was also awarded \$800,000 of Section 108 funding towards the Halsey Center, a resource access center targeting support services towards the homeless and formerly homeless. The center is located at 1435 NE 81<sup>st</sup>.

### FY 09/10 Closed Projects

Project Name	Funding Source	Amount
Walnut Park	Section 108	\$1,641,000
Upshur	Section 108	\$415,000
Arbor Glen	CDBG- R	\$140,000
Eastgate Station	HOME	\$938,200
Rosewood	HOPWA	\$657,000
Hewitt Place	CDBG R	\$686,494
Sacred Heart Villa	HOME	\$3,465,000
CSI-Facility	CDBG	\$483,069
Sandy Apartments	CDBG	\$602,460
Sawash Housing-3 projects	CDBG	\$708,487

**Rental Housing Projects Underway and/or Completed FY 09/10**

**Walnut Park- Project is complete - Lease up phase and final disbursement pending**

The Walnut Park Apartments is a 38-unit expiring Section 8 apartment building located in north east Portland that serves low income seniors and persons with disabilities at or below 50% of area median income. The building is within easy access to transportation, shopping, health and recreational amenities, and within one block of the Urban League Senior Services center. REACH acquired the building from the current owners and renewed the Project Based Section 8 contract in order to preserve the affordability for low income senior/disabled households for another 20 years. Built in 1981, Walnut Park is a 26,400 square foot 3-story building that has been relatively well maintained.

<b>Walnut Park 5272 NE 6<sup>th</sup> Section 108 - \$1,641,000</b>							
<b>AMI</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Total</b>
0-30%	0	0	0	0	0	0	0
31-50%	0	0	38	0	0	0	38
51-60%	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38</b>

**Roselyn Apartments- Project is complete – Lease up phase and final disbursement pending**

The Roselyn Apartments is a 31-unit expiring Section 8 apartment building serving low income seniors and persons with disabilities. The NHA sponsored project acquired and rehabilitate the building and preserved the affordability for low income senior/disabled households for the next sixty years. The building is a 3-story (including daylight basement) structure built in 1912, located on a 5,000 square foot lot in a mixed residential and commercial area of Northwest Portland. The building has controlled secure access, full elevator service, a community room, tenant storage area and common laundry.

<b>Roselyn Apartments 424 NW 21<sup>st</sup> Section 108 funds \$830,000</b>							
<b>AMI</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Total</b>
0-30%	0	0	0	0	0	0	0
31-50%	0	30	1	0	0	0	31
51-60%	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>30</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>

**Eastgate Station- Currently in lease-up Phase**

Eastgate Station (the Project) located at 100 NE 120<sup>th</sup> Avenue and Burnside Boulevard will provide affordable rental housing opportunities for special needs individuals and families with income restrictions between 30% and 60% of Median Family Income (MFI). The primary target population will be family housing with ten permanent supportive housing (PSH) units targeting homeless families. The project developer is Specialized Housing Incorporated, a nonprofit provider of housing and social services.

<b>Eastgate Station NE 120<sup>th</sup> and Burnside \$938,200 HOME with 8 HOME Units</b>							
<b>AMI</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Total</b>
0-30%	0	0	0	0	7	0	7
31-50%	0	0	8	4	16	5	33
51-60%	0	0	8	4	6	3	18
<b>Total</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>8</b>	<b>29</b>	<b>8</b>	<b>61</b>

**Upshur House Apartments- Project is underway**

Upshur House, built in 1980, is a 30 unit, affordable housing project, consisting of five two-story buildings with a mix of one, two, and three-bedroom units. The apartments are conveniently located in NW Portland near excellent schools, trolley, and an urban hub of the city known for its restaurants and shopping opportunities. The exterior façade has a mixture of 6" wood and composition siding, aluminum clad single-pane windows and decks. The common areas amenities include: laundry facilities, small courtyard, playground, and leasing office.

<b>Upshur House 2650 NW Upshur Section 108 \$415,000</b>							
<b>AMI</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Total</b>
0-30%	0	0	0	0	0	0	0
31-50%	0	0	8	12	10	0	30
51-60%	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>12</b>	<b>10</b>	<b>0</b>	<b>30</b>

**Rosewood Apartments- Project is underway**

Rose Wood Apartments is an existing circa 1955 building that contains 36 units of affordable rental housing located at 4810 NE Sandy Blvd. The project was acquired by the non-profit Central City Concern (CCC) in 1997. Rose Wood Apartments provides a supportive alcohol and drug free community for low income and formerly homeless people living with HIV/AIDS. Upon acquisition by CCC in 1997, the Rose Wood transformed a marginal motel which was a neighborhood problem into an attractive building which was welcomed and supported by the surrounding community. The rehabilitation addresses current deficiencies with the building including the roof, site drainage, plumbing, building exterior, ventilation, and landscaping.

**Rosewood Apartments 4810 NE Sandy BLVD. HOPWA \$657,000**

AMI	SRO	Studio	1 BR	2 BR	3 BR	4 BR	Total
0-30%	0	13	13	0	0	0	26
31-50%	0	0	0	0	0	0	0
51-60%	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>

**Miraflores- Project is complete**

Hacienda CDC is the developer for this project of the new construction of a 32 units of affordable housing. Miraflores is located in the Portsmouth neighborhood in North Portland. The project includes 32 units of two-, three-, and four-bedroom apartments for families earning 30%-50% of AMI. Like all Hacienda projects, this project will focus on energy efficient housing with many amenities including in-unit washers and dryers, spacious living areas, two children's play areas, and a community center with a computer lab. Affordability Period is 60 years.

**MIRAFLORES 8901 N Newell Avenue HOME Funds \$396,379 & HIF 280,000**

AMI	SRO	Studio	1 BR	2 BR	3 BR	4 BR	Total
0-30%	0	0	0	5	0	0	5
31-50%	0	0	0	4	12	10	26
51-60%	0	0	0	0	0	0	0
61-80%	0	0	0	0	0	0	0
81+%	0	0	0	0	1	0	1
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>13</b>	<b>10</b>	<b>32</b>

**Arbor Glen Apartments-CDBG-R \$140,000**

The scope of work for the \$140,000 in CDBG-R funds awarded to Arbor Glen will primarily be used to conduct site work and landscaping at this 97-unit apartment complex. The majority of the site is currently without adequate landscaping and many surface areas at the property consist primarily of exposed dirt and rock.

**Glen Arbor Apartments 2609 SE 145<sup>th</sup> Street CDBG-R \$140,000**

AMI	SRO	Studio	1 BR	2 BR	3 BR	4 BR	Total
0-30%	0	0	0	0	0	0	0
31-50%	0	0	0	0	0	0	0
51-60%	0	0	4	52	41	0	97
61-80%	0	0	0	0	0	0	0
81+%	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>52</b>	<b>41</b>	<b>0</b>	<b>97</b>

**CSI-Facility**

Developmental Disable Adult Foster Care facility, an acquisition of a house to be redeveloped into a group home, licensed by the State, for developmentally disabled adults

**CSI Facility 55 NE 148 Avenue CDBG \$215,000**

<b>MFI</b>	<b>Total Units</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2BR</b>	<b>3 BR</b>	<b>4 BR</b>
0-30	0	0	0	0	0	0	0
31-50	4	0	0	4	0	0	0
51-60	0	0	0	0	0	0	0
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Hewitt Place**

The property is developed as eleven four-plex buildings and is designed to blend into its predominantly single-family neighborhood. There are a total of 44 units: 43 three-bedroom townhouse units and one one-bedroom unit. In addition to the renovation, IHI will create a community space from one of the three bedroom units. This involves transforming the ground floor to a community area and manager’s office and creating a one-bedroom living unit upstairs. The addition of the community space will greatly enhance the delivery of services to the Hewitt Place residents. 12 PSH Units

**Hewitt Place Townhomes 846 SE 29<sup>th</sup> Ave., Troutdale, OR CDBG-R \$686,494**  
**Minority Concentration is unknown for this neighborhood**

<b>MFI</b>	<b>Total Units</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2BR</b>	<b>3 BR</b>	<b>4 BR</b>
0-30	0	0	0	0	0	0	0
31-50	0	0	0	0	0	0	0
51-60	0	0	0	1	0	43	44
61-80	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>43</b>	<b>44</b>

**Sacred Heart Villa**

Acquisition of 67 units (12 of the units will be PSH units) and includes one (1) unrestricted manager’s units and (1) unrestricted leasing office. In addition to housing units, the project shall contain first floor commercial space for Providence physical therapy office and a Loaves and Fishes and dining room.

**Sacred Heart Villa - 3911 SE Milwaukie Avenue – HOME \$3,465,000**

<b>MFI</b>	<b>Total Units</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2BR</b>	<b>3 BR</b>	<b>4 BR</b>
0-30	0	0	0	0	0	0	0
31-50	26	0	6	20	0	0	0
51-60	24	0	0	24	17	0	0
61-80	17	0	0	0	0	0	0
<b>Total</b>	<b>67</b>	<b>0</b>	<b>6</b>	<b>44</b>	<b>17</b>	<b>0</b>	<b>0</b>

**Sandy Apartments**

The Sandy Apartments is a rehabilitation project. It is a 100 percent PSH project and all units will be reserved for chronically mentally ill adults who are at risk of homelessness. Two units will also be reserved for residents who have HIV and mental illness. Affordability Period is 60 years.

**Sandy Apartments 11401 NE Sandy Blvd - CDBG funds \$1,272,410**

<b>MFI</b>	<b>Total Units</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2BR</b>	<b>3 BR</b>	<b>4 BR</b>
0-30	0	0	0	0	0	0	0
31-50	26	0	6	20	0	0	0
51-60	24	0	0	24	17	0	0
61-80	17	0	0	0	0	0	0
<b>Total</b>	<b>67</b>	<b>0</b>	<b>6</b>	<b>44</b>	<b>17</b>	<b>0</b>	<b>0</b>

**NAYA/SAWASH**

The Sawash Housing LLC – a single asset entity created by the Native American Youth Association (NAYA), its sole member. The three rental housing properties comprised of 44 housing units all in properties are located in Portland, Oregon.

The Properties are located in north Portland and include a 34-unit project built in 1973, Nelson Court is a seven-unit project built in 1998, and Ceel Ocks is a three-unit project built in 1995. Affordability Period is 60 years.

<b>Tistilal Village 7602-7622 N. Gloucester Avenue</b>							
<b>AMI</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Total</b>
0-30%	0	0	0	7	0	0	7
31-50%	0	0	0	21	0	0	21
51-60%	0	0	0	6	0	0	6
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>34</b>

<b>Nelson Court 9807-9837 N. Taft Avenue</b>							
<b>AMI</b>	<b>SRO</b>	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Total</b>
0-30%	0	0	0	0	0	0	0
31-50%	0	0	0	2	5	0	7
51-60%	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>7</b>



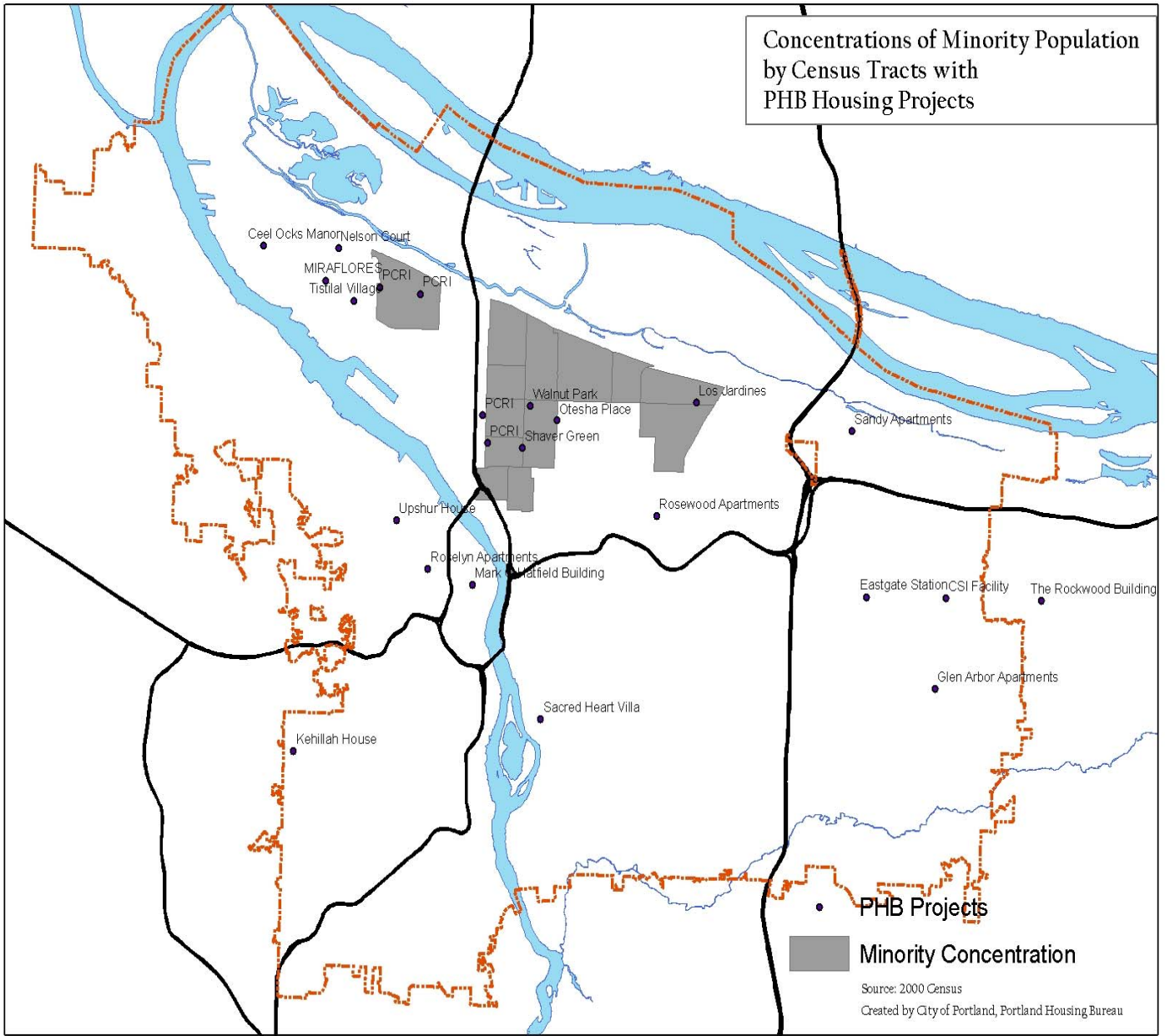
**Ceel Oaks Manor 9037 N Central Street**

AMI	SRO	Studio	1 BR	2 BR	3 BR	4 BR	Total
0-30%	0	0	0	0	0	0	0
31-50%	0	0	0	0	1	0	1
51-60%	0	0	0	0	1	0	1
61-80%	0	0	0	0	1	0	1
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>

**Shaver Green**

Located at 4011 NE MLK Blvd., this project will include 85 units of new construction with a focus on workforce housing serving populations in 30-60 percent median family income range. **Project is pending final disbursement**

AMI	SRO	Studio	1 BR	2 BR	3 BR	4 BR	Total
0-30%	0	0	2	2	0	0	4
31-50%	0	0	0	0	0	0	0
51-60%	0	0	57	22	1	0	80
61-80%	0	0	0	0	0	0	0
81+%	0	0	0	1	0	0	1
<b>Total</b>	<b>0</b>	<b>0</b>	<b>59</b>	<b>25</b>	<b>1</b>	<b>0</b>	<b>85</b>







# Housing Authority of Portland

YEAR 10  
HUD's "Moving to Work"  
(MTW) Demonstration Program

Annual Report  
FY2009

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## I. Introduction

Moving to Work (MTW) is a demonstration program that offers public housing authorities (PHAs) the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Voucher rules. The program also permits PHAs to combine operating, capital, and tenant-based assistance funds into a single agency-wide funding source, as approved by HUD.

The purposes of the MTW program are to give PHAs and HUD the flexibility to design and test various approaches for providing and administering housing assistance that accomplish three primary goals:

- Reduce cost and achieve greater costs effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

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This report caps our first decade of participation in the MTW demonstration. The Year 10 Plan that it covers is not governed by the reporting format of our recently signed 10-year agreement with HUD, however, we have made the switch. The key element of transition is that we are not yet positioned to report metrics as outlined in this format and, as such, will make the full adjustment in our Year 11 Report.

## Overview of the Agency's MTW ongoing goals and objectives

Proposed Activities	Page
<p><b>P1: Redevelopment of Sears Military Base</b></p> <p>This activity has been discontinued. Although HAP submitted an application during the early stage of the base closure process, another non-profit community development corporation was chosen by the City of Portland to serve as the master developer of affordable housing at this site.</p>	9

Ongoing Activities	Page
<p><b>O1: Resource Access Center Development</b></p> <p>HAP is serving as the master developer for this new facility to house the City of Portland / Multnomah County primary day access center for people experiencing homelessness, a 90-bed men's shelter and approximately 130 units of affordable housing for people with very low incomes.</p>	9
<p><b>O2: Potential Redevelopment of Hillsdale Terrace</b></p> <p>Our intention to redevelop Hillsdale Terrace, a physically distressed and socially isolated 60-unit public housing development in southwest Portland, has been identified in the past two MTW Plans (FY 2008 and FY 2009).</p>	10
<p><b>O3: Addition of Public Housing Operating Subsidy at Affordable Housing Sites</b></p> <p>Utilizing public housing operating subsidy at HAP's affordable properties allows for one-to-one replacement of public housing subsidy lost due to the sale of scattered sites and may allow for additional units to be brought back from the formerly "banked units."</p>	11
<p><b>O4: Public Housing Preservation Initiative (PHPI) - Sell Scattered Sites; Develop Replacement Housing; Address Capital Needs; and Analyze Alternative Financing Scenarios</b></p> <p>As outlined in the FY 2009 MTW Plan, HAP's acquisition efforts are intended to closely align with the housing goals of our jurisdictional partners, while meeting our expressed intention to preserve our community's public housing stock.</p>	11



<p><b>O5: Opportunity Housing Initiative</b></p> <p>We are implementing Opportunity Housing Initiative (OHI) activities in three previously described program models: the Fairview Conversion Project, the DHS Voucher Program and the Humboldt Gardens OHI Pilot.</p>	13
<p><b>O6: Biennial Reviews – Rent Reform Activity</b></p> <p>In Section 8, biennial reviews have been implemented for all MTW voucher holders with the exception of those on the GOALS (FSS) program. In public housing, we have 1092 residents who have qualified for biennial reviews. This move has resulted in significant time savings for staff.</p>	15
<p><b>O7: Biennial Inspections – Rent Reform Activity</b></p> <p>A program for biennial inspections has been implemented in Section 8 with 1647 participants qualified in FY2009, achieving cost and time savings for HAP. Public housing has elected not to implement biennial inspections, but has achieved efficiency through a preventive maintenance strategy and site-based inspections with site managers.</p>	16
<p><b>O8: Simplified Administrative Procedures – Rent Reform Activity</b></p> <p>Measures have been implemented to relieve administrative burden and reduce intrusiveness with residents and participants. Procedure changes include accepting hand-carried third-party income verifications, disregarding income related to assets valued at less than \$25,000, eliminating interim interviews, and changes to Earned Income Disallowance.</p>	17

## II. General Housing Authority Operating Information

### A. Housing Stock Information

#### Number of public housing units at the end of FY2009

Elderly/Disabled Units	1,345
Family Units	<u>1,273</u>
<b>Total</b>	<b>2,618</b>

#### Change in number of public housing units in FY2009

Units added during FY 2009	100
Units removed during FY 2009	<u>60</u>
<b>Cumulative Change</b>	<b>40</b>

#### Breakdown of Public Housing Units at the end of FY2009

	Bedroom Size				Total Households
	Studio/ 1 BR	2BR	3BR	4+BR	
Elderly/Disabled Units	1,331	14	0	0	1,345
Family Units	189	501	463	120	1,273
<b>Total</b>	<b>1,520</b>	<b>515</b>	<b>463</b>	<b>120</b>	<b>2,618</b>

#### Significant Capital Expenditures

Community	Activity	Cost
Slavin	Envelope and kitchen update	\$ 2,019,482
Dahlke	Re-piping	1,041,396
Various properties	Improving operating efficiencies	348,920
Various properties	Flooring abatement	<u>36,333</u>
	<b>Total Capital Expenditures</b>	<b>\$ 3,446,131</b>

#### Units added in FY2009

Development	Description	Units
Humboldt Gardens	HOPE VI redevelopment came online	100
	<b>Total Units added in FY2009</b>	<b>100 units</b>

#### Units removed in FY2009

Development	Justification	Units
Scattered Sites	Identified for disposition	60
	<b>Total Units removed in FY2009</b>	<b>60 units</b>

<b>MTW Housing Choice Vouchers (HCV) units authorized:</b>	
MTW HCV at beginning FY2009	7,476
Scattered Site Relocation vouchers added	158
Disaster Housing Assistance Program vouchers added	<u>5</u>
<b>MTW HCV at end of FY2009</b>	<b>7,639</b>

**Non-MTW Housing Choice Vouchers units authorized:**  
562 SRO/MODS  
70 Veteran Affairs Supportive Housing

**Housing Choice Vouchers – units project-based in FY2009:**

Community	Units
The Jeffrey	30 units
Esperanza Court	14 units
Broadway Vantage	15 units
Westshore	6 units
Patton Park	<u>12 units</u>
<b>Total units</b>	<b>77 units</b>

**Overview of other housing managed by the Agency:**

	Number of Properties	Physical Units
Affordable Owned with PBA subsidy	6	496
Affordable Owned without PBA subsidy	9	<u>948</u>
<b>Total Affordable Owned Housing</b>	<b>15</b>	<b>1,444</b>
Tax Credit Partnerships	20	<u>2,327</u>
<b>Total Affordable Housing</b>	<b>35</b>	<b>3,771</b>
Duplicated PH Properties/Units	6	465
Special Needs (Master Leased)	36	422

**B. Leasing Information**

**Total number of MTW public housing units leased in FY2009:** 2,566 units  
HAP continues to have an occupancy rate of over 98% in its public housing units.

**Total number of Non-MTW public housing units leased in FY2009:** N/A

**Description of issues:**

The transition to site-based management has allowed public housing site staff to take a more proactive role in filling vacant units. Site staff has the ability to select an applicant from the wait list immediately upon receiving notice to move from a current resident, as well as to keep a small pre-approved “reserve” pool to fill a vacant unit the day it becomes available. This has significantly reduced the overall vacancy rate and allowed HAP to exceed its targeted occupancy. Prior to implementation of site-based management, overall occupancy sometimes dropped below 92%.

Over the past year, public housing has been trending an occupancy rate of 98%. This is due to staff ability to manage their vacancies, but is also partly related to the downturn in the economy that has caused a decrease in the number of people moving out of housing.

**Total number of MTW HCV units leased in FY2009:**

91,043 unit months authorized  
 93,009 unit months leased  
 102.2% utilization

**Total number of non-MTW HCV units leased in FY2009:**

SRO/MODS: 6,744 unit months authorized  
 6,161 unit months leased  
 91.4% utilization

Veteran Affairs Supportive Housing: 770 unit months authorized  
 37 unit months leased  
 4.8% utilization

**Description of issues:**

The leasing success rate of vouchers issued within Multnomah County is approximately 74%. Therefore, 26% of applicants who reach the top of the waiting list and are issued a voucher are not successful at leasing a unit in the private market. Our community has created a Section 8 task force to study the reasons for the voucher turn back rate. The goal of the task force is to improve the overall program and increase its acceptance within the private landlord community. In its Year 11 MTW Plan, HAP proposed measures to increase landlord participation in support of this effort.

Regarding our lease rate of Veterans Affairs Supportive Housing vouchers, we have experienced what we understand to be a problem at the national level: the vouchers can only be issued with a referral from Veteran's Affairs (VA), and they are not flowing quickly. Our local VA office has staffed up to facilitate the increased issuance of these referrals and recently brought 19 veterans into the program (after the period for this report, ending 3/31/09).

**Number of Project-Based Vouchers committed/in use:** 1,118 active count

**Description of project where new vouchers are placed:**

Pending project commitments:

	1 BR	2BR	3BR	4BR	Total Units
Mira Flores	-	1	5	2	8
Eastgate Station	7	4	6	3	20

Additional pending project commitments (total unit numbers are shown; bedroom sizes have not been finalized):  
 Sacred Heart Villa (12), Shaver Green (10), Sandy Apartments (14), Clifford (15), Villa de Sueño (4)

## C. Waiting List Information

### Households on the waiting lists at the end of FY2009

#### Public Housing

	Bedroom Size					Total Households	Percent Households
	Studio/ 1 BR	2BR	3BR	4BR	5+BR		
Elderly/Disabled Units	775	3	0	0	0	778	34%
Family Units	83	870	568	6	0	1527	66%
<b>Total</b>	<b>858</b>	<b>873</b>	<b>568</b>	<b>6</b>	<b>0</b>	<b>2305</b>	<b>100%</b>

#### Description of waiting lists and any changes made:

The waiting lists were opened in June 2008 for two weeks, which resulted in 3,385 additions to the site-based waiting lists.

In this Plan year, we purged our first-available wait list (applicants who did not use the site-based wait lists, but were willing to accept the first available unit that came open, according to their bedroom size). We encouraged people on the first-available list to choose specific locations on the site-based waiting list instead, but gave them the option to stay on the first-available list. Most have made the switch. This helps us to track our actual wait times by site more accurately, and therefore we can better predict when it is appropriate to open waiting lists. It also helps us give better information to residents about how long to expect before their name comes to the top of the list.

#### Section 8

At the end of FY2009, there were **3,261** households on the Section 8 waiting list:

Household size	1	2	3	4	5	6	7+	<b>Total</b>
No. on wait list	1,504	744	494	275	145	49	50	<b>3,261</b>

#### Description of waiting lists and any changes made:

**1,195** applicants were pulled from the waiting list during FY2009.

**Second chance applications** — In September 2008, HAP offered an additional one-time opportunity for placement on the HCV waiting list to applicants that were randomly assigned numbers higher than 3,000 and were not selected by lottery for placement on the list in January 2007. In all, 2,782 families responded and were placed on the waiting list in the order of numbers that were previously assigned by lottery.

### III. Non-MTW Related Housing Authority Information (Optional)

#### Description of non-MTW activities implemented by the agency

In our Year 10 Moving to Work Plan, we indicated our intention to explore a smoke-free housing policy in our public and affordable housing portfolios. After careful research and consultation with the American Lung Association, we decided to make this move and to implement the policy during FY2010. While doing so does not require MTW authority, we overlapped our public outreach strategy with this year's MTW Plan development, briefing community stakeholders at our January 14<sup>th</sup>, 2009 session. We are in the process of extensive informational and educational outreach to residents and tenants throughout our housing portfolio, and anticipate implementation to roll out over the course of the next year.

Public Comment Period: This involved holding 21 resident meetings over a 6 week period in addition to residents providing input directly to Real Estate Operations staff. The feedback from Residents fell into three main areas:

1. "Grand-fathering" existing smokers, and only changing the smoking rules for future residents: While this would minimize the impact on residents who currently smoke, it does not support the intention behind going smoke-free, which is to create a healthy living/working environment. Therefore, HAP has declined to take this step.
2. The development of smoking shelters/areas at sites: An evaluation was done at each site and a plan was developed to make modifications at sites where a shelter/designated smoking area was possible.
3. The use of medical marijuana: It was decided that requests to use medical marijuana would be dealt with through the reasonable accommodation process.

Cessation Programs: On April 28<sup>th</sup>, 2009, Resident Services and Public Housing staff went through training to discuss and learn ways to assist and support residents' transition to the no smoking policy. This is supported through an ongoing relationship with the American Lung Association.

Lease addendum signing in May-June 2009: All public housing residents will be signing "No Smoking" lease addendums with an effective date of August 2009.

## V. Proposed MTW Activities: HUD approval requested

P1: REDEVELOPMENT OF SEARS MILITARY BASE (PLAN YEAR 10)

### A. List activities that were proposed in the Plan, approved by HUD, but not implemented:

In our FY 2009 MTW Plan, HAP identified our intention to submit a proposal to the Portland Development Commission for redevelopment of the Sears military base.

### B. Discuss why the activity was not implemented:

Although HAP submitted an application during the early stage of the base closure process, another non-profit community development corporation was chosen by the City of Portland to serve as the master developer of affordable housing at this site. Located within a mile of HAP's Hillsdale Terrace public housing development, close coordination between service providers and design teams will continue to occur. However, at this time there are no plans for public housing or Project-Based Section 8 associated with the base site.

## VI. Ongoing MTW Activities: HUD approval previously granted

O1: RESOURCE ACCESS CENTER DEVELOPMENT (PLAN YEAR 10)

### A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented:

HAP continues to serve as the master developer for this new facility to house the City of Portland / Multnomah County primary day access center for people experiencing homelessness, a 90-bed men's shelter and approximately 130 units of affordable housing for people with very low incomes. HAP's Year 11 MTW Plan proposes to expand its financing and operations role and, therefore, its MTW flexibility. Assuming approval, we will detail the outcomes of those elements in next year's report.

### B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks and metrics to assess outcomes, including if activity is on schedule:

After the site in Portland's Old Town was secured in spring 2008, a community design process was completed with the assistance of an architectural firm under contract and a construction manager/general contractor. Due to downturns in the financial markets, lower than originally anticipated estimates of tax credit equity have led to a consolidation of the current development proposal onto half the available block during Phase 1. (HAP anticipates

developing Phase II in the next few years with additional affordable housing and ground floor retail.)

Work has been underway to plan the Phase 1 housing program, with construction anticipated to begin by November 2009. Currently, the project partners (City of Portland, Transition Projects, and Portland Development Commission) are coordinating meetings for the construction plan. The structural design of tower crane footings is in progress and the Request for Quotes process for selection of mechanical, electrical and plumbing subcontractors is underway.

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## O2: POTENTIAL REDEVELOPMENT OF HILLSDALE TERRACE (PLAN YEARS 9 & 10)

### **A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented:**

Our intention to redevelop Hillside Terrace, a physically distressed and socially isolated 60-unit public housing development in southwest Portland, has been identified in the past two MTW Plans (FY 2008 and FY 2009).

### **B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks and metrics to assess outcomes, including if activity is on schedule:**

Working with a contracted architectural-engineering team, HAP staff prepared an analysis for presentation to HAP's Board of Commissioners (BOC) in February 2009. The analysis resulted in a recommendation to pursue a complete redevelopment. During their March 2009 meeting, the BOC elected to pursue a comprehensive revitalization of Hillside Terrace and instructed staff to prepare to submit a HOPE VI grant application. When HUD releases a 2009 HOPE VI Notice of Funding Availability, HAP will be positioned to respond in a timely manner.

In addition, staff has developed a Memorandum of Understanding with a local non-profit that is looking to redevelop an existing property and adjacent parcel of land within half a mile of the Hillside Terrace site. With any potential redevelopment scenarios concerning the two sites, packaging of the two proposals will be considered.

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O3: ADDITION OF PUBLIC HOUSING OPERATING SUBSIDY AT AFFORDABLE HOUSING SITES (PLAN YEARS 8 – 10)

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented:**

This concept, first described as an element of HAP's attempt to "reconfigure public housing," originally appeared in the FY 2007 MTW Plan. Through subsequent years and the current FY 2010 MTW Plan, the concept remains one of the key components of HAP's Public Housing Preservation Initiative. Utilizing public housing operating subsidy at HAP's affordable properties allows for one-to-one replacement of public housing subsidy lost due to the sale of scattered sites and may allow for additional units to be brought back from the formerly "banked units." This approach has been successfully piloted as the Fairview Conversion Project (originally described in the FY 2008 MTW Plan.)

**B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks and metrics to assess outcomes, including if activity is on schedule:**

- **Rockwood Station** - Work has been underway to prepare for a July 2009 Mixed Finance Operating Subsidy Only closing with HUD in order to begin offering public housing subsidy for 25 households (two-bedroom units) at this 195-unit Gresham property.
- **Pine Square** - Although the FY 2009 MTW Plan identified this affordable property as another potential site for the addition of public housing units, the current downturn of the financial markets has made refinancing with tax credits unrealistic at this time. Since HAP and the City of Gresham amended their Cooperative Agreement to allow for this in the future, HAP remains committed to the project as markets improve. Current assumptions include 15 units of public housing.

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O4: PUBLIC HOUSING PRESERVATION INITIATIVE, PHPI (PLAN YEARS 9 & 10) - Sell Scattered Sites; Develop Replacement Housing; Address Capital Needs; and Analyze Alternative Financing Scenarios

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented:**

As last outlined in the FY 2009 MTW Plan, HAP's PHPI included four major objectives which are summarized below.

Sales of Scattered Sites - During Plan Year 10, 50 scattered site properties (including some duplexes and four-plexes) were sold by HAP. Sales prices for the single family homes ranged from \$180,000 to \$295,000. The chart below summarizes the sales in various parts of the City by bedroom size. The sales team exceeded the original goal of 37 homes with the help of the relocation

team that assisted 74 households to relocate during the Plan Year. Sales proceeds are targeted to assist with replacement housing and addressing capital needs.

Develop Replacement Housing - This objective has included three elements: 1) addition of public housing operating subsidy at affordable housing sites, discussed above in section O3; 2) potential infill at existing properties; and 3) new development and/or acquisition. Although planning for potential infill at existing properties has been delayed in order to line up with opportunities that may present themselves when other capital planning efforts are completed, HAP's development efforts continue at a fast pace.

HAP's acquisition efforts are intended to closely align with the housing goals of our jurisdictional partners, while meeting our expressed intention to preserve our community's public housing stock. In addition to the Resource Access Center (O1) and Hillsdale Terrace (O2), the developments listed below have been underway during Plan Year 10.

Address Capital Needs - Capital expenditures during Plan Year 10 are summarized in section IIA. The planning for capital expenditures that occurred during the year has also positioned HAP to be "shovel ready" in our ability to utilize ARRA economic stimulus funds for public housing (both formula funds and competitive) during Plan Year 11.

Analyze Alternative Financing Scenarios - This component has been described as a more detailed activity in HAP's Year 11 MTW Plan (P1: Subsidy Change to Preserve Public Housing Units). During Year 10, early analysis indicated significant savings and cost effectiveness can be gained by undertaking the process to switch between two HUD operating subsidies: from public housing subsidy to Project-based Section 8 subsidy. While minimizing impacts on residents, this strategy can help to finance large-scale capital improvements throughout our portfolio and provide a consistent funding stream for improved resident services.

**B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks and metrics to assess outcomes, including if activity is on schedule:**

**Sales of Scattered Site Properties in Multnomah County during FY 2009**

	Southeast	Southwest	North	Northeast	Total Properties
Properties w/ 4 bedrooms	1		1		2
Properties w/ 3 bedrooms (including duplexes)	21	6	10	5	42
Properties w/ 2 bedrooms (duplexes)			5		5
Property w/ 1 bedroom (fourplex)				1	1
<b>Total properties sold</b>	<b>22</b>	<b>6</b>	<b>16</b>	<b>6</b>	<b>50</b>

The following properties will provide (or continue to provide) affordable housing in downtown Portland:

- **The Jeffrey** - During summer 2008, Multnomah County requested that HAP assume the general partner role in an existing limited partnership. Located in downtown Portland, The Jeffrey is a new six-floor development with 80 units, built in 2008. The property is fully leased and managed by a private property management firm. Twenty-five units are designated as Permanent Supportive Housing (PSH) with case management services provided by three non-profit agencies that specialize in meeting the City's PSH goals to address homelessness.

Operational subsidies are projected to include 30 project-based Section 8 units and 20 public housing units. The public housing units (20 studio apartments) will support PSH residents. In March 2009, HAP submitted documents to HUD for an Operating-Subsidy Only proposal.

HAP anticipates financial closings by summer 2009. HAP's affordable housing asset managers will assume oversight of the property and the property management firm shortly thereafter.

- **Martha Washington Apartments** - Located next door to The Jeffrey, this historic property with 131 SRO units has been vacant for the past several years. In late summer 2008, Multnomah County asked HAP to assume the role of general partner in a new mixed-finance, tax credit partnership. After historic renovation, current plans would result in approximately 108 studio and one-bedroom units. During Year 10, HAP has developed a new pro forma and conducted negotiations with funders. Financial applications have been submitted to update those previously submitted by the former general partner. HAP anticipates a summer 2009 closing, followed by a ten-month construction season, with the opportunity for new residents to be housed by spring 2010.

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O5: OPPORTUNITY HOUSING INITIATIVE (PLAN YEARS 9 & 10)

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented:**

In previous Plan years, we have described the Opportunity Housing Initiative (OHI) and three distinct models for implementation: the Fairview Conversion Project, the DHS Voucher Program and the Humboldt Gardens OHI Pilot.

**B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks and metrics to assess outcomes, including if activity is on schedule:**

Fairview Conversion Project. This is the most evolved of our three current initiatives, which has been active long enough to demonstrate the following interim results for the 57 individuals presently enrolled:

Employment

30 are currently employed  
20 have employment plans  
22 have received job development services

Education

2 are enrolled in Adult Basic Education courses  
1 has completed GED courses  
14 are enrolled in ESL classes  
3 are enrolled in and 3 have completed short-term vocational training  
6 are enrolled in and 1 has completed 2-year degree courses  
1 is enrolled in 4-year degree courses

Training

36 have completed Financial Literacy Training Workshops  
26 have completed Housing Mobility Workshops  
42 have completed Career Enhancement Training Workshops  
1 has completed Homeownership Training

Finally, one of these participants has already graduated to home ownership!

DHS Voucher Program. Implemented in fall of 2008, we have provided vouchers for 21 families who will receive case management assistance from DHS and will be enrolled in the HAP Family Self-Sufficiency program in order to participate in workshops, trainings and to receive escrow. HAP will also assist families with their housing search and Section 8 utilization. This program will use the traditional Family Self-Sufficiency escrow model. It has not been operational long enough to provide interim outcomes.

Humboldt Gardens OHI Pilot. We have enrolled 57 families who are participating in case management services, workshops and trainings, peer support and a savings account program. All participating families have agreed to transition from subsidized housing as part of their graduation process or transfer to another public housing community. No one will lose their housing assistance for lack of program participation.

Employment

29 are currently employed  
23 have employment plans  
23 have received job development services

Education

3 are enrolled in ESL classes

3 have completed short-term vocational training

1 has completed 2-year degree courses

Training

40 have completed Financial Literacy Training Workshops

As part of the Opportunity Housing Initiative, HAP intends to assess its pilots in the near term, including site-based programs. Currently we are considering an assessment of the overall goals and initial results, while contemplating a more long-range and statistical external evaluation of the program in years to come.

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O6: BIENNIAL REVIEWS – RENT REFORM ACTIVITY (PLAN YEARS 9 & 10)

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented:**

In our FY 2008 and FY 2009 MTW Plans, HAP outlined our intention to implement an alternate review schedule for recertification, a simplification measure designed to lead to MTW cost-effectiveness through a decrease in staff workload.

**B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks and metrics to assess outcomes, including if activity is on schedule. For rent reform initiatives, describe the result of any hardship requests:**

**Section 8:** Biennial (every other year) reviews have been implemented for all MTW voucher Section 8 participants with the exception of GOALS (FSS) participants. GOALS participants benefit when increased income is applied at their annual review, since the corresponding rent increase is reallocated as additional escrow in their savings account with HAP. Administrative time savings will allow staff to conduct quarterly in-office interviews for zero income participants and provide counseling and referrals to other resources available in the community.

During FY 2009, we began the implementation of biennial reviews for all Section 8 participants. Section 8 staff completed 1,352 fewer annual reviews during this time frame than were conducted in the previous fiscal year. At the average time savings of 45 minutes per deferred recertification we estimate an annual administrative savings of 1,014 fewer staff hours spent conducting annual re-certifications. This is a financial equivalent of \$22.05 per hour or \$22,359 of staff time and cost that we are re-directing to client services and support.

**Public Housing:** We currently have 1,092 residents who qualify for biennial reviews, translating to approximately 500 fewer reviews that we are completing each year. Staff members who would normally be doing these reviews have been freed up to do other tasks and have contributed to the more efficient management of properties. Early indications suggest that we are losing more revenue than expected by reducing the number of reviews, and our newly hired Compliance Specialist will analyze this impact more fully over the next year.

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O7: BIENNIAL INSPECTIONS – RENT REFORM ACTIVITY (PLAN YEARS 9 & 10)

**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented:**

In our FY 2008 and FY 2009 MTW Plans, HAP identified strategies to improve and streamline inspections by moving toward biennial inspections for Section 8 households and site-based inspections for public housing properties.

**B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks and metrics to assess outcomes, including if activity is on schedule. For rent reform initiatives, describe the result of any hardship requests:**

**Section 8:** Section 8 participants residing in the same unit for a minimum of three years, who pass two consecutive annual inspections on the first visit, have been placed on biennial (every other year) inspection schedule. HAP began this process in July 2007.

1,647 families were qualified for biennial inspections in FY 2009. With an average of 30 minutes travel and inspection time, and average salaries of \$27.10 per hour, HAP realized a cost savings of \$22,316.85 in staff time.

**Public Housing:** We have achieved greater efficiency and efficacy by switching to site-based inspections with site managers and their maintenance mechanics. These staff members were all trained in Uniform Physical Condition Standards (UPCS), resulting in an exceptional Real Estate Assessment Center (REAC) inspection.

We are also increasing our focus on developing preventive maintenance plans for all sites, with a goal of 60% of completed work orders for planned or preventive maintenance. While this does not reduce interactions with residents, it does create a more positive and proactive relationship around apartment maintenance.

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**A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented:**

The following measures were implemented in April 2007:

- Accept hand-carried third-party income verifications
- Disregard income related to assets valued at less than \$25,000
- Eliminate interim reviews for income increases (except in cases with an increase from zero income) and income decreases that have yet to be effective for 45 days
- Streamline Earned Income Disallowance (EID) for qualifying clients
- Eliminate EID for new GOALS participants

**B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks and metrics to assess outcomes, including if activity is on schedule. For rent reform initiatives, describe the result of any hardship requests:**

Accepting third-party income verifications; disregarding income related to assets valued at less than \$25,000: Allowing staff to accept verifications that are directly from the resident has taken a tremendous administrative burden off of staff and allowed reviews to be completed in a timely manner. The same can be said for raising the limit for assets that require verification.

Eliminating certain interim reviews: By only doing interim reviews for rent decreases, and not requiring residents to report when there is an increase in income in the household, we have decreased the number of reviews done by staff. Similar to the Biennial review process, this hasn't allowed for deductions in staffing levels, but has freed staff to do other tasks.

Changes to EID: The changes made to this program have certainly simplified the process. The number of errors related to incorrect calculations has decreased. Tying the EID cycle to the annual review has also relieved staff from tracking multiple due dates. Despite the changes to this process, there is a feeling that this is an area where further innovations and/or simplifications may be beneficial.

## VII. Sources and Uses of Funding

Due to the timing of HAP's fiscal year end audit, actual activity presented below is preliminary and unaudited.

### A. Sources & Uses of MTW Funds

Sources of Funds	Actual	Budget As Adopted	Preliminary Plan *
Rental Revenue	4,711,162	4,746,554	5,072,871
Section 8 Subsidy	57,737,206	52,936,357	53,256,150
Operating Subsidy	8,728,987	8,204,270	7,397,087
HUD Grants	1,933,113	1,239,120	1,228,080
Other Revenue	450,331	468,771	261,301
Fee Income	126,715	108,518	-
HUD NonOperating Contributions	3,710,488	3,445,187	3,446,131
<b>Total Sources</b>	<b>77,398,001</b>	<b>71,148,777</b>	<b>70,661,620</b>

\* As submitted in MTW Plan (prepared in January 2008); final budget adopted March 2008.

#### Description of major changes in Sources of Funds

Section 8 Subsidy – Variance: \$4,800,849

Funding per voucher was higher than budgeted: Received 228 additional vouchers (158 relocation, 70 veterans); Administrative Fee structure changed; \$1.1 million funged to local projects

Operating Subsidy – Variance: \$524,716

Increase in proration from initial budget

HUD Grants – Variance: \$693,993

Larger amounts of capital fund used to fund modernization initiative to increase energy and water consumption efficiencies

HUD NonOperating Contributions – Variance: \$265,301

Made more progress on projects than originally anticipated

Uses of Funds	Actual	Budget As Adopted	Preliminary Plan *
Housing Assistance Payments	52,122,121	48,821,268	48,040,251
Administration	6,889,471	6,811,228	7,371,253
Tenant Services	65,291	94,200	66,593
Maintenance	6,414,710	5,285,594	4,375,857
Utilities	2,191,466	2,177,202	2,053,716
General	405,466	359,419	365,062
Other Personnel Expense	37,673	66,834	-
PH Subsidy Transfer	1,457,967	1,321,928	657,129
Central Office Cost Allocations	2,523,140	2,871,689	-
HUD Capital Expenditures	3,710,488	3,445,187	3,378,560
<b>Total Uses</b>	<b>75,817,794**</b>	<b>71,254,549</b>	<b>66,308,421</b>

\* As submitted in MTW Plan (prepared in January 2008); final budget adopted March 2008.

\*\* Unused funds reflected in Sources are placed in reserves.



**Description of major changes in Uses of Funds**

Housing Assistance Payments – Variance: (\$3,300,853)  
 Funding per voucher was higher than budgeted: Received 228 additional vouchers (158 relocation, 70 veterans)

Maintenance – Variance: (\$1,129,116)  
 Maintenance expenses exceeded budget primarily due to modernization initiative to increase energy and water consumption efficiencies.

PH Subsidy Transfer – Variance: (\$136,039)  
 Increase in operating subsidy proration passed on to partnerships

HUD Capital Expenditures – Variance: (\$265,301)  
 Made more progress on projects than originally anticipated

**B. Sources & Uses of State and Local Funds**

Sources of Funds	Actual	Budget As Adopted	Preliminary Plan *
State, Local & Other Grants	2,820,825	2,306,026	-
Non-Operating Capital Contributions	410,788	-	-
<b>Total Sources</b>	<b>3,231,613</b>	<b>2,306,026</b>	<b>-</b>

\* Preliminary Plan reported non-MTW activity, but did not isolate state and local funds.

**Description of major changes in Sources of Funds**

State, Local & Other Grants – Variance: \$514,799  
 Increased funding from the City of Portland, Multnomah County and HOME related to the Short Term Rent Assistance program and New Columbia and Humboldt School programs

Non-Operating Capital Contributions – Variance: \$410,788  
 Funding by the City of Portland for Resource Access Center, Humboldt Gardens, Clark Center II and miscellaneous other projects. Business Energy Tax Credits for The Civic.

Uses of Funds	Actual	Budget As Adopted	Preliminary Plan *
Housing Assistance Payments (STRA)	2,089,536	1,985,496	-
Administration	324,824	223,077	-
Tenant Services	129,655	20,000	-
Maintenance	-	-	-
Utilities	-	-	-
General	-	-	-
Other Personnel Expense	47,260	38,645	-
PH Subsidy Transfer	-	-	-
Central Office Cost Allocations	167,660	151,860	-
Capital Expenditures	410,788	-	-
<b>Total Uses</b>	<b>3,169,723**</b>	<b>2,419,077</b>	<b>-</b>

\* Preliminary Plan reported non-MTW activity, but did not isolate state and local funds.

\*\* Unused funds reflected in Sources are placed in reserves.

### **Description of major changes in Uses of Funds**

Housing Assistance Payments – Variance: (\$104,040)

Administration – Variance: (\$101,748)

Tenant Services – Variance: (\$109,655)

Programs expanded as additional resources became available

Capital Expenditures – Variance: (\$410,788)

Funding by the City of Portland for Resource Access Center, Humboldt Gardens, Clark Center II and other miscellaneous projects. Business Energy Tax Credits for The Civic.

### **C. Sources & Uses of COCC (If Applicable): N/A**

### **D. Allocation Method for Central Office Costs**

The Housing Authority of Portland has elected to use an allocation method for central office costs. We have a variety of administrative departments and have developed a method to allocate these departments based on the key drivers of expense. This methodology meets the requirements of OMB A-87.

The allocation method is as follows:

1. Level 1:
  - a. The cost of the administrative office building is allocated to the departments based on space occupied
2. Level 2:
  - a. The executive department is allocated equally to each of the operating groups
  - b. Human Resources, Purchasing and IT are allocated to the operating groups based on FTEs within the operating groups
  - c. Accounting and Finance is allocated to the operating groups based on a combination of operating expenses and fixed assets
3. Level 3:
  - a. Public Housing Administration as well as the central office allocations to public housing are then allocated to the properties based on units
  - b. Rent Assistance Administration (Housing Choice Vouchers and other Rent Assistance Programs) as well as the central office allocations to Rent Assistance are then allocated to the departments within this operating group based on vouchers
  - c. Resident Services Administration as well as the central office allocations to Resident Services are then allocated to the departments within this operating group based on operating expenses

Allocated overhead is reported separately from direct operating costs in the operating group financial reports. The allocations result in a net zero Net Operating Income/Loss for the administrative departments.

## **E. Uses of Single-Fund Flexibility**

HAP has proposed to use single-fund flexibility in its FY 2010 Plan to create agency-based assistance with fungible Section 8 funds, as well as a subsidy blend for the Resource Access Center and the Martha Washington. The aforementioned subsidy blend would combine Section 8 and public housing to finance the units in these developments.

## **VIII. Administrative**

### **A. Correction of Observed Deficiencies**

In December 2008, HUD visited HAP for an MTW review. The follow-up from that meeting has not yet been formalized, but HAP can provide the following updates based on our own notes from the visit:

An issue was raised about closing out grants in LOCCS. That has been resolved and a process to ensure that the necessary data is entered monthly has been initiated.

A question was raised regarding whether we charge an asset management fee. We use a cost allocation method in lieu of the management fee.

We have clarified duties related to PIC with the local HUD office and Rent Assistance recently submitted 50058 data to PIC for the Mod Rehab units and the VASH non-MTW units.

Regarding questions about procurement policy: We are in the process of a major revision of HAP's procurement policy with the goal of enhanced compliance with HUD procurement regulations. Our timeline is: Seek agency-wide input during the month of June; present final draft to Executive Team and Executive Committee of the Board; and present and seek Board approval during the August Board meeting. We will reach out to the local HUD office prior to seeking agency wide-input.

### **B. Agency-Directed Evaluations, as applicable: N/A**

### **C. Performance and Evaluation Report See Appendix**

### **D. Certifications See attached Board Resolution**

# Appendix

## Capital Fund Program (CFP) Amendment To The Consolidated Annual Contributions Contract (form HUD-53012)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Whereas, (Public Housing Authority) Housing Authority of Portland (OR002) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) SF-160

dated: 6/26/1959

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 4,438,453 for Fiscal Year 2008 to be referred to under Capital Fund Grant Number OR16P00250108

PHA Tax Identification Number (TIN). On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 124

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

       a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

  X   b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) :  Yes  No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 6/13/2008. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development	PHA Executive Director
By <u>[Signature]</u>	By <u>[Signature]</u>
Date: <u>JUN 5 - 2008</u>	Date: <u>5/27/08</u>
Title: <u>Director</u>	Title: <u>Executive Director</u>
<u>Office of Public Housing</u>	

Previous versions obsolete

form HUD-52840-A 03/04/2003

**Capital Fund Program  
(CFP) Amendment**  
To The Consolidated Annual Contributions  
Contract (form HUD-53012)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Whereas, (Public Housing Authority) Housing Authority of Portland (OR002) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) SF-160

dated: 6/26/1959

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 513,140 for Fiscal Year 2008 to be referred to under Capital Fund Grant Number OR16R00250108

PHA Tax Identification Number (TIN). On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 125

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

       a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

  X   b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFF Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) :  Yes  No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 6/13/2008. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development  
By [Signature] Date: JUN 5 - 2008  
Title Director  
Office of Public Housing

PHA Executive Director  
By [Signature] Date: 5-27-08  
Title Executive Director

Previous versions obsolete

form HUD-52840-A 03/04/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Grant Type and Number Capital Fund Program Grant No: <b>5</b> OR16P0020108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
PHA Name: <b>Housing Authority of Portland</b>			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Revised
		Obligated	Expended
1	Total non-CFP Funds		
2	1406 Operations		
3	1408 Management Improvements		
4	1410 Administration		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment		
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration	\$4,438,453.00	
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$4,438,453.00	

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>			
<b>PHA Name:</b> Housing Authority of Portland	<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P0020108	<b>Federal FY of Grant:</b> 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Replacement Housing Factor Grant No:</b>			
<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>
		<b>Obligated</b>	<b>Expended</b>
22	Amount of line 21 Related to LBP Activities		
23	Amount of line 21 Related to Section 504 compliance		
24	Amount of line 21 Related to Security – Soft Costs		
25	Amount of Line 21 Related to Security – Hard Costs		
26	Amount of line 21 Related to Energy Conservation Measures		







M E M O R A N D U M



DATE: June 16, 2009

TO: Board of Commissioners

FROM: Michael Buonocore, Planning and Policy Manager

SUBJECT: Resolution 09-06-01 authorizes the Housing Authority of Portland (HAP) to submit the MTW Tenth-Year Annual Report, with certifications, to the Department of Housing and Urban Development (HUD)

The Board of Commissioners is requested to authorize HAP to submit the MTW Tenth-Year Annual Report, with certifications, to the Department of Housing and Urban Development (HUD). This year's report corresponds to HAP's fiscal year 2009.

**Background**

As a housing authority with the MTW designation, HAP is obligated to submit an annual report detailing its progress toward objectives proposed in its prior year's annual MTW plan. This year's report follows the format prescribed in HAP's new 10-year agreement with HUD, which requires certifications to ensure the agency serves primarily the same population of people as it would absent the MTW flexibility. These are incorporated in the resolution.

**Conclusion/Recommendation**

Staff recommends approval of the attached resolution.



## RESOLUTION 09-06-01

### **RESOLUTION 09-06-01 AUTHORIZES THE HOUSING AUTHORITY OF PORTLAND (HAP) STAFF TO SUBMIT THE MOVING TO WORK (MTW) TENTH YEAR ANNUAL REPORT, WITH CERTIFICATIONS, TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, HAP is obligated by its MTW agreement with HUD to submit an annual report detailing its progress toward objectives proposed in its prior year's annual MTW plan; and

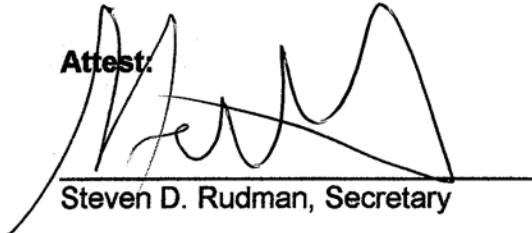
**WHEREAS**, as part of its MTW reporting obligation, HAP certifies that more than 75% of families assisted by the Agency are very low-income families; that it continues to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and that it maintains a comparable mix of families served as it would have if the amounts had not been used under the MTW demonstration.

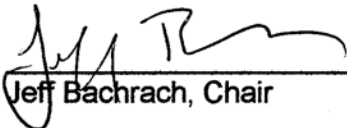
**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Housing Authority of Portland that staff is directed to submit this approved Moving to Work Tenth Year Annual Report to the Department of Housing and Urban Development.

**Adopted: June 16, 2009**

**HOUSING AUTHORITY OF PORTLAND**

**Attest:**

  
\_\_\_\_\_  
Steven D. Rudman, Secretary

  
\_\_\_\_\_  
Jeff Bachrach, Chair

## **CITY OF GRESHAM MULTI-FAMILY HOUSING DEVELOPMENT**

This \$19.2 million project is simply called The Rockwood Building located at 124 NE 181<sup>st</sup> Avenue, Gresham, OR. HOME funds in the amount of \$550,000 were used for multi-family rental development contracted through the Portland Development Commission. The development will house 47 units of affordable housing – 17 units for homeless war veterans and their families and 30 units for low-income residents – as well as a 25,000 square foot multi-service center for seven other non-profit agencies.

On August 24, 2010, The Rockwood Building had their groundbreaking. Construction is slated to start in September 2010.

### **Jubilee Commons**

The City of Gresham and Habitat for Humanity have lease up the units in Jubilee Commons. I project is complete in IDIS.

## Permanent Supportive Housing

Beyond meeting all accessibility guidelines that apply to its development of federally-funded affordable housing, The Consortium is not currently developing housing specifically targeted for non-homeless disabled persons, since the City has committed to meet the PSH goals in the 10 year plan. The Consortium funds rent assistance programs that serve, among others, non-homeless disabled and elderly persons. Further, most of the projects produced with Consortium's funding include both PSH and non-PSH affordable units - some of which are accessible - and some of which will be occupied by non-homeless households that include a member with a disability.

In addition, the Consortium determined in its recent Analysis of Impediments to Fair Housing that the current supply of accessible rent-restricted units is under-utilized, primarily because there is no market that connects owners of accessible rental units with people with disabilities who would like to rent accessible units. Instead, standard practice is that an owner will rent accessible subsidized apartments to any applicant that meets its criteria for tenancy. Apartment listings on HousingConnections.org, a free regional web-based affordable housing locator, may indicate whether a unit is accessible, but may not provide sufficient detail for a person with disabilities to know whether the unit would as a first step towards "making the market," the Consortium has commissioned William Wilson Architects to compile an inventory of accessible subsidized units. The inventory will include detail about the types of accessibility features available (e.g. roll in showers, accessible patio) and will feature digital photographs, where possible. The Consortium will make this information available on HousingConnections.org. In the future, the Consortium would like to explore whether owners of accessible units would be willing to participate in a voluntary program that would notify people with disabilities of vacancies in accessible units.

### Units by Bedroom Size and Income Range FY 2009-2010

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	56	0	34	13	2	7	0
31-50	130	0	104	12	0	9	5
51-60	15	0	0	15	0	0	0
61-80	0	0	0	0	0	0	
<b>Total</b>	<b>201</b>	<b>0</b>	<b>138</b>	<b>40</b>	<b>2</b>	<b>16</b>	<b>5</b>

Source: Portland Development Commission \*Financed means, reserved, committed, closed

## **Housing Services**

Pursuant to Priority Two of the Consolidated Plan, PHB provided housing services focused on assisting low-income people in obtaining and retaining appropriate, affordable housing. Housing services supported with federal resources during FY 2009-2010 include:

### **Housing Connections**

Housing Connections is a web-based housing information system that assists renters and agency staff to find available, affordable housing and housing services. The Housing Locator, the system component that allows users to search for a variety of available, affordable, and accessible housing with user-friendly search tools, was implemented in May 2002. In FY 2009-2010 PHB continued to contract out the day-to-day operations of Housing Connections to 211*info*. This scope of work included outreach to renters and agencies, phone support to all users, and data quality review of listings. In FY 2009-2010 PHB continued to include City general fund in its contract with 211*info* to support the 211 information and referral service in Portland, because access to a wide array of social services supports housing stability. PHB also continued to contract out the outreach to landlords to the Fair Housing Council of Oregon with a continued focus on expanding the inventory of units listed in Housing Connections. See outcomes in the Fair Housing Outcome Table below. PHB continued work to improve how accessible housing features are listed in Housing Connections. This work will be completed in FY 2010-2011.

### **Fresh Start**

Some agencies use a Fresh Start approach in assisting individuals and households who have difficulty finding rental housing due to significant screening barriers. The Fresh Start approach is a formal partnership among housing providers and service providers that emphasizes rapid placement into housing and supporting persons in that housing. As part of this formal partnership the housing provider commits to inform the service provider when there is a situation that might jeopardize the participant's housing, and the service provider commits to act quickly to resolve the situation.

The Fresh Start Landlord Guarantee Fund (LGF) strengthens the Fresh Start approach by providing an incentive for landlords to relax traditional screening criteria for Fresh Start referrals who would not otherwise meet the screening criteria. Landlords and property managers may agree to rent to people who would not qualify under standard screening criteria in return for a commitment by the resident's case manager to provide supportive services and coverage by the LGF. The goals of the program are to protect owners and landlords interests, mitigate the traditional risks associated with less stringent screening criteria, and meet the needs of persons who otherwise could not access housing. Housing providers that relax screening criteria on a consistent basis such as for participants in the Fresh Start LGF program are in compliance with Fair Housing laws.

In FY 2009-2010 PHB continued to contract with the Housing Authority of Portland to administer the Fresh Start LGF. PHB also continued to allow certified agencies to access the Fresh Start Landlord Guarantee Fund through a Memorandum of Understanding. See outcomes in the Fair Housing Outcome Table below. *This program was not funded with federal funds in FY 2009-2010.*

### **Substandard Housing Relocation Program**

PHB contracted with the Impact Northwest to operate a relocation program for low-income residents displaced due to code enforcement, lead paint hazards, serious mold and significant fires. Code enforcement actions include building closure and vacancy orders issued by the City's Bureau of Development Services (BDS) and Fire Bureau because of unsafe housing conditions. This year, 48 households were relocated through the program.

### **Shared Housing Program**

Ecumenical Ministries of Oregon (EMO) operates the Shared Housing Program which helps elderly and other low- and moderate- income residents of Portland locate, evaluate, and select shared housing and living situations that meet their economic and social needs. Shared housing includes the option for the renter to perform household services in exchange for reduced or no rent. This service includes listing both home providers and people seeing rooms for rent, background screening for both parties, a matching service, and suggestions about rental contracts that protects both parties. In total 335 individuals were served, of which 86% were 0-30% MFI. One hundred and sixty-seven (167) homeshares were facilitated.

### **Rent Well Tenant Education Program**

The Rent Well Tenant Education Program (formally called the Ready to Rent Program) is a program that has increased access to housing for individuals and households who have had difficulty meeting the tenant screening criteria due to criminal history, and poor credit and rental histories. The program includes a tenant education training designed address screening barriers and help rent successfully in the future. Graduates of the training are eligible for coverage from a guarantee fund that provides some financial compensation to the landlord or property manager if the tenant damages the unit or vacates the unit without full payment. In FY 2009-2010 PHB continued to contract with the Housing Authority of Portland (HAP) to administer the Rent Well Tenant Education Program Landlord Guarantee Fund. PHB also worked with HAP and regional partners to implement the new Rent Well curriculum to better meet the needs of the target population. See outcomes in the Fair Housing Outcome Table.

### **Renter Stabilization and Education Project Information Hotline**

PHB contracted with the Community Alliance of Tenants (CAT) to operate a hotline and education program for low-income tenants in an effort to promote stable tenancies in the City of Portland. The hotline assisted renters in the City of Portland by informing them of their rights and responsibilities as renters. The hotline also provided referrals to appropriate social services agencies for assistance in maintaining their tenancy. See outcomes in the Fair Housing Outcome Table.

## CDBG/HOME Project Support Program

Formerly known as PNDSC, the CDBG/HOME Project Support Program of 2009-2010 provides funds to eligible non-profit community based corporations. The HOME CHDO operating support is used to provide financial support to CHDOs engaged in the development of HOME funded projects. The CDBG funding supports the staff work of nonprofits on CDBG eligible projects. In FY 09-10 a combined total of \$658,600 was allocated to 14 nonprofit organizations providing \$491,000 in CDBG funds and \$167,600 in HOME CHDO operating support.

<b>Organization</b>	<b>CDBG</b>	<b>HOME CHDO Operating Support</b>
Caritas Housing	0	19,000
Cascadia	15,000	0
Central City Concern	86,000	0
Community Partners for Affordable Housing	0	0
Hacienda CDC	50,000	25,000
Human Solutions	49,000	36,000
Innovative Housing, Inc	85,000	0
MacDonald Center	0	0
Native American Youth and Family Center	0	0
Northwest Housing Alternatives	52,000	35,000
PCRI	20,000	17,000
Proud Ground (a/k/a Portland Community Land Trust)	33,500	3,500
REACH CDC	72,000	10,000
Rose CDC	28,000	22,100
<b>Total</b>	<b>\$491,000</b>	<b>\$167,600</b>

PHB staff review funding proposals and make funding recommendations to the Bureau Director and City Council.

Individual projects supported by the CDBG funding are reported separately throughout the CAPER, many under the PDC Rental Housing Loan program. The CHDO operating support allowed CHDOs to focus on affordable housing development by providing valuable organizational support to eligible organizations.



## Activities to Address the Worst Case Need

HUD defines "worst case need" as any household which has an income less than 50 percent of the area media income, and pays over half its income for housing costs or is living in severely substandard housing.

In Multnomah County, there are over 26,000 households with incomes below 50% median family income who pay over 50% of their income for housing related expenses.

The Consortium continues to focus its housing development programs on housing production that serves these populations. In 2009-2010, PDC used locally controlled federal funds to develop 56 units for households with incomes up to 30% MFI, and 130 units for households with incomes between 31% and 50% MFI. 14 of these units have three or more bedrooms and could accommodate larger households.

### Rental Units Financed 2009-2010 (Households 30%-50% MFI)

MFI	Total Units	SRO	Studio	1 BR	2BR	3 BR	4 BR
0-30	56	0	34	13	2	7	0
31-50	130	0	104	12	0	9	5
<b>Total</b>	<b>186</b>	<b>0</b>	<b>138</b>	<b>25</b>	<b>2</b>	<b>16</b>	<b>5</b>

**Source:** Portland Development Commission \*Financed means, reserved, committed, closed

## Persons with Disabilities and Special Needs

The 2005-2011 Consolidated Plan set an overall six-year program goal of developing 400 units of 0-30% rental housing. The Plan did not set a minimum goal for special needs housing. However, the key objective for the housing is to meet the need for permanent supportive housing to support the Ten Year Plan to End Homelessness in the City of Portland and Multnomah County. The majority of homeless persons who will receive permanent supportive housing under the Ten-Year Plan have mental, physical, developmental, or addiction disabilities that qualify them as persons with special needs. This goal is within reach, in large part due to funding sources that target populations with special needs. Some of these resources include federal Section 202 (elderly) and 811 (disabled) programs, State of Oregon bonds for elderly and disabled housing, and the HOPWA program that provides housing for people living with HIV/AIDS. The City of Portland leverages dollars contributed by other community partners to meet the overall goal.

Housing services are provided for developmentally, mentally, and physically disabled individuals through a continuum of care, offering supervised housing, case management, and other services with varying degrees of structure. *Please see the following table:*

**Housing services are provided for developmentally, mentally, and physically disabled individuals.**

**Continuum of Care**

**Households/Clients Served: 7/1/09 - 6/30/10**

<b>Total Number of Service Providers</b>	255
<b>Total Clients</b>	18,250
<b>Total Households</b>	12,748

<b>Gender</b>	
Female	8,691
Male	9,432
Refused/Don't Know	5
Gender not reported	52
<b>Ethnicity</b>	
Hispanic/Latino	3,501
Not Hispanic/Latino	14,554
Refused/Don't Know	216
Ethnicity not reported	100
<b>Race</b>	
American Indian or Alaska Native	1,514
Asian	327
Black or African American	3,935
Native Hawaiian or Other Pacific Islander	204
White	10,035
Don't Know / Refused	226
Race not reported	82
Other/Other Multi-Racial (includes other Non "HUD" Responses)	2,311
<b>Age Groups</b>	
Under 5	1,615
5 to 17 years	3,732
18 to 24 years	2,138
25 to 54 years	8,074
55 to 61 years	1,803
62 to 84 years	767
85+ years	14
Age not reported	107
	<b>% Household Units</b>
<b>Median Family Income Breakout</b>	
0 - 30%	5340
30 - 50%	389
50% +	108
MFI not reported	7185

<b>Heads of Households</b>	
Female HOH	5,333
Senior HOH	2,425
<b>Other Information</b>	
Veteran	1,107
DV Victim/Survivor	3,032
Has a Disabling Condition	7,598
<b>Disabling Conditions</b>	
Physical	521
Developmental	311
Chronic Health Condition	186
HIV/AIDS	1,759
Mental Health problems	3,171
Alcohol Abuse	1,265
Drug Abuse	1,641
Both Alcohol and drug abuse	404

<b>At Entry Persons who were:</b>	
Homeless	3,007
Chronic Homeless	132
<b>Housing Status [5]</b>	
Literally Homeless	1,992
Imminently losing their housing	1,469
Unstably housed and at-risk of losing their housing	1,785
Stably housed	385
Unknown/Refused	
Housing Status not reported	4,728

## Continuum of Care

### Overview/History

Portland and Multnomah County are committed to developing and maintaining a continuum of housing and services for low-income individuals and families, including those with disabilities, those at-risk of homelessness, and those experiencing homelessness. Since the mid-1980s, the community has worked collaboratively on a number of initiatives to reduce homelessness. Portland has been able to strengthen and improve all components of its homeless system by building and maintaining cooperative relationships between service providers and governmental bodies. This has included the Cities of Portland and Gresham, Multnomah County and the Housing Authority of Portland (HAP), as well as fostering effective linkages between homeless facilities and services.

Since launching a 10-year plan to end homelessness in December 2004, the Coordinating Committee to End Homelessness (CCEH) has served as the lead entity for ongoing community planning. The committee provides broad-based feedback on implementation issues. It also is charged with updating the 10-Year Plan document over time so that it continues to be a viable tool in a changing environment. CCEH also develops strategies for ending homelessness that are incorporated into the annual competitive application for the Continuum of Care Homeless Assistance program.

Federal funds leverage significant other public and private funds to serve thousands of homeless and low income people each year. Below are results from four different areas within our Continuum.

### **Preventing & Ending Homelessness for Low-Income Individuals and Families**

Beginning in 2005, The Cities of Portland and Gresham, Multnomah County, and the Housing Authority of Portland (HAP) consolidated multiple federal, state, and local funding sources into a single Short Term Rent Assistance (STRA) program to both prevent homelessness and assist homeless households in moving to permanent housing. HAP administers STRA. In consultation with the jurisdiction partners in winter 2008, HAP issued a consolidated RFP for the STRA program. As of July 1, 2008 HAP has contracted with an array of local agencies to successfully operate the STRA program.

The cities of Portland and Gresham allocate HOME funds for the provision of tenant based rent assistance. In addition, the City of Portland, Multnomah County, and the Housing Authority of Portland contribute an array of other funding sources for STRA including:

- City of Portland- General Funds/Housing Investment Funds
- Multnomah County- General Funds, and pass through State Funds such as FEMA and Low-Income Rental Fund (LIRF)
- Housing Authority - Payment in Lieu of Taxes (PILOT)

In fiscal year 2009-10, the City allocated \$320,000 of HOME Tenant Based Rent Assistance (TBRA) to STRA. HOME TBRA is typically used for those households who require a deep rental subsidy over a longer time period, while the more flexible general funds are utilized for a variety of household situations and financial needs.

In 2009, HUD awarded more than \$4.1M in American Recovery and Reinvestment Act (ARRA) stimulus dollars from the Homelessness Prevention and Rapid Rehousing Program (HPRP) to the City of Portland. Through a substantial amendment to the Consolidated Plan, regional funding partners chose to use the existing infrastructure of the STRA program as the primary system to deliver HPRP services, allocating \$3,973,668 of the HPRP award to the STRA program for expenditure between 2009 and 2011. The addition of HPRP funding to the STRA program roughly doubled the yearly funding to STRA for fiscal years 2009-10 and 2010-11. By the close of 2009-10, the STRA program has assisted 668 households with homelessness prevention and 224 households with homelessness assistance, expending more than \$1.78M (42% of full allocation) in less than nine months.

All STRA sub recipients enter participant data in the City-led Homeless Management and Information System (HMIS) and provide regular shared outcomes reports that track unduplicated demographics for individuals/households served, eviction prevention and placement data, and long term retention in housing outcomes. Tables 1 and 2 summarize households served through STRA with non-HPRP resources, and Tables 3 and 4 summarize households served with HPRP funds.

**Table 1**

**Short-Term Rent Assistance (STRA) households prevented from becoming homeless (eviction prevention) with non-HPRP funds**

**Households/Clients Served: 7/1/09 - 6/30/10**

Total Number of Service Providers	19
Total Household Units *	759

<b>Gender</b>	
Female	488
Male	267
Refused/Don't Know	
Gender not reported	
<b>Ethnicity</b>	
Hispanic/Latino	141
Not Hispanic/Latino	614
Refused/Don't Know	1
Ethnicity not reported	
<b>Race</b>	
American Indian or Alaska Native	67
Asian	9
Black or African American	219
Native Hawaiian or Other Pacific Islander	4
White	383
Don't Know / Refused	2
Race not reported	
Other/Other Multi-Racial (includes other Non "HUD" Responses)	75
<b>Age Groups</b>	
Under 5	9
5 to 17 years	7
18 to 24 years	65
25 to 54 years	554
55 to 61 years	92
62 to 84 years	27
85+ years	1
Age not reported	1
	%
<b>Median Family Income Breakout</b>	<b>Household Units</b>
0 - 30%	20.95%
30 - 50%	6.98%
50% +	
MFIs not reported	72.07%

<b>Heads of Households</b>	
Female HOH	476
Senior HOH	120
<b>Other Information</b>	
Veteran	21
DV Victim/Survivor	117
Has a Disabling Condition	230
<b>Disabling Conditions</b>	
Physical	44
Developmental	10
Chronic Health Condition	9
HIV/AIDS	7
Mental Health problems	68
Alcohol Abuse	35
Drug Abuse	44
Both Alcohol and drug abuse	4

<b>At Entry Persons who were:</b>	
Homeless	4
Chronic Homeless	
<b>Housing Status [5]</b>	
Literally Homeless	2
Imminently losing their housing	23
Unstably housed and at-risk of losing their housing	36
Stably housed	7
Unknown/Refused	
Housing Status not reported	16

\* Housing Intervention is recorded on household, not individuals. The household may consist of families, couples, or single individuals.

**Table 2**

**Short-Term Rent Assistance (STRA): Homeless households (from street or shelter) placed in housing with non-HPRP funds**

**Households/Clients Served: 7/1/09 - 6/30/10**

Total Number of Service Providers	19
Total Household Units *	335

<b>Gender</b>	
Female	168
Male	165
Refused/Don't Know	
Gender not reported	
<b>Ethnicity</b>	
Hispanic/Latino	33
Not Hispanic/Latino	300
Refused/Don't Know	
Ethnicity not reported	
<b>Race</b>	
American Indian or Alaska Native	16
Asian	8
Black or African American	94
Native Hawaiian or Other Pacific Islander	2
White	189
Don't Know / Refused	
Race not reported	
Other/Other Multi-Racial (includes other Non "HUD" Responses)	24
<b>Age Groups</b>	
Under 5	
5 to 17 years	1
18 to 24 years	25
25 to 54 years	223
55 to 61 years	64
62 to 84 years	20
85+ years	
Age not reported	
	%
<b>Median Family Income Breakout</b>	<b>Household Units</b>
0 - 30%	55.52%
30 - 50%	4.18%
50% +	0.60%
MFI not reported	40.30%

<b>Heads of Households</b>	
Female HOH	161
Senior HOH	82
<b>Other Information</b>	
Veteran	23
DV Victim/Survivor	48
Has a Disabling Condition	206
<b>Disabling Conditions</b>	
Physical	17
Developmental	10
Chronic Health Condition	4
HIV/AIDS	15
Mental Health problems	90
Alcohol Abuse	38
Drug Abuse	50
Both Alcohol and drug abuse	9

<b>At Entry Persons who were:</b>	
Homeless	24
Chronic Homeless	
<b>Housing Status [5]</b>	
Literally Homeless	14
Imminently losing their housing	8
Unstably housed and at-risk of losing their housing	14
Stably housed	5
Unknown/Refused	
Housing Status not reported	5

\* Housing Intervention is recorded on household, not individuals. The household may consist of families, couples, or single individuals.

**Table 3**

**Short-Term Rent Assistance (STRA) households prevented from becoming homeless (eviction prevention) with HPRP funds**

**Households/Clients Served: 7/1/09 - 6/30/10**

Total Number of Service Providers	17
Total Household Units *	480

<b>Gender</b>	
Female	300
Male	187
Refused/Don't Know	
Gender not reported	
<b>Ethnicity</b>	
Hispanic/Latino	132
Not Hispanic/Latino	345
Refused/Don't Know	9
Ethnicity not reported	1
<b>Race</b>	
American Indian or Alaska Native	30
Asian	3
Black or African American	121
Native Hawaiian or Other Pacific Islander	5
White	262
Don't Know / Refused	2
Race not reported	1
Other/Other Multi-Racial (includes other Non "HUD" Responses)	64
<b>Age Groups</b>	
Under 5	2
5 to 17 years	6
18 to 24 years	54
25 to 54 years	319
55 to 61 years	84
62 to 84 years	21
85+ years	
Age not reported	1
	% Household Units
<b>Median Family Income Breakout</b>	
0 - 30%	33.33%
30 - 50%	3.75%
50% +	
MFI not reported	62.92%

<b>Heads of Households</b>	
Female HOH	293
Senior HOH	103
<b>Other Information</b>	
Veteran	26
DV Victim/Survivor	70
Has a Disabling Condition	174
<b>Disabling Conditions</b>	
Physical	22
Developmental	10
Chronic Health Condition	8
HIV/AIDS	5
Mental Health problems	54
Alcohol Abuse	19
Drug Abuse	21
Both Alcohol and drug abuse	5

<b>At Entry Persons who were:</b>	
Homeless	10
Chronic Homeless	3
<b>Housing Status [5]</b>	
Literally Homeless	8
Imminently losing their housing	15
Unstably housed and at-risk of losing their housing	34
Stably housed	
Unknown/Refused	
Housing Status not reported	1

\* Housing Intervention is recorded on household, not individuals. The household may consist of families, couples, or single individuals.



**Table 4**

**Short-Term Rent Assistance (STRA): Homeless households (from street or shelter) placed in housing with HPRP funds**

**Households/Clients Served: 7/1/09 - 6/30/10**

Total Number of Service Providers	16
Total Household Units *	313

<b>Gender</b>	
Female	178
Male	133
Refused/Don't Know	
Gender not reported	
<b>Ethnicity</b>	
Hispanic/Latino	26
Not Hispanic/Latino	285
Refused/Don't Know	
Ethnicity not reported	
<b>Race</b>	
American Indian or Alaska Native	18
Asian	3
Black or African American	91
Native Hawaiian or Other Pacific Islander	3
White	177
Don't Know / Refused	1
Race not reported	
Other/Other Multi-Racial (includes other Non "HUD" Responses)	18
<b>Age Groups</b>	
Under 5	
5 to 17 years	
18 to 24 years	24
25 to 54 years	213
55 to 61 years	61
62 to 84 years	13
85+ years	
Age not reported	
	%
<b>Median Family Income Breakout</b>	<b>Household Units</b>
0 - 30%	59.74%
30 - 50%	5.75%
50% +	0.96%
MFI not reported	33.87%

<b>Heads of Households</b>	
Female HOH	174
Senior HOH	72
<b>Other Information</b>	
Veteran	23
DV Victim/Survivor	48
Has a Disabling Condition	178
<b>Disabling Conditions</b>	
Physical	19
Developmental	13
Chronic Health Condition	6
HIV/AIDS	4
Mental Health problems	73
Alcohol Abuse	30
Drug Abuse	33
Both Alcohol and drug abuse	8

<b>At Entry Persons who were:</b>	
Homeless	23
Chronic Homeless	1
<b>Housing Status [5]</b>	
Literally Homeless	12
Imminently losing their housing	19
Unstably housed and at-risk of losing their housing	19
Stably housed	2
Unknown/Refused	
Housing Status not reported	1

\* Housing Intervention is recorded on household, not individuals. The household may consist of families, couples, or single individuals.

## **Addressing Emergency and Transitional Housing Needs of Homeless People**

### ***Adults***

In 2009-10 the City of Portland and Multnomah County funded three shelters for homeless men, a shelter for homeless women, a shelter/transitional facility for homeless women, and a seasonal warming center facility for men, women, and couples without children. Other privately funded providers offer shelter as well. Community wide, publicly- and privately-funded providers support year-round shelter capacity to serve 357 adults per night. Seasonal beds serve an additional 290.

The City of Portland and Multnomah County also continued to fund two collaborative programs offering a mix of immediate safety off the street and rapid placement into permanent housing with ongoing home-based retention support for female-headed households. The largest of these programs is a four agency partnership which forms the Women's Emergency Service Collaborative (WESC), which began operating in September 2005. [See Table 5]

In FY 2009-10, HUD Continuum of Care (CoC) grants continued to fund several transitional programs: transitional housing in scattered sites with homeless adults from Transition Projects and Northwest Pilot Project, the Royal Palm for individuals with severe and persistent mental illness, and domestic violence leasing sites. McKinney grants also support alcohol and drug free transitional housing for single adults, transitional housing for homeless women at Jean's Place, housing placement services for people with mental illness and/or developmental disabilities, ADFC transitional housing for homeless single adults who are entering the workforce, and permanent supportive housing projects. [See Table 6]

### ***Youth***

The Homeless Youth Service Continuum provides services and support to homeless youth ages 13-24 years. The City of Portland and Multnomah County-funded services for homeless youth include: day program services, emergency shelter, short-term shelter, transitional housing, independent housing, case management, employment and education services. Community wide, publicly- and privately-funded providers support year-round emergency shelter capacity to serve 55 youth per night.

The City of Portland provided General Funds to Multnomah County to operate the Janus Youth, Short Term Shelter as well as transitional housing facilities and scattered-site apartments operated by New Avenues for Youth and Outside In. HUD CoC program funds transitional housing mental health services, case management, and permanent supportive housing for homeless youth. [See Table 7]

**Table 5**

**Women’s Emergency Service Collaborative (WESC): Female-headed homeless households (from street or shelter) placed in housing**

**Households/Clients Served: 7/1/09 - 6/30/10**

Total Number of Service Providers	6
Total Unique (Unduplicated) Clients	328
Total Household Units	278

<b>Gender</b>	
Female	300
Male	26
Refused/Don't Know	
Gender not reported	
<b>Ethnicity</b>	
Hispanic/Latino	26
Not Hispanic/Latino	298
Refused/Don't Know	4
Ethnicity not reported	
<b>Race</b>	
American Indian or Alaska Native	9
Asian	4
Black or African American	73
Native Hawaiian or Other Pacific Islander	3
White	216
Don't Know / Refused	1
Race not reported	
Other/Other Multi-Racial (includes other Non "HUD" Responses)	22
<b>Age Groups</b>	
Under 5	9
5 to 17 years	31
18 to 24 years	17
25 to 54 years	123
55 to 61 years	108
62 to 84 years	38
85+ years	2
Age not reported	
	% Household Units
<b>Median Family Income Breakout</b>	
0 - 30%	83.81%
30 - 50%	1.80%
50% +	
MFI not reported	18.71%

<b>Heads of Households</b>	
Female HOH	263
Senior HOH	142
<b>Other Information</b>	
Veteran	9
DV Victim/Survivor	49
Has a Disabling Condition	220
<b>Disabling Conditions</b>	
Physical	27
Developmental	6
Chronic Health Condition	2
HIV/AIDS	10
Mental Health problems	122
Alcohol Abuse	16
Drug Abuse	34
Both Alcohol and drug abuse	4

<b>At Entry Persons who were:</b>	
Homeless	62
Chronic Homeless	7
<b>Housing Status [5]</b>	
Literally Homeless	32
Imminently losing their housing	3
Unstably housed and at-risk of losing their housing	20
Stably housed	
Unknown/Refused	
Housing Status not reported	37

**Table 6**

**Transitional Housing for Single Adult Clients Served**

**Households/Clients Served: 7/1/09 - 6/30/10**

Total Number of Service Providers	15
Total Clients	913
Total Households	928

<b>Gender</b>	
Female	529
Male	380
Refused/Don't Know	
Gender not reported	
<b>Ethnicity</b>	
Hispanic/Latino	52
Not Hispanic/Latino	859
Refused/Don't Know	3
Ethnicity not reported	
<b>Race</b>	
American Indian or Alaska Native	37
Asian	21
Black or African American	190
Native Hawaiian or Other Pacific Islander	4
White	631
Don't Know / Refused	3
Race not reported	
Other/Other Multi-Racial (includes other Non "HUD" Responses)	27
<b>Age Groups</b>	
Under 5	2
5 to 17 years	3
18 to 24 years	79
25 to 54 years	645
55 to 61 years	155
62 to 84 years	26
85+ years	1
Age not reported	2
	% Household Units
<b>Median Family Income Breakout</b>	
0 - 30%	48.17%
30 - 50%	
50% +	
MFI not reported	51.94%

<b>Heads of Households</b>	
Female HOH	518
Senior HOH	179
<b>Other Information</b>	
Veteran	64
DV Victim/Survivor	264
Has a Disabling Condition	793
<b>Disabling Conditions</b>	
Physical	32
Developmental	16
Chronic Health Condition	38
HIV/AIDS	3
Mental Health problems	510
Alcohol Abuse	235
Drug Abuse	289
Both Alcohol and drug abuse	119

<b>At Entry Persons who were:</b>	
Homeless	5
Chronic Homeless	
<b>Housing Status [5]</b>	
Literally Homeless	2
Imminently losing their housing	
Unstably housed and at-risk of losing their housing	
Stably housed	
Unknown/Refused	
Housing Status not reported	8

**Table 7**

**Homeless Youth Clients Served**

**Households/Clients Served: 7/1/09 - 6/30/10**

<b>Total Number of Service Providers</b>	3
<b>Total Household Clients</b>	995

<b>Gender</b>	
Female	417
Male	563
Refused/Don't Know	3
Gender not reported	3
<b>Ethnicity</b>	
Hispanic/Latino	140
Not Hispanic/Latino	838
Refused/Don't Know	7
Ethnicity not reported	10
<b>Race</b>	
American Indian or Alaska Native	73
Asian	2
Black or African American	174
Native Hawaiian or Other Pacific Islander	14
White	607
Don't Know / Refused	
Race not reported	8
Other/Other Multi-Racial (includes other Non "HUD" Responses)	126
<b>Age Groups</b>	
Under 5	3
5 to 17 years	25
18 to 24 years	946
25 to 54 years	18
55 to 61 years	
62 to 84 years	
85+ years	
Age not reported	3
<b>Median Family Income Breakout</b>	
	% Household Units
0 - 30%	0.19%
30 - 50%	
50% +	
MFI not reported	99.81%

<b>Heads of Households</b>	
Female HOH	356
Senior HOH	
<b>Other Information</b>	
Veteran	18
DV Victim/Survivor	67
Has a Disabling Condition	65
<b>Disabling Conditions</b>	
Physical	3
Developmental	25
Chronic Health Condition	3
HIV/AIDS	1
Mental Health problems	54
Alcohol Abuse	19
Drug Abuse	22
Both Alcohol and drug abuse	3

<b>At Entry Persons who were:</b>	
Homeless	
Chronic Homeless	5
<b>Housing Status [5]</b>	
Literally Homeless	
Imminently losing their housing	
Unstably housed and at-risk of losing their housing	
Stably housed	
Unknown/Refused	
Housing Status not reported	18

## ***Families***

The Multnomah County Department of School and Community Partnerships continue to coordinate the School-Aged Policy Framework, now known as the SUN Service System, and provide anti-poverty services and emergency services throughout Multnomah County. The City of Gresham contributes funds to support transitional housing programs in East County.

Multnomah County and the City of Portland fund winter shelter services from November through March. This includes emergency shelter beds, case management, day shelter services and a phone-based shelter access line. Families placed in permanent housing through the winter shelter program receive on-going case management and follow-up services for a 12-month period. There are two year-round family shelters and multiple emergency motel voucher providers that provide 147 shelter beds for families per night.

The City of Portland provides a small General Fund Grant to Multnomah County for their Winter Shelter program for Families. [See Table 8]

Homeless families with children are also served via several grants from the City of Portland, including grants specifically focused on moving chronically homeless families directly from the street and into permanent housing, as well as a street outreach/engagement agency who serves the diverse population who are sleeping outside, including families with children. [See Table 9]

## ***Permanent Supportive Housing for adults and families***

HUD McKinney grants support several permanent supportive housing projects, some for chronically homeless individuals. In addition, HUD CoC also funds seven Shelter Plus Care grants providing nearly 500 vouchers that are administered by the Housing Authority of Portland. [See Table 10]

**Table 8**

**Homeless Families Served in Winter Shelter**

**Households/Clients Served: 7/1/09 - 6/30/10**

Total Number of Service Providers	3
Total Unique (Unduplicated) Clients	348
Total Household Units	122

<b>Gender</b>	
Female	201
Male	145
Refused/Don't Know	
Gender not reported	2
<b>Ethnicity</b>	
Hispanic/Latino	63
Not Hispanic/Latino	278
Refused/Don't Know	1
Ethnicity not reported	6
<b>Race</b>	
American Indian or Alaska Native	15
Asian	5
Black or African American	60
Native Hawaiian or Other Pacific Islander	3
White	179
Don't Know / Refused	
Race not reported	2
Other/Other Multi-Racial (includes other Non "HUD" Responses)	88
<b>Age Groups</b>	
Under 5	87
5 to 17 years	91
18 to 24 years	46
25 to 54 years	118
55 to 61 years	5
62 to 84 years	
85+ years	
Age not reported	1
	% Household Units
<b>Median Family Income Breakout</b>	
0 - 30%	3.28%
30 - 50%	
50% +	1.64%
MFI not reported	99.18%

<b>Heads of Households</b>	
Female HOH	94
Senior HOH	2
<b>Other Information</b>	
Veteran	5
DV Victim/Survivor	56
Has a Disabling Condition	48
<b>Disabling Conditions</b>	
Physical	8
Developmental	6
Chronic Health Condition	3
HIV/AIDS	
Mental Health problems	21
Alcohol Abuse	2
Drug Abuse	8
Both Alcohol and drug abuse	

<b>At Entry Persons who were:</b>	
Homeless	21
Chronic Homeless	4
<b>Housing Status [5]</b>	
Literally Homeless	29
Imminently losing their housing	5
Unstably housed and at-risk of losing their housing	
Stably housed	
Unknown/Refused	
Housing Status not reported	299

**Table 9**

**Transitional Housing for Families Clients Served**

**Households/Clients Served: 7/1/09 - 6/30/10**

<b>Total Number of Service Providers</b>	16
<b>Total Clients</b>	963
<b>Total Households</b>	325

<b>Gender</b>	
Female	584
Male	372
Refused/Don't Know	
Gender not reported	7
<b>Ethnicity</b>	
Hispanic/Latino	199
Not Hispanic/Latino	757
Refused/Don't Know	
Ethnicity not reported	7
<b>Race</b>	
American Indian or Alaska Native	60
Asian	7
Black or African American	250
Native Hawaiian or Other Pacific Islander	26
White	494
Don't Know / Refused	
Race not reported	8
Other/Other Multi-Racial (includes other Non "HUD" Responses)	126
<b>Age Groups</b>	
Under 5	225
5 to 17 years	317
18 to 24 years	98
25 to 54 years	308
55 to 61 years	6
62 to 84 years	2
85+ years	
Age not reported	7
	% Household Units
<b>Median Family Income Breakout</b>	
0 - 30%	16.92%
30 - 50%	
50% +	
MFI not reported	87.38%

<b>Heads of Households</b>	
Female HOH	275
Senior HOH	4
<b>Other Information</b>	
Veteran	13
DV Victim/Survivor	290
Has a Disabling Condition	154
<b>Disabling Conditions</b>	
Physical	15
Developmental	11
Chronic Health Condition	2
HIV/AIDS	
Mental Health problems	65
Alcohol Abuse	16
Drug Abuse	44
Both Alcohol and drug abuse	9

<b>At Entry Persons who were:</b>	
Homeless	618
Chronic Homeless	10
<b>Housing Status [5]</b>	
Literally Homeless	495
Imminently losing their housing	9
Unstably housed and at-risk of losing their housing	33
Stably housed	12
Unknown/Refused	
Housing Status not reported	371



**Table 10**

**Permanent Supportive Housing, including Shelter + Care Clients Served**

**Households/Clients Served: 7/1/09 - 6/30/10**

<b>Total Number of Service Providers</b>	30
<b>Total Unique (Unduplicated) Clients</b>	1,086
<b>Total Household Units</b>	969

<b>Gender</b>		<b>Heads of Households</b>	
Female	408	Female HOH	338
Male	671	Senior HOH	239
Refused/Don't Know		<b>Other Information</b>	
Gender not reported	3	Veteran	81
<b>Ethnicity</b>		DV Victim/Survivor	132
Hispanic/Latino	89	Has a Disabling Condition	952
Not Hispanic/Latino	992	<b>Disabling Conditions</b>	
Refused/Don't Know	2	Physical	33
Ethnicity not reported	3	Developmental	33
<b>Race</b>		Chronic Health Condition	16
American Indian or Alaska Native	52	HIV/AIDS	93
Asian	14	Mental Health problems	587
Black or African American	246	Alcohol Abuse	370
Native Hawaiian or Other Pacific Islander	5	Drug Abuse	453
White	715	Both Alcohol and drug abuse	29
Don't Know / Refused			
Race not reported	4	<b>At Entry Persons who were:</b>	
Other/Other Multi-Racial (includes other Non "HUD" Responses)	54	Homeless	72
<b>Age Groups</b>		Chronic Homeless	6
Under 5	26	<b>Housing Status [5]</b>	
5 to 17 years	53	Literally Homeless	52
18 to 24 years	60	Imminently losing their housing	1
25 to 54 years	686	Unstably housed and at-risk of losing their housing	3
55 to 61 years	203	Stably housed	14
62 to 84 years	53	Unknown/Refused	
85+ years		Housing Status not reported	135
Age not reported	5		
<b>Median Family Income Breakout</b>	<b>% Household Units</b>		
0 - 30%	32.82%		
30 - 50%	1.65%		
50% +			
MFI not reported	66.87%		

## **Households Impacted by Domestic Violence**

Funds from the State of Oregon (SHAP and resources designated specifically for services for survivors of domestic violence funded through Department of Human Services and the Department of Justice), US Department of Justice (Office of Violence Against Women Transitional Housing and other grants designated for Domestic Violence victim services) , and Multnomah County were used for programs that provide domestic violence victim services, including shelter, transitional housing, culturally specific services, crisis lines, advocacy, safety planning, and access to services through co-located advocates at the Courthouse, Child Welfare office and other sites. These activities were coordinated with other resources and programs dedicated to the reduction of domestic violence, including a significant amount of private funding/donations.

The current HUD Horizon award to Multnomah County and Bradley Angle supported rent assistance and supportive services to victims of domestic violence with a focus on survivors with the greatest barriers to success in housing including language/culture/immigration status, lack of education, lack of or poor work history, criminal histories, health/mental health issues, and other significant barriers to successful placement in permanent housing. HUD McKinney funds also support transitional housing for women and children at the West Women's facility. [See Table 11]

**Table 11**

**Continuum-wide Survivors of Domestic Violence Served**

Note that the Violence Against Women Act prohibits victim service providers to use HMIS. As such, this table reflects very limited information regarding DV victims/survivors served.

**Households/Clients Served: 7/1/09 - 6/30/10**

Total Number of Service Providers	215
Total Clients	3,040
Total Households	2,664

<b>Gender</b>	
Female	2,368
Male	656
Refused/Don't Know	
Gender not reported	3
<b>Ethnicity</b>	
Hispanic/Latino	540
Not Hispanic/Latino	2,494
Refused/Don't Know	26
Ethnicity not reported	10
<b>Race</b>	
American Indian or Alaska Native	357
Asian	51
Black or African American	731
Native Hawaiian or Other Pacific Islander	22
White	1,587
Don't Know / Refused	39
Race not reported	6
Other/Other Multi-Racial (includes other Non "HUD" Responses)	315
<b>Age Groups</b>	
Under 5	167
5 to 17 years	499
18 to 24 years	334
25 to 54 years	1,876
55 to 61 years	137
62 to 84 years	23
85+ years	
Age not reported	4
	%
<b>Median Family Income Breakout</b>	<b>Household Units</b>
0 - 30%	28.87%
30 - 50%	1.20%
50% +	0.19%
MFI not reported	71.66%

<b>Heads of Households</b>	
Female HOH	2,017
Senior HOH	155
<b>Other Information</b>	
Veteran	111
DV Victim/Survivor	3,040
Has a Disabling Condition	1,363
<b>Disabling Conditions</b>	
Physical	107
Developmental	103
Chronic Health Condition	43
HIV/AIDS	121
Mental Health problems	698
Alcohol Abuse	243
Drug Abuse	414
Both Alcohol and drug abuse	105

<b>At Entry Persons who were:</b>	
Homeless	1,047
Chronic Homeless	43
<b>Housing Status [5]</b>	
Literally Homeless	663
Imminently losing their housing	128
Unstably housed and at-risk of losing their housing	162
Stably housed	81
Unknown/Refused	
Housing Status not reported	800

## **Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living**

### ***Housing First***

One of the core principles of the Portland & Multnomah County Ten-Year Plan to End Homelessness is that in order for individuals to successfully transition from homelessness to permanent housing and independent living, they must be able to access housing first.

Many of the rent assistance programs described above have assisted homeless people to access housing, including the multi-jurisdictional STRA program. Several other locally- and federally-funded rent assistance programs, including the City funded Key-Not-a-Card program, helped to place homeless individuals directly from the street into permanent housing using housing-first program models. In calendar year 2009, these programs achieved significant successes in housing placement and retention through flexible client-centered assistance. [See Table 12]

Additionally, the McKinney SRO Section 8 Mod Rehab Program provided ongoing rent assistance for formerly homeless individuals in these buildings: the Rose (for women), the Sally McCracken, the Barbara Maher (for women), and the Mark O. Hatfield.

**Table 12  
Permanent Housing Placement and Retention Outcomes (CY 2009)**

Permanent Housing Placements <sup>1</sup>		Of Contacted Households		Of Total Households	
Population	Number of permanent housing placements	6- month housing retention	12- month housing retention	6- month housing retention	12- month housing retention
Chronically homeless individuals <sup>2</sup>	576 individuals	86%	80%	83%	74%
Homeless families <sup>3</sup>	361 households (representing 1,087 <sup>4</sup> individuals in families)	94%	94%	79%	75%
Other homeless households <sup>5</sup>	995 households	90%	83%	84%	74%

<sup>1</sup> Despite providers' best efforts to contact households for follow-up, they occasionally are unable to do so. Therefore, providers offer two sets of housing retention figures to measure successful housing retention ("Of Contacted Households" and "Of Total Households")

<sup>2</sup> Based on the federal definition, chronically homeless individuals are "unaccompanied homeless individual(s) with a disabling condition who have either been continuously homeless for a year or more, or have had at least four episodes of homelessness in the past three years."

<sup>3</sup> Households that contain any children younger than age 18, including: female or male single parents, two parent families, foster parents, and grandparents.

<sup>4</sup> This number is derived from the average household size of 3.01 children per household. ServicePoint housing data only collects placement information on 1 household member, the Head of Household, to reduce the data entry burden on users. 361 HH with children x 3.01 = 1,087 individuals in families.

<sup>5</sup> Includes all other households that were neither chronically homeless nor families. This group includes unaccompanied adults, couples without children, and parents with adult children.

### ***Increasing economic opportunity for homeless people***

For thousands of Portland's homeless residents, access to employment and economic opportunity is the solution to ending homelessness in their lives. In calendar year 2009, community providers achieved the following successes:

- In FY 2009-10, the City of Portland's Economic Opportunity Initiative programs provided employment assistance and training to 561 homeless individuals. Of these, 100 were placed in employment and several hundred received ongoing support to maintain and advance in their employment.
- BEST (Benefits & Entitlement Specialist Team) filed 126 new claims for long-term disability benefits and oversaw 30 additional claims that had been previously filed by clients. In 2009, a total of 135 individuals received benefits with assistance from this program.
- The Employment Access Center (EAC) provided more than 7,000 unduplicated individuals with employment assistance services. Of these, 2,141 were able to access EAC staff support and of these, 490 secured employment. Through the Supported Employment program, 349 individuals were enrolled and 216 (62%) secured employment.

In addition, Multnomah County received \$1.3 million in federal stimulus funds to support the Action for Prosperity Project (AFP), which stabilizes homeless families by resolving their immediate basic needs and preparing them for higher-level employment training and employment. In close partnership with WorkSystems Inc., the program offers eligible households access to literacy and job skills development, occupational training and job placements. In 2009, 320 families were served through the program, receiving housing and increased income through benefits acquisition and employment.

**CoC/New CoC Resources:**

Identify new federal resources obtained from the Homeless SuperNOFA.

Two new grants were awarded to the Portland/Gresham/Multnomah Continuum of Care (OR-501) through the 2009 Continuum of Care NOFA. Note that due to delays in HUD issuance of award announcements and performance grant agreements, grant agreements and activities associated with these grants will not begin until after June 2010. The grants are as follows:

<b>Project Name</b>	<b>Grantee</b>	<b>Total Award</b>	<b>Grant Source</b>	<b>Length of Award</b>	<b>Activities</b>
Rose Quarter Housing	Central City Concern	\$400,167	SHP – permanent housing bonus	2 years	Operations for 42 units of permanent supportive housing for chronically homeless and disabled homeless adults
Roads to Housing	New Avenues for Youth Inc.	\$142,380	SHP – permanent housing bonus	2 years	Scattered-site leasing to house 15 transition-aged homeless youth who are disabled or chronically homeless.

In addition to these two new projects, the Continuum of Care received an additional \$9,230,755 in SHP and Shelter Plus Care one-year renewals for 2009-2010.

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## **Addressing the Special Needs of Persons Who Are Homeless and who are not Homeless and/or who need Accessible Units:**

In addition to developing new supportive housing for people with special needs, PHB provided funding to programs in order to preserve the existing supply of supportive housing through rehab and maintenance. The City of Portland provided assistance in obtaining/maintaining housing through its Continuum of Care partners. PHB funded rent assistance, and supportive services. See the Fair Housing section for more information.

### **Other Non-Homeless People With Special Needs**

The myriad housing and service needs of most categories of non-homeless people with special needs were the focus of a multi-jurisdictional planning effort under the auspices of the HCDC Special Needs Committee. Housing programs serving people with disabilities and other people with special needs are described on the previous section. *See the Fair Housing section for more information.*

- City of Portland- General Funds/Housing Investment Funds
- Multnomah County- General Funds, and pass through State Funds such as FEMA and Low-Income Rental Fund (LIRF)
- Housing Authority - Payment in Lieu of Taxes (PILOT)

In Fiscal Year 2009-2010, the City allocated \$320,000 of HOME Tenant Based Rent Assistance (TBRA), \$3,973,688 in ARRA Homelessness Prevention and Rapid Rehousing and in General Funds to the short term rent assistance program (STRA) administered by the Housing Authority of Portland. HOME TBRA is typically used for those households who require a deep rental subsidy over a longer time period, including special needs households, while the more flexible general funds are utilized for a variety of household situations and financial needs. These differing uses are reflected in the number of households served by funding type.

All STRA sub recipients enter participant data in the City led Housing Management and Information System (HMIS) and provide regular shared outcomes reports which track unduplicated demographics for individuals/households served, prevention and placement data, and long term retention in housing outcomes.

<b>Special Needs Population Listed in the Consolidated Plan 2005-2010</b>	<b>Progress</b>
Low-income Elderly	No preference was given in City NOFA to projects serving this population. The continuing State budget cuts threaten services and housing for this population.
Adults with Physical Disabilities	The City's NOFA included a preference for permanent supportive housing. Adults with physical disabilities may qualify for permanent supportive housing. Both the Ten-Year Plan to End Homelessness and the recommendations issued by the HCDC Special Needs Committee address the needs of this group. The continuing State budget woes threaten income programs, services and housing for this population.
Adults with Severe and Persistent Mental Illness	The City's NOFA included a preference for permanent supportive housing. Adults with severe and persistent mental illness may qualify for permanent supportive housing. Both the HCDC SNC and the Ten-Year Plan to End Homelessness address the needs of this group. The continuing State budget woes threaten income programs, services and housing for this population.
Adults with Developmental Disabilities	The City's NOFA included a preference for permanent supportive housing. Adults with developmental disabilities may qualify for permanent supportive housing. Both the Ten-Year Plan to End Homelessness and the recommendations issued by the HCDC Special Needs Committee address the needs of this group. The continuing State budget woes threaten income programs, services and housing for this population.
Adults with Addiction Disorders	The City's NOFA included a preference for permanent supportive housing. Adults with addiction disorders may qualify for permanent supportive housing. Both the Ten-Year Plan to End Homelessness and the recommendations issued by the HCDC Special Needs Committee address the needs of this group. The continuing State budget woes threaten income programs, services and housing for this population.
At-Risk Youth	The Ten-Year Plan to End Homelessness addresses some of the needs of this group.
Offenders	The City's NOFA included a preference for permanent supportive housing. Members of this population who have physical disabilities, development disabilities, SPMI, or addiction disorders may qualify for permanent supportive housing. Both the Ten-Year Plan to End Homelessness and the recommendations issued by the HCDC Special Needs Committee address the needs of this group. The continuing State budget woes threaten income, programs, services and housing for this population.



## **Other Actions**

### **Addressing Obstacles to Meeting Under-served Needs**

#### **Urban Renewal Districts**

Decreasing federal and local subsidies for housing development and assistance continued to be the primary obstacles to meeting under-served needs in the community. For this reason, beginning in FY 2006-07, Portland City Council has required that a portion of all tax increment funds in the following urban renewal districts be set aside for affordable housing: the River District, the Lloyd District, the Lents Neighborhood, Interstate, Inner Northeast (Convention Center/MLK), the South Park Blocks, Downtown Waterfront, Central Eastside, Gateway, and the South Waterfront. Future districts will also be subject to the set aside requirement. The average set-aside is close to 30% of the increment generated. During FY 2009-10, these funds were administered jointly by the Portland Housing Bureau and the Portland Development Commission, and invested within the urban renewal districts for the development of affordable rental and owner-occupied housing and public facilities serving people experiencing homelessness.

#### **Fostering and Maintaining Affordable Housing**

##### **Preservation**

The City of Portland's Preservation Ordinance passed in 1998 requires owners of buildings subject to expiring Section 8 contracts to notify the City if they do not intend to renew the contract, and gives the City an opportunity to purchase the properties. During the 2008 program year, the city applied for and was granted a CDBG Section 108 loan pool with the intent to focus the resources on Expiring section 8 properties.

The City financed the preservation of the following expiring use properties in 2009-10:

Please see page 93 for complete information on preservation.

The city has participated in elevating the preservation issue at both the state and national level. Portland continued to play a role in implementing the MacArthur Foundation Preservation grant to Oregon. Portland Housing Bureau staff participated in state-wide preservation working and policy groups. Additionally, Portland hosted a regional conference on preservation sponsored by the National Housing Conference and the MacArthur Foundation, featuring Carol Galante, the HUD Deputy Assistant Secretary for Multi-Family Housing, as well as other national and regional leaders in preservation.

##### **System Development Charge Exemptions (SDCs), Tax Abatement and Limited Tax Exemption (LTE) Programs**

The City of Portland waives the system development charges (SDCs) for rental housing affordable to households earning 100% percent or less of median income for a family of four. This exemption is available to both for-profit and non-profit developers. During FY 2009-10, the City granted SDC waivers to 4 rental properties. SDCs were also waived for the development of single family housing affordable to households earning 100% percent or less of median income for a family of 4. During FY 2009-10, the City granted SDC waivers to 238 qualified single family properties.

The City also provides a number of Limited Tax Exemptions (LTE). Authority to provide these exemptions is granted by state law.

The Single Family New Construction (SFNC) LTE is a 10-year exemption for newly constructed single family homes and condominiums that are priced to be affordable to households at or below 100% of median income for a family of four. The maximum price for FY 2009-2010 continued to be \$275,000. The homes must be located within a "home buyer opportunity area" designated by the City. To qualify, the owner must occupy the home, and the owner's income may not exceed 100% of median income. During FY 2009-10, the City granted 109 SFNC exemptions. During the same period, the City terminated 53 SFNC exemptions after finding that the program criteria had not been met.

There are two exemptions available for multi-family rental housing: the Transit Oriented Development (TOD) exemption, and the New Multiple Unit Housing (NMUH) exemption. The TOD exemption is limited to 10 years and is available to both for-profit and non-profit developers; to be eligible; the developer must demonstrate that the exemption is necessary to make the project financially feasible. In addition, as a condition of receiving the TOD exemption, the developers is required to either make 20% of the units affordable to households with incomes at 60% MFI or less, or 10% of the units affordable to households with incomes at 30% MFI or less. The developer is also required to show that the project provides "additional public benefit," and may choose to provide a deeper level of affordability in order to satisfy the criteria. During FY 2009-10, the City granted one TOD exemption to a for-profit developer. TOD exemptions are also available for owner-occupied condominium projects.

The NMUH exemption may be extended for the length of the affordability agreement. During FY 2009-10, the NMUH exemption was only available to projects that were 100% affordable to households with incomes up to 60% MFI.

In 2009-10, one NMUH exemption was granted to Pearl Family Housing (134 units).

Non-profit owned rental housing is also exempt from taxation, provided that the units are occupied by households with incomes below 80% MFI. No data is available at this time for the number of properties or the number of units that received the abatement in FY 2009-10.

During FY 2009-10, the City continued discussions with the other taxing jurisdictions regarding the Limited Tax Exemption programs. These discussions will continue in FY 2010-11.

## **Anti-displacement and Relocation**

The Portland Housing Bureau took the following steps to minimize the amount of displacement resulting from federal funds to assist the projects.

### **Mark O Hatfield Building**

This project was awarded CDBG, however, has not yet gone to loan closing. The scope of work involves the exterior of the building and no permanent or temporary relocation is anticipated. Should unforeseen circumstances arise which necessitate the need for short term relocation or leaving a unit for any given time during the day, a reasonable, approved budget is in place. General Information Notices have been given to and acknowledged by all residents and a relocation plan was submitted at the time the application in an effort to minimize any inconvenience and displacement of tenants. Central City is prepared to provide Notices of Non-Displacement upon the legal commitment of funding, which in this case will be at loan closing.

### **Briarwood East**

This project was awarded CDBG funds in the 2010 NOFA, however, has not yet gone to loan closing. This project includes acquisition and temporary relocation. A Voluntary Arms Length Agreement is in place along with required documentation of the market value of the property. General Information Notices have been given to and acknowledged by all residents and a relocation plan was submitted at the time of application to minimize the impact the federally funded activity will have on tenants and takes into consideration a worst case scenario with regard to temporary relocation as work will be performed on the interior. Due to rent restrictions on the property which will come with the approved funding, three (3) tenants may be permanently displaced. The non-profit developer (Human Solutions Inc.) is informed and aware of their obligations under the Uniform Relocation Act and will, at the time of legal commitment of funding (ION), be prepared with the appropriate Notice of Eligibility for those who need to be permanently relocated along with Notices of Non-Displacement for those who remain unaffected.

### **Los Jardines**

This project was awarded Section 108 Funds, however, has not yet gone to loan closing. The non-profit developer is the owner of this project; therefore, there will be no funding of acquisition. Permanent displacement is not anticipated, however, temporary relocation of several tenants will be necessary as the scope of work will include rehabilitation to the interior. An approved budget is in place and General Information Notices have been given to and acknowledged by all residents. Central City is prepared to provide Notices of Non-Displacement upon the legal commitment of funding, which in this case will be at loan closing.

### **Otesha Place**

Sabin CDC, the non-profit developer for this project was awarded CDBG funds in the 2010 NOFA, however, has not yet gone to loan closing. As Sabin CDC is the owner of this project there will be no funding of acquisition. No permanent displacement or temporary relocation is anticipated as the scope of work will be limited to minor siding repairs to the exterior. Should unforeseen circumstances arise which necessitate the need for short term relocation or vacating a unit for the day, an approved budget is in place. General Information Notices have been given to and acknowledged by all residents. Sabin CDC is prepared to provide Notices of Non-Displacement upon the legal commitment of funding, which in this case will be at loan closing.

### **Kehillah House**

This project does not involve either acquisition or relocation. This project is new construction and a long term lease is in place with the non-profit developer and property owner, Cedar Sinai.

### **The Rockwood Building**

Human Solutions Inc. is acquiring and developing this vacant property with HOME funds which were awarded in 2007. A Voluntary Arms Length Agreement has been executed by all required parties with required documentation of the market value of the property.

### **Walnut Park**

This project received Section 108 funds for acquisition and rehabilitation. REACH CDC obtained A Voluntary Arms Length Agreement which was executed by required parties with required documentation of the market value of the property. General Information Notices were given to and acknowledged by all residents and a relocation plan was submitted at the time of application to minimize the impact the federally funded activity will have on tenants. Due to new rent restrictions on the property which came with the approved funding, one tenant was permanently displaced. REACH was informed and aware of their obligations under the Uniform Relocation Act and provided notices of Non-Displacement and one Notice of Eligibility at the time of funding (ION). The rehabilitation of this project is complete and all tenants, with the exception of the permanent relocatee have returned to their pervious units.

### **Upshur**

Northwest Housing Alternatives received Section 108 funds for rehabilitation of an existing Section 8 Project. General Information Notices were given at the time of application and relocation plan submitted which took into consideration the need to minimize the impact the project will have on current tenants. One tenant was required to permanently relocate and was provided with General Information Notices and informed of their rights under the URA. The tenant was given Notices of Eligibility along with comparable housing offers, HUD relocation brochures as well as the offer of assistance services in acquiring new housing. This project is currently on-going, however, no additional permanent displacement is anticipated, although there will be temporary relocation. These tenants have already been given Notices of Non-Displacement with information that they may be required to relocate temporarily to another on-site unit. Northwest Housing Alternatives is working with a relocation consultant who is interviewing tenants, providing notices and keeping individual files.

### **Arbor Glen**

Human Solutions was awarded CDBG-R funds for landscaping and fencing. No temporary or permanent displacement was required. General Information Notices and Notices of Non-Displacement were given to inform tenants of the federally funded project as required by the URA.

### **Eastgate Station**

Specialized Housing, Inc. received HOME funds for acquisition and development of a 60 unit affordable housing complex. Five parcels of land, which included houses, were acquired and Voluntary Arms Length Agreements were obtained for all properties. All structures located on the acquired property were demolished. One of the properties, however, was occupied and rented by a family whose income was at or below 50% MFI, requiring a One for One Housing Replacement Plan to be submitted to HUD and published in the local newspaper. Occupants of the house were provided with General Information Notices and informed of their rights

under the URA and Section 104(d) of the Housing and Community Development Act. The families were given Notices of Eligibility along with comparable housing offers, HUD relocation brochures and were given assistance services in acquiring new housing. Interpreters were provided for family members who did not speak English and all documents were translated.

### **Rosewood**

This project was a rehabilitation project only with funding for interior and exterior work. All but two tenants remained in place for the duration of the project. Due to the repair of the adjacent retaining wall, two units had to be temporarily relocated for three weeks. All tenants were given General Information Notices as required by the URA.

### **Hewitt Place**

Thirty-Eight units were temporarily relocated for periods not exceeding seven days. All tenants were given 30 day notices and were provided updated information throughout the process. Temporary placements were done on a rolling basis as needed and temporary housing was acquired in nearby, hotel lodging as to ensure the ease of getting children to and from school within their regular schedules. Tenants were given meal vouchers as compensation for not having full kitchens.

Six tenants were permanently relocated as their income exceeded Low Income Housing Tax Credit requirements. These tenants all received timely URA required notices, relocation consultation services, moving assistance and were relocated to comparable units in the nearby area.

### **Sacred Heart Villa**

Acquisition only. Acquisition only. A Voluntary Arms Length Agreement is in place along with required documentation of the market value of the property.

### **CSI-Facility**

A single family home was acquired from a sole owner and rehabbed. A Voluntary Arms Length Agreement is in place along with required documentation of the market value of the property. At the time of acquisition this property was unoccupied.

### **Sandy Apartments**

This project involved acquisition rehab. A Voluntary Arms Length Agreement is in place along with required documentation of the market value of the property. There were three tenant households relocated during this project. These tenants all received timely URA required notices, relocation consultation services and moving assistance. Two of the three tenants were relocated to comparable units in the nearby area while one decided to move closer to her family which resided out of state.

### **Sawash Housing-3 projects**

The most recent infusion of federal funding was for work performed to the exterior of the building. General Information Notices were given in a timely manner; however, no tenants were required to move temporarily or permanently.

### **Shaver Green**

This project was acquisition and new construction. A Voluntary Arms Length Agreement is in place along with the required documentation of market value of the property.

## **Removing Barriers to Affordable Housing**

### **Housing Connections**

Housing Connections addresses barriers to locating appropriate affordable housing. Before Housing Connections was implemented, there was not a centralized information source for available, affordable housing. Low-income renters had to call multiple agencies and property management companies to find out if there were affordable units available. This was an arduous process for people who were experiencing a housing crisis or who had special needs. Often people would accept housing that did not meet their needs because the search for appropriate housing was too difficult, which can lead to future housing instability. Throughout FY 2009-2010, Housing Connections continued to assist people to find units that met their needs, including properties that accept Section 8 vouchers, properties that will waive standard rental criteria for Tenant Education Program and Fresh Start program graduates, and properties that offer accessible units and other features for tenants with special needs.

### **Siting Issues**

To address barriers to affordable housing, the City continued to support a position with the Office of Neighborhood Involvement (ONI) that facilitates the siting of new affordable housing, helps to negotiate “good neighbor” agreements, and assists in processing any disputes that may arise between an affordable housing development and its neighbors.

### **Gresham and Multnomah**

The City of Gresham’s program activities and Multnomah County did not result in the displacement of individuals or households or in the elimination of affordable housing units.

## **Overcoming Gaps in the Institutional Structures and Enhancing Coordination**

### **Housing and Community Development Commission (HCDC)**

The Housing and Community Development Commission, a 15-member volunteer citizen committee, continued to oversee housing and community development activities funded by the City of Portland.

### **HCDC Special Needs Housing Committee (SNC)**

The Housing and Community Development Commission Special Needs Committee (SNC) issued its final report in June, 2006. Copies of the Special Needs Report (2003), the Supplemental Report on Families with Special Needs (2006), and the Final Report and Recommendations (2006) are available through the City of Portland PHB.

### **Community Development and Housing Committee (CDHC)**

An 11 member Community Development and Housing Committee advised Gresham City Council on matters pertaining to housing and community development. This committee reviewed all applications for funding, conducted public hearings, and made recommendations to Gresham City Council on funding and policy matters.

### **The Citizen's Commission on Homelessness (CCOH)**

A volunteer citizens' commission initially convened by the City of Portland and Multnomah County to develop a plan to end the institution of homelessness has continued to meet on a semi-annual basis to review implementation efforts. Report cards prepared at six-month intervals may be found on line at [www.portlandonline.com/PHB/index.cfm?c=38062](http://www.portlandonline.com/PHB/index.cfm?c=38062).

The Coordinating Committee of the Ten Year Plan, comprised of homeless system and mainstream housing and services providers, advocates, funders, and homeless persons, continued to meet monthly to discuss issues relating to plan implementation. An evaluation sub-committee evaluated homeless programs that received funding through the McKinney-Vento Act Homeless Assistance Program, and made recommendations to the Housing and Community Development Commission for renewals and for a bonus project.

### **Homeownership Advisory Committee (HOAC)**

The HCDC Home Ownership Advisory Committee met six times during the year to continue its work on narrowing the minority homeownership gap. HOAC worked with Portland's elected officials, community leaders, and Portland Development Commission staff to implement strategies to close the gap.

### **Housing Evaluation Group (HEG)**

This sub-committee of HCDC issued the report, approved by HCDC In November, 2007 and distributed to the public in January, 2008. This report analyzes the degree of coordination of key affordable housing policies and resources among Multnomah County, the City of Gresham, the City of Portland, the Portland Development Commission ("PDC"), and the Housing Authority of Portland ("HAP") on preservation, rental assistance, and new affordable housing production. It includes findings and recommendations. The work of HEG in many ways foreshadows the work undertaken by Clegg & Associates at the request of the Funders' Committee.

### **Economic Opportunity Advisory Committee (EOAC)**

HCDC continued to be interested in forming this new sub-committee to (1) describe the economic development activities underway in Multnomah County; (2) analyze the extent to which these activities provide opportunities for households at 0-50% MFI to increase their incomes and assets by at least 25%; (3) identify barriers, as well as funding and/or service gaps; (4) make recommendations for system change. However, staffing constraints made it impossible to commence this new committee.

### **Evaluating and Reducing Lead-Based Paint Hazards**

The City of Portland implements the requirements of the Residential Lead-Based Paint Reduction Act of 1992 under the guidelines of HUD's proposed rule, Requirements Notification, Evaluation, and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance (24 CDR 35, 36, and 37). For all CDBG, HOME, and HOPWA funded activities administered by PHB, contractors were required to provide notification of the hazards of lead-based paint and use lead-safe work practices.

The City of Gresham also implemented its CDBG and HOME programs in compliance with the relevant federal regulations. None of the programs or projects funded by Gresham provided in excess of \$5,000 in rehab assistance. Notification and visual inspection requirements were followed for Gresham's homeownership programs. The City of Gresham participated in regional efforts to provide lead-based paint training for contractors and other efforts to develop the number and expertise of contractors with various levels of certification pertaining to lead-based paint.

Multnomah County complies with federal regulations and continues to work towards increasing small Lead Based Paint contractors through building their capacity through education and safe work practices.

The Portland Development Commission assists with the implementation of federal lead-based paint requirements for the administration of CDBG and HOME funds. For all multi-family affordable housing funded through the Portland Development Commission, it ensures property compliance with the regulations, providing risk assessments and clearance tests where necessary. For single family rehab activities performed by PHB sub-recipients, PDC staff conducts clearance tests on properties whose scope of work disturbs above the *de minimis* threshold.

The City of Portland has successfully administered three HUD Lead Hazard Reduction Grants, providing over \$12 million dollars in lead hazard reduction assistance to over 1000 low-income households (protecting over 1,200 children from lead poisoning) since 1998. Most recently, Portland was awarded an additional \$4 million dollars in September 2009 that will provide lead hazard reduction for 375 homes through December 2012 located within the city of Portland, Gresham, and Multnomah County.



## **Ensuring Compliance with Program and Comprehensive Planning Requirements**

### **Evaluation of use of public funds**

To assess and monitor the allocation, expenditures, and use of public funds spent to develop affordable housing, the Portland Development Commission issues annual reports on housing production by funding source. This report is reviewed by both the Portland Development Commission and the Housing and Community Development Commission.

### **Performance measures in homeless programs**

During the FY 2004-05, the Committee of the CCOH continued to push for improved data collection in order to further the effectiveness of performance evaluation. Proposals being considered for funding in the Consolidated Application for Homeless Assistance submitted to HUD were required to demonstrate appropriate performance measures and reasonable success in achieving them in order to be prioritized in the Consolidated Application. In addition, all projects included in the Consolidated Plan must receive certification of compliance with Consolidated Plan goals.

### **Limited Clientele Activities**

PHB contracts with a variety of agencies that provide services to low/moderate income clients who are not presumed by HUD to be low-income. In these situations, contracts between the City and the agency state that the agency will collect income and family size data for each client and that the agency will compare this information to the current low/moderate-income thresholds, as provided by HUD. All client income information is retained by the agency and is reported to PHB in regular progress reports. When PHB monitors agencies, it reviews this income data to verify that at least 51% of the clients served by the program are low/moderate-income and that the data provided in project reports accurately reflects the data in the agency files.

### **Consistency with the Consolidated Plan**

The Consortium has a procedure for processing requests for Certificates of Consistency with the Consolidated Plan. When a request is received, the Public Affairs Program Manager, who functions as the principal author of the Consolidated Plan, reviews the request to assess whether it is consistent with the Consolidated Plan. If the request is consistent, a Certificate of Consistency is completed and signed by the PHB Director, as the head of the Consortium. PHB retains a copy for its file. The completed and executed Certificate is then returned to the applicant.

### **Did Not Hinder by Action or Inaction**

The City of Portland did not any changes in program objectives. It pursued all resources as indicated in the Annual Action Plan. There no inquiries concerning certifications for consistency for other HUD programs. It also did not commit any willful inaction in any circumstance. Overall, it did not hinder the implementation of its Annual Action Plan by action that it under took.

The following list of HUD program applications received certifications of consistency with the FY 2009-2010 Consolidated Plan Action Plan.

**Certification of Consistency: FY 2009-2010**

<b>Applicant Name</b>	<b>Project Name</b>	<b>Name of Federal Program</b>
1. Robison Jewish Home (Cedar Sinai Park)	Kehillah Housing	HUD 811
2. Housing Authority of Portland	Rent Assistance Family Unification Program	HUD Family Unification Program
3. Our House of Portland, Inc.	Our House Neighborhood Housing and Care Program	HUD HOPWA Special Projects of National Significance Grant Renewal
4. Housing Authority of Portland	Public Housing Family Self-Sufficiency Coordinators	HUD/Economic Development and Self Sufficiency Programs

## **Leveraging Resources**

The Consortium leverages HUD funds with a variety of local public as well as private dollars for housing and community development activities. Housing development and rehabilitation activities are highly leveraged because public funds are used as "last in" gap financing amounts. Locally controlled direct subsidy dollars are provided as loans and grants for rental housing.

### **Housing Investment Fund**

In 1996, the City of Portland created the Housing Investment Fund (HIF), allocating \$24.6 million of General Fund dollars for the 1996-98 biennium.

The City of Portland's ordinance # 181701 stated, all program earnings from activities financed through the Fund, unless otherwise committed to other purposes through bond indentures, intergovernmental agreements, or other binding agreements, shall be returned annually to the Fund, to generate an on-going stream to support housing development and homeless services and all expenditures will be approved through the City's annual budget process.

### **Ending Homelessness**

In FY 2009-2010 more than \$1.6 Million of Housing Investment Funds allowed the City to purchase a variety of innovative service to homeless households. Through a substantial amendment to the Consolidated Plan, regional funding partners chose to use the existing infrastructure of the STRA program as the primary system to deliver HPRP services, allocating \$3,973,668 of the HPRP award to the STRA program for expenditure between 2009 and 2011. The addition of HPRP funding to the STRA program roughly doubled the yearly funding to STRA for fiscal years 2009-10 and 2010-11.

### **Affordable Housing**

FY 09-10 saw a \$6,296,200 investment of CDBG, CDBG-R, HOPWA and HOME funds to develop and retain multi-family affordable rental housing opportunities leveraged significant other private and public funding. In FY 2009-2010 an estimated \$20,498,087 in other private and public funding was committed to affordable housing development for these projects.

In addition, the following are other resources utilized for affordable housing development programs (multi-family or single family homeownership):

- The City of Portland uses (TIF) resources for affordable housing in urban renewal districts (URA), thereby allowing federal housing resources to be used citywide. In FY 2009-2010 approximately \$64,045,815 were committed to affordable housing project throughout URA's in the city of Portland.
- The City of Portland has funded The Non-Profit Operating Support Collaborative with \$666,500 from HOME and CDBG.

- Federal Low Income Housing Tax Credits (LIHTC); State of Oregon Affordable Housing Tax Credits (OAHTC) and resources from the State's Trust Fund are also used for either new construction or rehabilitation of affordable housing. For Portland affordable housing projects the following monies were allocated in FY 09/10:
  - \$870,000 in annual 9% LIHTC
  - \$100,000 in Housing Trust Fund
  - \$127,545 in Housing PLUS
  - \$207,000 in Low-Income Weatherization
  - \$8,060,000 in OAHTC
  - \$218,228 in OHCS Gap Financing
  - \$2,886,000 Section 108 Financing

**Economic Opportunity Initiative**

<b>Economic Opportunity Initiative Leveraged Funds FY 09/10</b>	
NW Area Foundation	\$360,000
Workforce Investment (WIA training)	\$100,000
State & Federal IDA funds (approx.)	\$56,000
NW Health Foundation	\$90,500
OR Employment Dept. (Child Care Div.)	\$500,000
OR DHR/TANF Benefits extensions (approx.)	\$72,000
United Way	\$50,000
Albina Bank (loans & accounts)	\$100,000
Tax Increment Financing (TIF)	\$30,000
PDC Small Business Loan Guarantee	\$150,000
Penny Foundation Match	\$90,000
<b>Total</b>	<b>\$1,598,500</b>

## **Self-Evaluation**

HUD requires that the City evaluate its annual accomplishments by comparing planned activities versus actual outcomes, and to evaluate if progress was made toward meeting Consolidated Plan goals. To assist with this evaluation, HUD has suggested the City should consider the following questions:

### 1. Are activities and strategies making an impact on identified needs?

#### ***Ending Homelessness Initiative***

All of the activities funded with HUD and other public resources have made a significant impact during the report period, for example:

The City's campaign to end the institution of homelessness has adopted these measures of success:

- increase in the number of units of permanent supportive housing;
- increase in the percentage of housing developed for households with incomes at 0-30% MFI;
- increase in systematic linkages for housing and services;
- improvement in tracking systems;
- increase in number of homeless households placed in housing;
- increase in retention rates for formerly homeless people in housing.

### 2. What Indicators that best describe results?

For the ending homelessness program area, indicators that show permanent housing placement, retention in housing, prevention of homelessness, and other factors that show that people become stabilized after homelessness (either chronic or short-term) would be best.

### 3. Are major goals on target?

Yes, Ending Homelessness programs are on schedule, budget and all disbursements are timely. The systems integration work already completed throughout the ending homelessness program area, allowed us to rapidly deliver the large infusion of Homelessness and Rapid Rehousing Program (HRRP) stimulus funds to community members through existing program infrastructure that effectively targets those most in need. In just nine months, we have expended 42% of the full three-year award.

### 4. What are the barriers that have a negative impact on fulfilling the strategies and overall vision?

Federal funding levels and national trends. For example, our current recession and corresponding increased unemployment is affecting our success at ending people's homelessness.

### 5. What adjustments or improvements to strategies and activities might meet community needs more effectively?

Our community is making adjustments and improvements to strategies in response to changing trends. For example, a community-wide strategic planning group, the Coordinating Committee to End Homelessness, develops annual goals and outcomes that are reported on

a quarterly basis. The Portland Housing Bureau publishes "Report Cards" on its website at regular intervals. <http://www.portlandonline.com/phb/index.cfm?c=44318&a=302057>

## ***The Economic Opportunity Campaign***

### 1. Area activities and strategies making an impact on identified needs?

This year the EOI had its third, three year graduating class. The recession had a serious impact on EOI progress but considering that the unemployment rate for low income people is much higher than the population in general (overall OR is 10.7 %, estimates put low income folks at close to 30%) EOI projects were quite successful.

### 2. What Indicators best describe results?

We set higher performance standards than HUD. EOI met 100% of its service goals for 09/10 and the workforce projects did amazingly well by accomplishing 82% of their outcome goals for a 25% income increase for this year's graduating class. Most successful workforce graduates started unemployed, received training and support, gained employment and then increased their wages by an average of 30% by graduation. Not bad for the worst recession in 60 years.

Small businesses are having a much rougher time of it. Preliminary information indicates that EOI Microenterprise projects only met 60% of their goals with this year's graduating class. Due to the recession, we are adding an additional reporting item of "stayed in business but did not meet the 25% revenue increase goal". That would bring our success rate up to 80%.

### 3. Are major goals on target?

Workforce is satisfyingly close to program targets. We are reviewing all aspects of the Microenterprise program to find ways to improve outcomes. The recession has thrown both aspects of the program off but particularly microenterprise. This makes some sense due to workforce projects staff's greater ability to protect their clients and their jobs with employers. Microenterprise project staff cannot get American consumers to change current low spending patterns.

### 4. What are the barriers that have a negative impact on fulfilling the strategies and overall vision?

Our 32 projects report that the most difficult barriers are:

1. Over all condition of the economy
2. Ex-offender hiring barriers
3. Inability to participate in training due to need to work during training hours
4. Addiction challenges
5. Declining leverage from other government & private sources secured by their agencies.
6. Reduction in EOI General Fund support for 10/11. City Council cut all our one time only funds. This was administered as cuts in allocation based on the size of the project. Projects with the highest funding were cut 16%, medium were cut 10% and small projects were cut 3%. Two poorly performing projects were eliminated for 10/11.

EOI operating costs increase with the move to PDC. Funds used in the past for project training and technical assistance now have to go for overhead.

5. What adjustments or improvements to strategies and activities might meet community needs more effectively?

As noted above, we are reviewing the Microenterprise projects to find ways to improve. One change endorsed by all of the seven Microenterprise Projects was to change their eligibility criteria. Beginning in 10/11, 50% of EOI Microenterprise participants can be 50-80% of MFI and the other half must continue to be 0-50% MFI. This correlates with the State's elimination of any Microenterprise funding in Portland (they focused on 50-80% MFI).

All workforce participants will continue to be 50% MFI or below.

***Campaign to increase the range of housing opportunities for low-income people***

There are three different areas of Affordable Housing:

1. Rental Housing Development production goals established in the city's 10 year Plan to End Homelessness are the best evaluation tool. PHB has a 10 year production goal of 1200 rehabbed or new construction PSH units by the year 2015.

The city is in the middle of the 5<sup>th</sup> year of the 10 Year Plan to End Homelessness. The plan has 2 housing production goals:

- Develop 1200 PSH units via new construction or acquisition/rehab
- Create 1000 PSH units via reprogramming existing units through rent and operating subsidies

The city has met 54% (1191/2200) of the established housing production goal.

In June 2004, the Home Ownership Advisory Committee (HOAC) adopted a goal to "Close the minority homeownership gap in Portland by June 2015". Using the 1990 and 2000 Census data, and applying assumptions about population growth for Portland, to achieve this 10-year goal, it was determined that 13,985 total new minority homeowners would be needed. These goals were adopted by Operation HOME and remain the milestone for PHB's Homeownership Program.

2. Based upon our current national housing crisis, the PHB has modified the outcomes of its Homeownership Program by focusing on mortgage readiness. The PHB and subrecipients continue to tracking the number of new homeowners, but now place increased emphasis on the number of persons participating in mortgage preparedness activities such as: attending home buying fairs, enrolling in homebuyer orientations, taking financial fitness and homebuyer education classes, participating in homebuyer counseling sessions and starting IDA's (Individual Development Accounts where participants savings are matched 3 to 1.)

As the national housing/foreclosure crisis affects Portland, PHB staff focused attention on foreclosure prevention classes provided by Homeownership Program subrecipients as well as provided funds to local on-profits for foreclosure prevention activities.

3. Access and Stabilization programs promote long-term housing stability by providing a continuum of services that assist individuals and families. The best indicator to measure the efficacy of these programs remains the on-going individual program assessment completed by PHB contract managers and the sub-recipient's key staff.

### 1. Area activities and strategies making an impact on identified needs?

Evaluation of each program is performed consistently and continually across all Affordable Housing programs. Sub-recipients submit status reports with invoices and documentation for billing purposes. PHB Housing Team staff review the reports and activities in order to assess a program's performance in relation to its stated goal. Based upon the assessment, PHB is able to provide strategic technical assistance to modify activities that will allow performance goals to remain on target and be met.

Currently, it is determined that the Rental Housing Development, Access and Stabilization programs are surpassing established and individual goals. With the recent housing crisis, it is too difficult to evaluate the Homeownership program with respect to the June 2004 Home Ownership Advisory Committee (HOAC) adopted goal. Individual Homeownership programs have all met projected goals to date.

### 2. What Indicators that best describe results?

PHB has found the following indicators are most useful for illustrating results with regard to Affordable Housing:

- Rental housing unit production
- Homeless Street count results
- Foreclosure rate
- New minority homeowners tally
- Numbers of minorities "mortgage-ready"

### 3. Are major goals on target?

As previously stated, the Rental Housing Development production goals have surpassed the established city 10 year Plan to End Homelessness goal. PHB is in the middle of the 5<sup>th</sup> year of the 10 year plan and has met 54% (1191/2200) of the established housing production goal.

Individual Access and Stabilization are individually evaluated and all are meeting performance objectives set at the time of contracting.

With re: to the Homeownership Programs, individual sub-recipient contracts have each met their program goals and objectives. However, the recent housing crisis does not allow us to evaluate the overall Homeownership Program with respect to the June 2004 Home Ownership Advisory Committee (HOAC) adopted goal. However,



4. What are the barriers that have a negative impact on fulfilling the strategies and overall vision?

PHB has determined the following barriers:

- National housing and economic crisis;
- an increase in development costs;
- federal and local funding shortfalls;
- the Portland/Multnomah County housing market conditions;
- limited flexibility with Federal funds.

5. What adjustments or improvements to strategies and activities might meet community needs more effectively?

PHB has identified the following adjustments as able to aid the strategies to meet community needs:

- Increased federal and local funding;
- Unwavering political support;
- Development of a consistent housing policy as we transition to the PHB;
- Increased collaboration amongst affordable housing funding/development entities.

## **Monitoring**

The Consortium is responsible for the overall administration of the Consolidated Plan and the monitoring and evaluation of CDBG and HOME program activities as well as the HOPWA and ESG programs.

### **Regulatory Framework**

The CDBG regulations (24CFR 570.501 (b)) state that:

“[the grantee] is responsible for ensuring that CDBG, HOME, HOPWA and ESG funds are used in accordance with all program requirements. The use of ...sub-recipients...does not relieve the recipient of this responsibility. The recipient is also responsible for determining the adequacy of performance under sub-recipient agreements...and for taking appropriate action when performance problems arise...”

The language in Subpart J of 24 CFR Part 85 “Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments,” which applies to HUD grants including CDBG, HOPWA, ESG and HOME, is even more explicit about the obligation to monitor sub-grant supported units including city programs and sub-recipients:

“Grantees are responsible for managing the day-to-day operation of grant and sub-grant supported activities to assure compliance with applicable Federal requirements and that performance goals are being met. Grantee monitoring must cover each program, function, or activity.”

### **Monitoring Objectives:**

- Ensure that grant funded activities comply with federal regulations governing administrative, financial, and programmatic operations;
- Ensure that, to the extent feasible, performance objectives are met within budget and on schedule; and,
- Ensure that City staff operates their programs in accordance with established program policies.

## **Monitoring & Evaluation Program**

The Consortium provides oversight and technical assistance to grantees as needed in assessments and monitoring visits. Contracts with each of the sub-recipients/grantee specify that they will:

1. Assure and certify that the Bureau complies with federal regulations, policies, guidelines, and requirements with respect to the acceptance and use of CDBG, HOME, HOPWA and ESG funds as specified by HUD;
2. Prior to incurring costs, ensure that each project has had an environmental review and, where appropriate with respect to construction projects, that Davis Bacon and Section 3 (MWESB) requirements are met;
3. Prepare a program plan and budget as required and submit the plan or contract to the Consortium so eligibility can be determined;
4. Provide annual data to ensure that the appropriate national objective is met; and,

5. Meet financial requirements by ensuring all costs are documented and supported with proper documentation.

The Consortium staff provides oversight of the operating departments' accountability and systems and procedures for monitoring or evaluating grant-funded programs. Consortium administration staff assists department staff to develop monitoring checklists and other tools so that they are able to assess compliance with federal requirements including eligibility and benefit to low- and moderate-income persons. When scheduled, staff participates in on-site monitoring activities. Oversight activities include:

1. Review of the risk analysis and criteria used to determine what agencies and projects are selected for on-site monitoring or a full assessment.
2. Review of project files to determine that they include appropriate documentation of project oversight through desk monitoring, documentation of on-going contact (telephone or on-site) between the project specialist and the implementing agency, as well as identified problems and solutions.
3. Review of annual monitoring results and three-year in depth formal assessment performed by program staff.

### **Tier I**

Tier I tasks are directed to ensure that the operating departments are meeting their obligations with respect to program implemented directly by City staff. To do so, City staff performs three tasks:

1. Monitor activities implemented by City staff.
2. Work with each operating department to help establish and/or evaluate the system of monitoring and assessment of sub-recipients and other entities including on-site assessment and desk monitoring procedures.
3. Provide up-front technical assistance on eligible activities and other regulatory matters.

### **Tier II**

Tier II tasks are directed to sub-recipients and other entities. Staff in operating departments performs these tasks. City staff consults on the operating departments' monitoring or evaluation systems and procedures for grant funded programs. When possible, City staff participates in on-site monitoring activities.

## Status of Grant Programs

In addition to monitoring program performance, the Consortium has been monitoring the status of federal grant funds to ensure timely expenditure. Overall, all grants are moving forward as anticipated.

Are any activities or types of activities falling behind schedule?

For FY 2009, all projects and activities are currently on schedule.

Are grant distributions timely?

No major delays in distribution of funds have been encountered.

### **III. Community Development Block Grant Narrative**

#### **Relationship of CDBG Funds Goals & Objectives**

The Consortium relies on CDBG funds to fund programs in its three campaigns: ending homelessness, increasing housing choice for households at 0-50% MFI, and expanding economic opportunities for households at 0-50% MFI. All allocations are based upon goals and objectives critical to addressing the priority needs identified in the 2005-2010 Consolidated Plan. In almost every instance, CDBG funds are distributed for programs and activities that exclusively benefit low- and moderate-income residents of the community. The federal CDBG entitlement to the City of Portland for the FY 2009-2010 was \$11,496,053.

These funds are used together with HOME, HOPWA, ESG, and City General Fund to leverage other public and private dollars used to fund housing development, public services, and economic development activities. Housing needs were identified as the most pressing priority, with 59 percent of the total CDBG expenditures going towards housing development and housing related services for low and moderate income residents.

With re: to Housing, CDBG funds are utilized to increasing or preserving the availability of rental by acting as capital to build and/or rehab affordable housing. The City of Portland focuses on the following activities:

- rental rehabilitation,
- special needs housing,
- homebuyer programs,
- homeowner rehab, and
- accessibility improvements

Additionally, CDBG is utilized to further these goals by funding related housing services such as providing education for potential first time homebuyers and fair housing information to landlords and tenants. Housing programs respond to the needs of low-income individuals and families, leveraging CDBG dollars together with HOME and city funds and in conjunction with other partners to maximize the effectiveness of public dollars allocated to housing and housing services.

In allocating CDBG funds for housing, PHB has taken into consideration the housing needs of different low-income populations, including renters, homeowners, homeless, and individuals with disabilities or special needs. During the FY 2009-2010, CDBG money was used in conjunction with other funds to provide funding to housing programs based on the needs and priorities stated in the Consolidated Plan.

CDBG supports the rehabilitation of affordable housing through rehab of rental housing. This is supported by funding provided through the PDC rental rehab program which funds acquisition and rehab of projects occupied low-to moderate-income residents. Also, rehab of owner occupied units is supported by funding provided to community organizations through the Mini-housing Rehab Program.

Homeownership goals are supported in four ways;

1. funding provided directly to housing development agencies doing new construction and acquisition and rehab for homeownership,
2. direct homebuyer financial assistance to homebuyers,
3. homebuyer education and counseling, and
4. outreach to first time, low-moderate income homebuyers through the minority homeownership fairs.

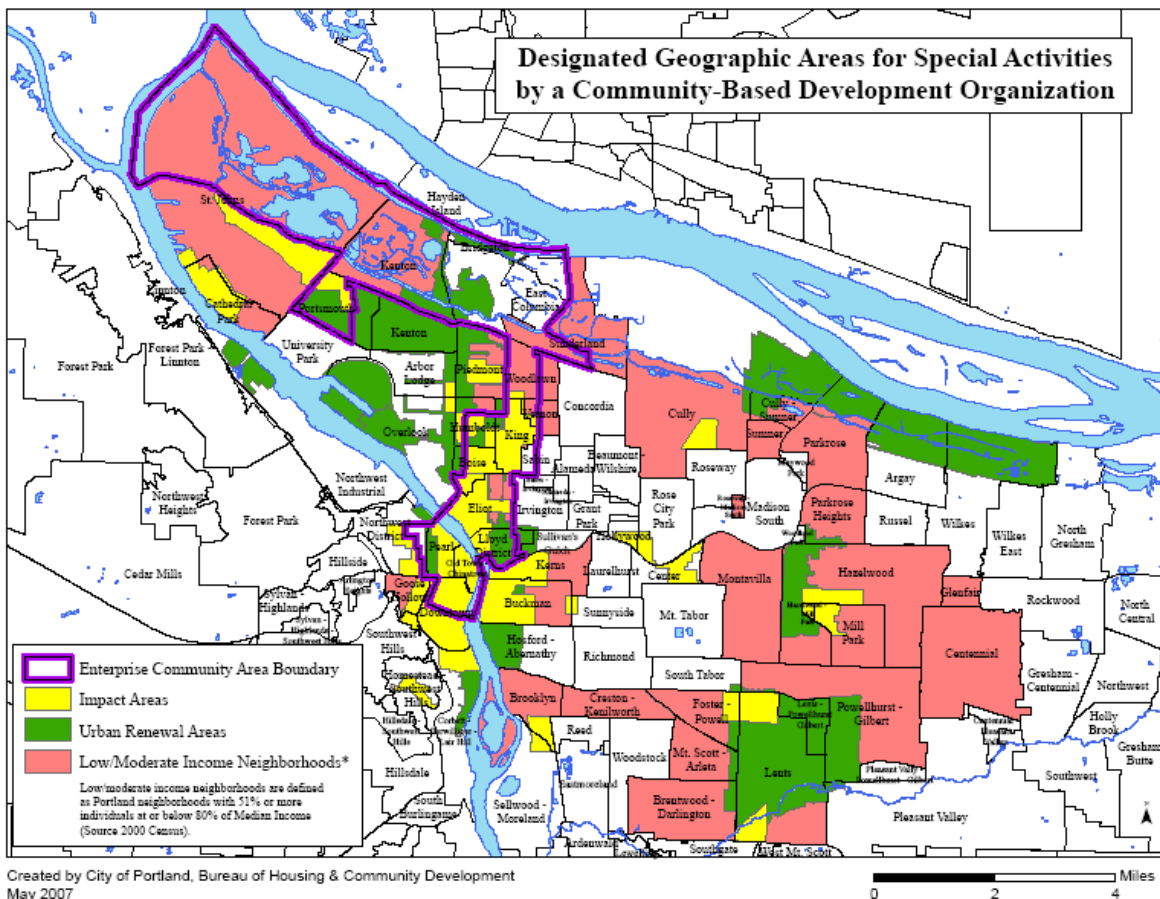
## Community Based Development Organization (CBDO)

CBDO, are a special non-profit organization that upon designation by grantee carries out neighborhood revitalization, community economic development or energy conservation projects.

10 Organizations were certified as CBDOs in FY 2009-2010:

- Rose CDC
- Central City Concern
- SE Works
- PCRI
- Human Solutions, Inc.
- NAYA
- Reach CDC
- Portland Trades & Apprenticeship Careers Project, LLC of Oregon Tradeswomen
- Irvington Covenant CDC
- Verde

See Designated Geographic Areas for Special Activities by Community – Based Development Organization (CBDO Map)



## **PUBLIC FACILITIES:**

### **Preservation of Section 8 Housing**

It is the policy of the City of Portland that publicly assisted rental housing affordable to low and moderate income persons and households should be preserved as a long-term resource to the maximum extent practicable, and that tenants of such properties should receive protections to facilitate securing new housing should the affordable units be converted to market rate units or otherwise be lost as a resource for low and moderate income housing.

### **Background**

To implement the City's Housing Preservation Policy, staff at PHB was tasked with developing resources beyond the current federal entitlements allocated to PHB for housing development. With consultation from the National Development Council, staff applied for and secured a \$15 million loan pool using Section 108 Guaranteed loan funds from HUD. The pool was designed to finance local preservation projects in the rental development pipeline. The following is the listing of prioritization of the fund:

1. *Expiring HUD Subsidized Housing* – Acquisition, Rehab, Refinance/Rehab of federally expiring Section 8, Section 202 properties at risk of losing affordability
2. *Expiring Low-Income Housing Tax Credits* – Acquisition, Rehab, Refinance/Rehab of LIHTC properties developed prior to 60 year affordability requirements at risk of losing affordability.
3. *Loss of Low Rent Market-Rate Housing* – Acquisition, Rehab, Refinance/Rehab of private market units serving a low income population with below market rents at risk of losing affordability
4. *CDBG Eligible Projects that Meet City Housing Policy Goals Outside of Preservation* – Acquisition, Rehab, Refinance/Rehab, and New Construction carried out by CBDO's of affordable housing projects that meet other identified City of Portland Housing Policy Goals.

The pool was established to cover the amount of funding needed to preserve the six of the thirteen federally expiring Section 8 properties in Portland outside of urban renewal areas, and therefore without access to an available funding source. Staff originally estimated that over \$8,000,000 would be needed to finance the six projects, and another \$6,000,000 could be used for projects that met other priorities listed above.

### **Activity in the Preservation Pipeline**

The City closed its second Section 108 loan in November 2009 in the amount of \$1,641,000 for the preservation of the **Walnut Park Apartments**. The Walnut Park Apartments is a 38-unit expiring Section 8 apartment building located in north east Portland that serves low income seniors and persons with disabilities at or below 50% of area median income. The building is within easy access to transportation, shopping, health and recreational amenities, and within one block of the Urban League Senior Services center. The building's previous for-profit owners have indicated their plan to convert the building to market rate apartments at the expiration of the Section 8 contract term. REACH acquired the building from the current owners and plan to renew the Project Based Section 8 contract in order to preserve the affordability for low income senior/disabled households for another 20 years. Built in 1981, Walnut Park is a 26,400 square foot 3-story building that has been relatively well maintained. Its 38 1-bedroom units are 100% occupied.



## Portland Housing Bureau - Onsite Sub-recipient Monitoring - FY 2009

Program Sub-recipient	Date of On-site Monitoring	Financial Sub-recipient	Date of On-site Monitoring
Unlimited Choices	5/19/2010	Proud Ground	5/3/2010 13:00
Reach CDC	5/12/2010	Community Energy Project	5/5/2010 9:00
Community Energy Project	5/5/2010	Transition Projects	5/11/2010 9:00
Our House	3/16/2010	Unlimited Choices	5/12/2010 9:00
Outside In	3/26/2010	Reach CDC	5/19/2010 9:00
Project Open Door	6/21/2010	Cascade AIDS Project	5/21/2010 13:00
Cascade AIDS Project	5/21/2010	Hacienda	6/2/2010 9:00
HAP	6/9/2010	HAP	6/9/2010 10:00
Hacienda CDC	6/2/2010	AAAH	7/1/2010 10:00
AAAH	6/11/2010	Salvation Army	6/16/2010 9:00
Proud Ground	5/3/2010	Central City Concern	6/17/2010 13:00
<b>PDC Activities</b>		PDC	6/25/2010 13:00
Mira Flora	6/29/2010		
82nd & Broadway	6/29/2010		
Scared Heart	6/29/2010		
MacDonald Center	6/29/2010		
Cascadia	6/29/2010		
Human Solutions Inc	6/29/2010		
PCRI	6/29/2010		
Hacienda CDC	6/29/2010		
Human Solutions Inc	6/23/2010		
Salvation Army	6/9/2010		
Transitional Projects	5/11/2010		
Central City Concern	6/17/2010		
Unlimited Choices	5/19/2010		
Reach CDC	5/12/2010		
Community Energy Project	5/5/2010		
Transitional Projects	5/11/2010		
Central City Concern	6/17/2010		
Cascade Aids Projects	5/21/2010		
Hacienda CDC	6/2/2010		
HAP	6/9/2010		
AAAH	6/11/2010		
Salvation Army	6/16/2010		
PDC-Ec-op Team	4/13/2010		

The third Section 108 loan closed in May 2010 in the amount of \$415,000 for the preservation of **Upshur House Apartments**. Upshur House, built in 1980, is a 30 unit, affordable housing project, consisting of five two-story buildings with a mix of one, two, and three-bedroom units. The apartments are conveniently located in NW Portland near excellent schools, trolley, and an urban hub of the city known for its restaurants and shopping opportunities. The property currently serves low-income singles, couples, and families at or below 50% of the MFI for the region. The current affordability is achieved with a project based Section 8 contract from HUD that is due to expire in July 2010. Application has been submitted to HUD and the determination of rents is complete. HUD's complete 20-year contract renewal is anticipated by mid-July. Under the new financing structure the project will have 5 units of permanent supportive housing with services provided through MOUs with Friendly House and Neighborhood House. The financing package for Upshur includes 9% LIHTCs (Enterprise), TCAP financing (OHCS), and private debt (NOAH) with OAHTCs. Northwest Housing Alternatives (NHA) is the developer for the project.

The City is currently in underwriting and approval process with HUD for a Section 108 preservation loan in the amount of \$700,000 to preserve **Uptown Tower Apartments**. Uptown Tower Apartment's Project Based Section 8 ("PBS8") contract set to expire on in 2013. Uptown Tower Apartments ("Project") is located at 712 SW St. Clair Avenue and it is a 9-story building comprising 72 1-bedroom units served by 1 elevator, common laundry room, community areas, and occupied commercial space (2,500 sq.ft.). The resident profile is predominately senior population mixed with residents on disability income.

Over the next 1-3 years the City anticipates preserving 2 other expiring Section 8 projects utilizing the Section 108 loan pool and will preserve up to 4 other expiring Section 8 projects utilizing the City's URA funds ( in addition to the 2 expiring Section 8 projects previously preserved with URA funds) . In total the City will preserve 950 units of affordable housing that serve one of the most fragile populations in the city.

## **CDBG: Homeless Facilities and Services**

PHB funds allocated for homeless services support the community's Continuum of Care for homeless adults and youth as well as the City and County's 10-year Plan to End Homelessness. CDBG-funded program activities focus primarily on the development and operation of homeless facilities along with providing associated services to each of three homeless populations: adults, unaccompanied youth, and those with serious mental illnesses. The City of Portland is responsible for planning, coordinating and funding services for homeless adults and the majority of Portland's CDBG funding for homeless programs is targeted towards homeless adults. Funds for services for homeless youth are contracted through Multnomah County. In this way, CDBG dollars are used to leverage other sources of County funding for homeless youth services.

The Housing and Homeless Services Consolidated Plan goals include:

- To support the shelter and housing capacity recommended by the housing and service plan each homeless population and in support of the City and County 10-year Plan to End Homelessness.
- To provide adequate emergency basic shelter to meet the needs of homeless individuals, unaccompanied youths).
- To develop homeless facilities pursuant to adopted housing and service plans and to maintain existing low-income housing stock in the community.
- To reduce the number of at-risk adults, families and youth who become homeless in our community each year.

## **Accomplishments**

During the FY 2009-2010, PHB supported its Consolidated Plan Housing and Homeless Services goals through directly funding several programs providing shelter and services to 7,239 individuals and providing 1,133 permanent housing placements. Contracts with Multnomah County provided transitional housing, case management, and housing placement assistance to individuals with severe mental illness experiencing homelessness.

A summary of the programs and services receiving CDBG funds is provided in the table on the following page.

## CDBG Funded Homeless Facilities and Services

Agency	Program	Facility /Service	Number Served
Multnomah County; Subcontractor: Luke-Dorf	Bridgeview Transitional Housing	48 SRO transitional housing units for homeless and severely mentally ill adults. Individuals can stay up to 24 months, and receive case management, mental health services, residential support, financial support and permanent housing assistance.	85 unduplicated individuals served, with severe mental illness.
Northwest Pilot Project	Senior Housing Program	Services for homeless and at-risk seniors (age 55 and older) to obtain and maintain affordable, permanent rental housing. Services include housing assessments, placements, retention services and referrals that are customized to the needs of each household.	1,446 unduplicated households served  210 placements into permanent housing
Transition Projects, Inc.	Clark Center*	A 90-bed emergency shelter facility for men experiencing homelessness. Guests can stay up to 16 weeks, in a safe, low-barrier, supportive environment. Clients gain access to case management, housing assistance and referrals to support services.	599 unduplicated men served  169 placements into permanent housing
Transition Projects, Inc.	Community Service Center	An access center that provides individuals with basic services, emergency shelter intake, access to supportive service referrals, housing placement, financial assistance and housing retention support.	31,922 services provided (duplicated)  5,965 unduplicated individuals served  140 placements into permanent housing
Transition Projects, Inc.	Glisan Street Shelter*	90-bed emergency shelter for men experiencing homelessness. Guests can stay up to 16 weeks, in a safe, low-barrier, supportive environment. Clients gain access to case management, housing assistance and referrals to support services.	526 unduplicated men served  164 placements into permanent housing
Transition Projects, Inc.	Jean's Place	55-bed emergency and transitional housing facility for women, with on-site support services to support successful transition to stable and/or permanent housing.	343 unduplicated women served  85 placements into permanent housing

\* Also receives ESG funds described in ESG Narrative.

Non-CDBG funded homeless facilities and services are described in the Continuum of Care Section

## Economic Opportunity Initiative

Priority Three of the Comprehensive Plan says: Programs to assist adults and youth to improve their economic condition. The Portland Economic Opportunity Initiative is the primary strategy used to address that priority. The Initiative served 2628 participants in 09/10. There were 502 Microenterprises served by seven projects and 2126 youth and adult workforce participants served by 25 projects. The group of 32 projects continued to participate in a common online reporting system and met quarterly for training and to address common issues and needs.

Funding was leveraged by City General Fund, federal workforce investment training dollars, funds from two foundations, United Way match, extension of TANF subsidies while recipients are participating in Initiative projects, and State investments in IDA's and the largest of our Microenterprise projects. Lewis and Clark Law School is now operating the Microenterprise law clinic providing free services to Initiative participants which we helped establish and benefit from. All participants in the Initiative are eligible to participate in a state or federally matched saving plan (IDA), in-depth credit repair and a service to remove work & housing barriers created by fines, misdemeanors and drivers license suspensions (Clean Slate) has been used by a large number of Initiative participants.

All participants were enrolled at 50% of median income or less. Portland's minority populations made up 52% of participants in Initiative projects. A significant portion of the white participants are limited English speakers.

There is an EOI line of credit with Albina bank backed by City and Tri-Met investments and discussions are underway to bring Shorebank Enterprise Cascadia into this arrangement. The NW Area Foundation has continued funding for development and implementation of a project to "green", business practices, products, marketing and facilities of EOI Microenterprises. The same Foundation has also funded the development and implementation of an outreach project to employers of EOI participants to stimulate improvements and advocacy and development of a program to match EOI graduates with mentors. The Oregon Community Foundation will provide a grant for 10/11 to bring Metropolitan Contractor Support Program in as an EOI with a special focus of bringing historically disadvantaged construction contractors into green economy opportunities, especial Clean Energy Works Portland, a home weatherization program with a \$20 million federal grant.

With the development of the Portland Housing Bureau, July 1 2009, EOI was transferred to the Portland Development Commission. EOI is assisting with the development of a city-wide community economic development plan that will articulate the alignment of the EOI and PDC's other community economic development activities.

A study was initiated by the Mayor's office to determine whether the workforce projects of EOI fit best under the administration of PDC or Worksystems, Inc. No determination has been made yet regarding the long range location of these 25 EOI workforce projects.

**CDBG PUBLIC BENEFIT PERFORMANCE - FY 09-10**

<b>PROJECT</b>	<b>\$ Amount</b>	<b>Proposed # FTE Placements</b>	<b>Actual FTE Placements</b>
**CCC/ ABTSCO	118,714	12	12
**CCC/GITI	191,068	16	13
**HSII	135,399	18	13
*IRCO PACE	15,000	1	17
*IRCO Transitions	15,000	2	10
Irvington Covenant	25,038	6	4
*Open Meadow's Multiple Programs ***	279,895	8	1
NAFY RISE*	80,000	3	1
**NAYA	184,444	5.5	9
**Portland Access to Trades	139,800	20	21
*Portland Youthbuild	13,000	2	5
**SE Works Ex- Offender	115,864	10	9
**SE Works Mfacturing	131,296	12	10
**SE Works Housing ****	36,000	0	0
**WSI: SE Works Immigrants/Mt. Hood Connections	95,687	31	25
<b>AGGREGATE</b>	<b>\$1,576,205</b>	<b>146.5</b>	<b>150</b>

\*Project has signed agreement with an employer

\*\*Project is being carried out by a CBDO; there is no signed agreement

\*\*\*Project has been phased out.



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# **CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT 2009-2010**

Final submitted to U.S. Dept. of Housing & Urban Development  
September 30, 2010



[GreshamOregon.gov](http://GreshamOregon.gov)

# **Narrative Report Use of CDBG Funds**

## City of Gresham - Use of Funds FY 2009-2010

### Executive Summary

The City of Gresham is the recipient of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The U.S. Department of Housing and Urban Development (HUD) provides the CDBG funds to the City of Gresham on a formula basis as an entitlement city. The City of Gresham, City of Portland and Multnomah County have established a Consortium for the receipt of HOME funds and for a regional effort to supply a co-hesive output of community needs. The City of Portland is the lead agency for the Consortium. The City of Gresham receives HOME funds through the Consortium via formula basis as well.

To receive these funds, the Consortium is required to prepare a five year plan that addresses each jurisdictions housing and community needs through decent housing, a suitable living environment and expanded economic opportunities. This plan is called the Consolidated Plan Action Plan (Plan). The Consortium requested permission from HUD to include an additional year to our 5 year Plan thus making it a 6 year Plan for this cycle only. The Consortium's lead agency pulls the information together with the help of each jurisdiction through funding and staff to provide the Plan. Each year an update is required and is submitted via an Action Plan. Along with the yearly Action Plan a Consolidated Annual Performance and Evaluation Report (CAPER) is required to provide the public and HUD with an assessment of the use of these funds.

The City of Gresham has prepared this portion of the CAPER to meet the HUD requirement of performance evaluation for the City of Gresham. This document provides information regarding the annual period from July 1, 2009 through June 30, 2010. Also, included are comments from the public during the 15 day comment period commencing August 28, 2010 and concluding at a public hearing on September 16, 2010. The CAPER also includes CDBG reports generated by HUD's Integrated Disbursement and Information System (IDIS) which is a national database system that summarizes the City of Gresham's accomplishments for the 2009-2010 year.

The City of Gresham received \$885,411 in CDBG funds, had carry over funds of \$179,079 and the amount expended was \$841,836. The City was allocated \$631,476 in HOME funds, had \$20,927 in HOME funds from prior years and \$552,094 in HOME funding was expended. All HOME Reports are submitted by the Lead Consortium member.

### Goals and Objectives

The Plan for 2005-2011 represents the fifth cycle of coordinated planning for the Consortium. 2009-2010 is the fifth reporting year of the six-year Plan period for 2005-2011.

To meet the HUD requirement for allocation of federal resources, the Consortium established the following three priorities:

1. Programs to increase the range of housing opportunities affordable to households with incomes at or below 50% of the area's Median Family Income.

2. Programs focused on preventing and ending homelessness.
3. Programs to assist adults and youth to improve their economic condition.

From these priorities, the City of Gresham along with Multnomah County and Portland developed a system of long-term objectives, priority needs, short-term objectives and six-year benchmarks, which are contained in the original Plan.

Goals and accomplishments FY 2009-10 include:

Housing

- Provision of rental assistance to prevent homelessness. Accomplishment: Served 126 households with 429 people served.
- Provision of a set-aside to develop affordable housing in a low mod area. Accomplishment: Researching non-profits or for-profits to partner with the City for development of the project.
- Provision of 47 units of affordable housing at Couch Plaza. Accomplishment: Property has been purchased and funding for construction has been obtained. Construction to start in fall of 2010.
- Removal of barriers to create accessible housing for 63 low-income households with physically disabled individuals. Accomplishment: 63 households with 101 individuals served.
- Provision of Emergency Home repairs for 25 housing units. Accomplishment: 25 units with 69 individuals served.

Public Facilities

- Provision for sidewalk infill to reduce barriers in a low income area. Accomplishments: Project is in design phase.

Public Services

- Transitional housing paired with social service programs for anti poverty class series. Accomplishments: 143 individuals below 30% MFI assisted.
- Short-term crisis assistance combined with opportunities for skill building, self-sufficiency workshops and trainings for approximately 2,100 individuals. Accomplishments: 5,677 individuals served.
- Supportive services to assist with mental and emotional needs of seniors through peer counseling sessions for 90 individuals. Accomplishments 139 individuals served
- Provision for caring low-income seniors matched to children who face multiple barriers to success. Accomplishment: 22 people served.

Economic Development

- Provision by a CBDO of job training to 65 very low income individuals. Accomplishments: 176 people were served.

The City's applicant selection process carefully reviews and selects a variety of programs and projects that will benefit our communities. We have made a great impact but there is an ever growing and on-going need for services and assistance.

### **Changes in Objectives**

The City of Gresham made no significant changes in objectives to its Consolidated Plan in FY 2009-2010. However, Gresham staff has continued to provide education sessions with our City Council in 2009-2010 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

### **Compliance with Certifications**

In a timely manner, the City of Gresham refers requests for certifications of consistency to the City of Portland, which is the lead agency for administration of the Consolidated Plan. The City of Gresham requests information from all project applicants on the amount of other public and private funds that they will bring to bear on the projects funded by the City and considers this in deciding whether or not to fund projects. To the best of our knowledge, the City of Gresham did not hinder the Consolidated Plan by willful inaction or action.

### National Objectives

100% of Gresham's program funds were used to address the Low Mod Benefit National Objective. Certification of income was obtained as indicated in the chart below.

Act #	Name	Income Documentation
215 244	Multi-Service Center	Project is located within qualified low/mod qualified census area
284	Adapt A Home	Signed and dated self-certifications
284	El Programa Hispano	Signed and dated self-certifications
285	Mend A Home	Signed and dated self-certifications on small grants and source documentation for loans
286	Rent Assistance Admin – HAP	Source documentation from employers/agencies
287	Rent Assistance Admin – HSI	Source documentation from employers/agencies
288	Jennifer Lynn	Source documentation from employers/agencies
290	Foster Grandparents	Signed and dated self-certifications
291	Transitional Housing	Source documentation from employers/agencies
292	Views	Signed and dated self-certifications
293	Living Solutions	Source documentation from employers/agencies
294	Palmquist Sidewalk	Within qualified low/mod qualified census area

### Relocation and One-For-One Replacement

The City of Gresham's program activities did not result in the displacement of individuals or households or in the elimination of affordable housing units.

### Additional Information on CDBG-funded Rehabilitation Activities

Adapt-A-Home provides accessibility improvements to the homes of individuals and families requiring them. Typical improvements include ramps, landings, entrance adaptations, grab bars and bathroom adaptations.

Mend-A-Home provides critical home repair services to low-income homeowners. Typical repairs include a new roof, plumbing and electrical repairs, and other repairs which currently pose a threat to life and safety or, if left untreated for more than a year, would lead to serious deterioration of the structure.

Both services above are provided by Unlimited Choices, Inc., a non-profit organization. All projects are bid and completed by individual contractors approved by Unlimited Choices as being trained and qualified to undertake this kind of work.

Yamhill House was acquired with HOME funds through tax foreclosure and is being used as transitional housing until such time as the house can be sold.

### Summary of Beneficiaries of Housing Activities

Summary of Beneficiaries of CDBG Affordable Housing Projects			
<i>Projects include Adapt A Home, Mend A Home, Transitional Housing &amp; rent assistance.</i>	Homeowners	Renters	Total
Extremely Low Income HH (0-30%)	30	131	161
Low Income HH (31%-50%)	22	23	53
Low-Moderate Income HH (51%-80%)	5	3	8
# of persons assisted preventing homelessness			429
# of non-homeless persons with special needs assisted			70

### Section 3

Section 3 reporting will be submitted with the HOME consortium report, by the City of Portland on behalf of the Consortium.

### Additional Information

The CAPER submitted by the City of Portland on behalf of the Consortium includes information required under Additional Requirements for All Grantees. This includes information on affirmatively furthering fair housing, continuum of care, other actions, citizen comments, and self-evaluation, as well as additional information on the assessment of the goals and objectives of the Consortium-wide Consolidated Plan.

### Leveraging

The chart estimates the funds leveraged to support the City's CDBG projects.

City of Gresham CDBG Leveraged Funds 2009-2010				
Project	CDBG Committed 2009-2010	CDBG Expended	Leveraged Funds	Source of Funds
Adapt A Home	150,000	150,000	858,446	Medicaid payments, state, private and in-kind
Mend A Home	100,000	100,000	908,446	State, local and in-kind
Rental Assistance Admin - HAP	9,397	9,397	33,986	Multnomah County and City of Portland
Rental Assistance Admin - HSI	23,388	23,388	76,509	Oregon, Multnomah County, private donations
Jennifer Lynn Homeownership	120,000	0	2,194,000	Private
Transitional Housing	45,937	45,937	113,921	Multnomah County, HSI,
El Programa Hispano	48,604	48,604	98,104	Catholic Charities, in-kind and Multnomah County
Foster Grandparents	15,000	15,000	43,304	MHCC Head Start, YWCA & federal funds
Views	19,000	19,000	6,529	Cascadia BHC
Living Solutions	201,520	201,520	77,910	State funds, Private and in-kind
Yamhill House	674	674	125,000	City of Gresham project
Palmquist Sidewalk	205,916	5,837	0	City of Gresham project
Planning (HCDC)	16,036	16,036	0	Gresham CDBG funds
Program Admin.	141,267	141,267	0	Gresham CDBG funds
<b>TOTAL</b>	<b>\$890,823</b>	<b>\$776,660</b>	<b>\$4,536,155</b>	



## **Lead Paint**

The City of Gresham carefully complies with the Lead Paint regulations in implementing its projects. Gresham is a party to the Regional Lead Paint grant from HUD (administered by Portland).

The following programs have a lead paint element:

Adapt A Home Program: All contractors used by Unlimited Choices have completed HUD-NARI training on safe work practices. Unlimited Choices endeavors not to disturb paint on pre-1978 housing by careful design of the projects.

Mend A Home Program: Same as above.

Gresham Homeownership Program: Prior to closing, each home is inspected by a City of Gresham Rental Inspector or the Housing Authority of Portland staff for both compliance with Housing Quality Standards and for the presence of peeling or defective paint (visual inspection). At orientation sessions for the programs, staff stresses the danger of lead paint and urges realtors to make sure that all houses (and all painted surfaces) are clear of any peeling or defective paint. Should a home fail the visual inspection, the City has developed a process for informing the seller of his/her options. Also, all homebuyers receive the HUD pamphlet on lead paint and also the required notification from the seller.

Yamhill House: A lead based paint evaluation was done by Lean Solutions, Inc. on March 11, 2008. There was **not** any lead based paint found inside the house. However, there was some found on the carport ceiling where the paint had not deteriorated and has been covered. There was also lead based paint found on the porch ceiling which also had not deteriorated and did not require paint stabilization.

## **Program Income**

Program income is obtained from the Mend-A-Home, Sewer on Site and Gresham Homeownership Program and when recaptured it is put back into each respective program. There wasn't any program income for the year 2009-2010.

## **Financial Summary Adjustments**

On part IV of the Public Service CAP Calculations, line 30 is an adjustment of \$201,520 for the Living Solutions project that is a public service (Job Training) but is being carried out by a CBDO, therefore not counted in the public services cap.

## **Self Evaluation**

The City of Gresham has been successful in achieving, and exceeding, long- and short-term goals set out in the 2005-2011 Consolidated Plan and the 2009-2010 Consolidated Plan Action Plan.

In achieving these goals, the City of Gresham is making an impact on identified needs in the City. The programs and projects continue to be on-track and on-schedule, resulting in timely disbursements of CDBG and HOME funds. Some of the City's projects will take multiple years; such as the Rockwood Building (aka: Couch Plaza) with the Multi-Service Center. Human Solutions is actively seeking a loan for the Rockwood Building through the City for a Section 108 loan. Construction is scheduled to begin in the fall of 2010.

Gresham also re-evaluates the needs of low-income households and the services provided to them through participation in activities with other jurisdictions and agencies to coordinate these efforts. Gresham, Multnomah County, and Portland continue to work closely in soliciting applications for CDBG and HOME funds and implementation of projects. Gresham participates with METRO to address the on-going need for affordable housing in the region.

A complete breakdown of year to date achieved goals can be found in the "Outcome Performance Measurements 2005-2011\*" (Table 1C, 2C and 3A). However, a summary of goals year to date are as follows:

<b>Long term Objective</b>	<b>Objective</b>	<b>Goals</b>	<b>Results to Date</b>
Provide decent, safe, sanitary, affordable housing	Fund the construction of new affordable housing units	Approximately 40 new units of affordable rental housing constructed.	47 units to be completed by end of 2011
	Fund the acquisition and rehabilitation of existing rental housing	Approximately 40 units of housing rehabilitated.	15 units rehabilitated
	Promote and facilitate homeownership for low/mod first-time homebuyers	Approximately 20 to 40 first-time homebuyers assisted with down payment	21 homebuyers assisted with shared appreciation mortgages
	Fund the rehabilitation of existing owner-occupied housing	Approximately 150-200 elderly/disabled households assisted	363 households
	Fund the operating support of qualified CHDO	Fund 1 to 6 CHDO's with operating support (1 each year for 6 years)	1 each year
	Fund rental assistance	Assist approximately 500 households with rental assistance over 5 years	817 households
Promote healthy, stable families and individuals through public services	Fund human and housing services that meet the needs of Gresham residents	Approximately 7,500 people served over five years	19,972 people

Promote a suitable living environment through safe, attractive neighborhoods served by City services	Fund parks, community facilities, streets and other public infrastructure	Construction or rehabilitation of approximately 3 to 5 public facilities	9 public facilities/improvements: <ul style="list-style-type: none"> <li>• 1 public facility built</li> <li>• 4 parks serving a minimum of 15,000 people</li> <li>• 3 street repaired with 1,400 linear feet</li> <li>• 1 sidewalk repair serving over 725 people.</li> </ul>
Assist the economic condition and provide opportunities to build wealth to low/mod income Gresham residents	Fund an economic development loan program to promote economic stability and/or growth and provide increased job opportunities to low/mod persons	Over five years provide 100 new jobs with job coaching	459 people served with job training.

\* chart was updated to include a sixth year to correspond with the 2005-2011 Consolidated Plan Action Plan.

Gresham voters approved an Urban Renewal Plan in 2003 for Rockwood-West Gresham, which includes a neighborhood with a high concentration of low and low-mod income persons. The twenty-year plan provides a bond cap of up to \$92 million to finance physical improvements to the district. This Urban Renewal Plan will allow for more flexibility in the use of CDBG funds in the area, as well as directing additional resources and future funding opportunities to the area. The Urban Renewal district will use a portion of these funds to assist with the preservation of affordable housing in this area.

To meet the changing dynamics within the City, Gresham is expanding its focus towards economic development, housing maintenance and rehab projects. In addition to ensuring adequate affordable housing opportunities, the City is finding that emerging priorities include improving and maintaining our existing housing stock and the creation of livable wage job opportunities for our residents.

The Rental Housing Inspection Program, approved in December 2007, allows for annual mandatory inspection of rental housing units selected by statistical sampling. A complaint-driven component is also included with the highest possible protections for those reporting the violations. Inspection focus on a broad range of habitability standards, and while the primary focus will be on fire, life, and safety issues, the inspection will also cover less critical but important habitability issues. The program has proven to improve living conditions for all Gresham residents and has brought positive feedback.

The Living Solutions project, sponsored by Human Solutions, Inc., is a great example of the creation/job training for Gresham residents and has been very successful.

### **Monitoring**

Staff of the CDBG/HOME Program and Management Services monitored the CDBG projects. Projects that are jointly funded with Multnomah County were monitored with a representative from the County.

Due to a lack of staff in the City of Gresham CDBG/HOME program, Portland Development Commission (PDC) is monitoring all of the HOME projects to be in line with the rest of the Consortium. Most City of Gresham projects have other funding sources, such as PDC, the State, or HAP and they monitor these projects.

Once a project is selected for implementation, City of Gresham staff develops a formal contractual agreement for how to proceed. In addition, city staff provides guidance on Federal regulations such as Davis Bacon, Uniform Relocation Act and Lead Paint. 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 are provided. For all public facility projects City staff conducts an on-site monitoring visit during the year it is completed.

For all public service providers, the City sponsors an informal meeting once a year to better coordinate services among agencies and to provide an informal forum for discussing any mutual interests or concerns. For ongoing public services over \$25,000 staff conducts at least one on-site monitoring visit every two years and for public service projects under \$25,000 staff conducts at least one on-site monitoring visit every three years.

For all housing projects for which the City provides funding for construction, the City assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. During the year the project is completed, staff will conduct an on-site monitoring visit. For on-going housing programs monitoring is continued every two years.

**OUTCOME PERFORMANCE MEASUREMENTS 2005 - 2011**  
**Tables 1C, 2C & 3A**

Obj. #	Description	Funding Source	Performance Indicator	05/06 06/07 07/08 08/09 09/10 10/11 6 yr total 6 yr goal							YTD %
				Decent Housing with Purpose of New or Improved Availability/Accessibility - DH1							
DH1.1	Removal of barriers to create accessible housing for low-income households with physical disabilities.	CDBG	Housing Units	42	41	39	65	63	250	220	113.64%
DH1.2	Provision of operating support for 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.	HOME	N/A								N/A
<b>Decent Housing with Purpose of New or Improved Affordability - DH2</b>											
DH2.1	Provision of emergency home repair to very low- and low-income owner occupied housing.	CDBG	Housing Units	14	18	18	21	25	96	100	96.00%
DH2.2	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	CDBG	Housing Units	138	21	12	7	17	195	200	97.50%
DH2.3	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	CDBG	Housing Units	118	113	155	127	109	622	250	248.80%
DH2.4	Provision to weatherize homes for residents who are seniors over age 55, and are below 50% MFI income.	CDBG	Housing Units		17				17	17	100.00%
DH2.5	Developer initiated homeownership project with 'ready to build' subdivision. Developer has homes with 4 & 5 bedroom and will sell to four homeowners who would participate in the SAM program	CDBG	Housing Units					0	0	4	0.00%
DH2.6	Provision of buyer initiated purchase and rehabilitation of six existing area homes. Technical assistance through purchase, and rehabilitation provided throughout home ownership. Homes to be placed in land trust to be perpetually affordable to other income qualified buyers through a shared appreciation resale formula.	CDBG	Housing Units						0	6	0.00%
DH2.7	Provide rent assistance to very low- and low-income households to avoid eviction.	HOME	Housing Units							reported @ DH2.2	

Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 yr total	6 yr goal	YTD %
DH2.8	Construction of affordable housing. Units will include 15 units for homeless, high resource using families with incomes at/below 30% MFI. The remaining units will be affordable to individuals and families earning up to 60% MFI.	HOME	Housing Units					0		0	47	0.00%
DH2.9	Project provides one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled households	HOME	Housing Units							reported @ DH2.3		
DH2.10	Construction of units that will be sold to first-time homebuyers earning 30-60% MFI who would participate in the SAM program.	HOME	Housing Units	10				11		21	21	100.00%
DH2.11	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.	HOME	Housing Units						0	0	26	0.00%
DH2.12	Provision to purchase 10 developed lots from a partially completed 24 home project. Funds would be recaptured as 10 shared appreciation mortgages.	HOME	Housing Units						0	0	24	0.00%
<b>Decent Housing with Purpose of New or Improved Sustainability DH3</b>												
DH3.1	Rehabilitation of apartments that are rent-subsidized housing for special needs population with incomes below 50% MFI.	HOME	Housing Units		15					15	15	100.00%
DH3.2	Provision to rehabilitate affordable housing. The proposed rehab 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 for decades.	HOME	Housing Units						0	0	66	0.00%

Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 yr total	6 yr goal	YTD %
<b>Availability/Accessibility of Economic Opportunity - EO1</b>												
EO1.1	Creation by a Community Based Development Organization (CBDO) of new, full-time jobs and provision of job training, job placement and job coaching to very low income households (homeless, unemployed, or at high risk of homelessness). This will help with economic improvement, provide skilled workers for employers and assist these families to become self-sufficient with living wage jobs.	CDBG	Number of People	82	92	109	176	459	500	91.80%		
<b>Availability/Accessibility of Suitable Living Environment - SL1</b>												
SL1.1	Provision to acquire and construct a large facility that will become the a Multi-Service Center. The center would benefit low and very low income residents and help revitalize Rockwood by bringing much needed anti-poverty services into the heart of the community. Increases the benefits of service delivery, and community awareness and involvement.	CDBG	Public Facility					0	1	0.00%		
SL1.2	Provide medical prescriptions for very low-income residents who have no medical insurance, no income or other source of assistance to purchase medications.	CDBG	Number of People			1		1	220	0.45%		
SL1.3	Provision of paralegal advice and attorney assistance to low and L/M cases (primarily 0-50% MFI) from Gresham with housing discrimination complaints. Assistance includes in-depth interview, investigation, referral and individual representation.	CDBG	Number of People	41	23	10		74	25	296.00%		
SL1.4	Provides transitional housing and social services (including free child care) to homeless residents through 12 units of housing for one year.	CDBG	Number of People	183	113	148	141	143	728	750	97.07%	
SL1.5	Provides support for Latinos to overcome short-term crisis and gain the skills needed to become self-sufficient.	CDBG	Number of People	1080	1018	4874	5595	5677	18244	4500	405.42%	
SL1.6	Provides in-home services to low-income families with children age birth-5 who have development delays and disabilities.	CDBG	Number of People	111	99	97			307	250	122.80%	

Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 yr total	6 yr goal	YTD %
SL1.7	Improve the lives of low-income vulnerable infants, young children and older adults through expansion of the evidence-based Foster Grandparent program. Program matches skilled and caring low-income seniors with children who face multiple barriers to success - yielding immediate and long-term gains for all involved.	CDBG	Number of People				12	22		34	25	136.00%
SL1.8	Provision to give information to low-income tenants regarding landlord-tenant law and suggestion about how to maintain professional rental practices and respond to specific rental situations.	CDBG	Number of People				153			153	175	87.43%
SL1.9	Provides peer counseling and support group services to low-income elderly residents in need of mental health or addiction services.	CDBG	Number of People	48	66	40	138	139		431	500	86.20%
<b>Sustainability of Suitable Living Environment SL3</b>												
SL3.1	Rehabilitate a youth center. Exterior repairs are needed to the roof and siding due to the age of the 1956 building. The Center has served the public as a community youth center since 1994 and will serve 2,946 low-income youth.	CDBG	Public Facility					1		1	1	100.00%
SL3.2	Addition of a modular restroom facility to make the park more usable for a greater number of park users. Approximately 3,800 individuals utilize the park. MFI for this block group is 73.30%.	CDBG	Public Facility	1						1	1	100.00%
SL3.3	Addition of a modular restroom facility to make the park more usable for a greater number of park users. Approximately 4,692 individuals utilize the park. MFI for this block group is 69%.	CDBG	Public Facility		1					1	1	100.00%
SL3.4	Addition of a modular restroom facility to make the park more usable for a greater number of park users. Approximately 2,140 individuals utilize the park. MFI for this block group is 65.5%.	CDBG	Public Facility					1		1	1	100.00%
SL3.5	Construction of Couch Street between 172nd & 176th Street for approximately 230 linear feet. Serves low-mod area Census Tract 96.06, Block Group 2	CDBG	Number of People	25						25	25	100.00%
SL3.6	Construction of Beech Street between 3 <sup>rd</sup> to 4 <sup>th</sup> Street for approximately 210 linear feet. Serves low-mod area Census Tract 100.01, Block Group 2	CDBG	Number of People					599		599	599	100.00%



Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 yr total	6 yr goal	YTD %
SL3.7	Reconstruction of SE 197th Ave Between Burnside and Stark for approximately 965 feet.	CDBG	Number of People		1939					1939	1939	100.00%
SL3.8	Purchase and installation of playground equipment to replace outdated and unsafe equipment. The project will provide a safe and clean environment for school children and community members to recreate adding to the livability of the community. Approximately 4,794 people utilize the park.	CDBG	Public Facility		1					1	1	100.00%
SL3.9	A sidewalk infill project that will reduce barriers and hazards to children walking or bicycling to school and allow for a direct, safe route to Davis Elementary School.	CDBG	Number of People		725					725	725	100.00%
SL3.10	Provision for a 12 foot wide ADA multi-purpose pathway along the SE Palmquist Road. Low income area with 2 schools across the street.	CDBG	Number of People					0		0	1,793	0.00%
SL3.11	Rehabilitation of public facility 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 331 children and their families.	CDBG	Public Facility						0	0	1	0.00%
SL3.12	The public facility provides short-term residential and outpatient alcohol and drug treatment services to 265 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	Public Facility						0	0	1	0.00%
SL3.13	Provision of pedestrian refuge islands, signage, pedestrian-activated rapidly flashing beacons and pavement markings at a mid-block crossing.	CDBG	Number of People						0	0	2,957	0.00%

Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 yr total	6 yr goal	YTD %
SL3.14	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	Number of People						0	0	1	0.00%
SL3.15	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	Number of Businesses						0	0	7	0.00%

Availability/  
 Accessibility  
 Decent Housing  
 Suitable Living Environment  
 Economic Opportunity  
 DH-1  
 SL-1  
 EO-1  
 Affordability  
 DH-2  
 SL-2  
 EO-2  
 Sustainability  
 DH-3  
 SL-3  
 EO-3

## Completed Priority Housing Activities

(Table 2A)

Priority Need	6-Yr. Goal Plan/ Act	Yr. 1 Goal Plan/ Act	Yr. 2 Goal Plan/ Act	Yr. 3 Goal Plan/ Act	Yr. 4 Goal Plan/ Act	Yr. 5 Goal Plan/ Act	Yr. 6 Goal Plan/ Act
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units	225	42	41	45	35	31	
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units	140	14	41	47	51	57	
Homeownership assistance		2					
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units	20-40				47		
Rehabilitation of existing rental units				15			
Rental assistance	600	150	134	191	134	136	
Acquisition of existing owner units				1			
Production of new owner units	26	10		14		11	
Rehabilitation of existing owner units	1			1			
Homeownership assistance	26	10		14		11	
<b>ECONOMIC DEVELOPMENT</b>							
Job Training			92	82	109	176	
<b>Other</b>							

**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: City of Gresham Program Year: 2008-09	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households	7	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	163	138	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	55	63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	<b>225</b>	<b>218</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	31	31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	134	126	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	<b>165</b>	<b>157</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	11	4	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	57	57	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	<b>68</b>	<b>61</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	80	88	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	134	126	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	11	4	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	<b>225</b>	<b>218</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

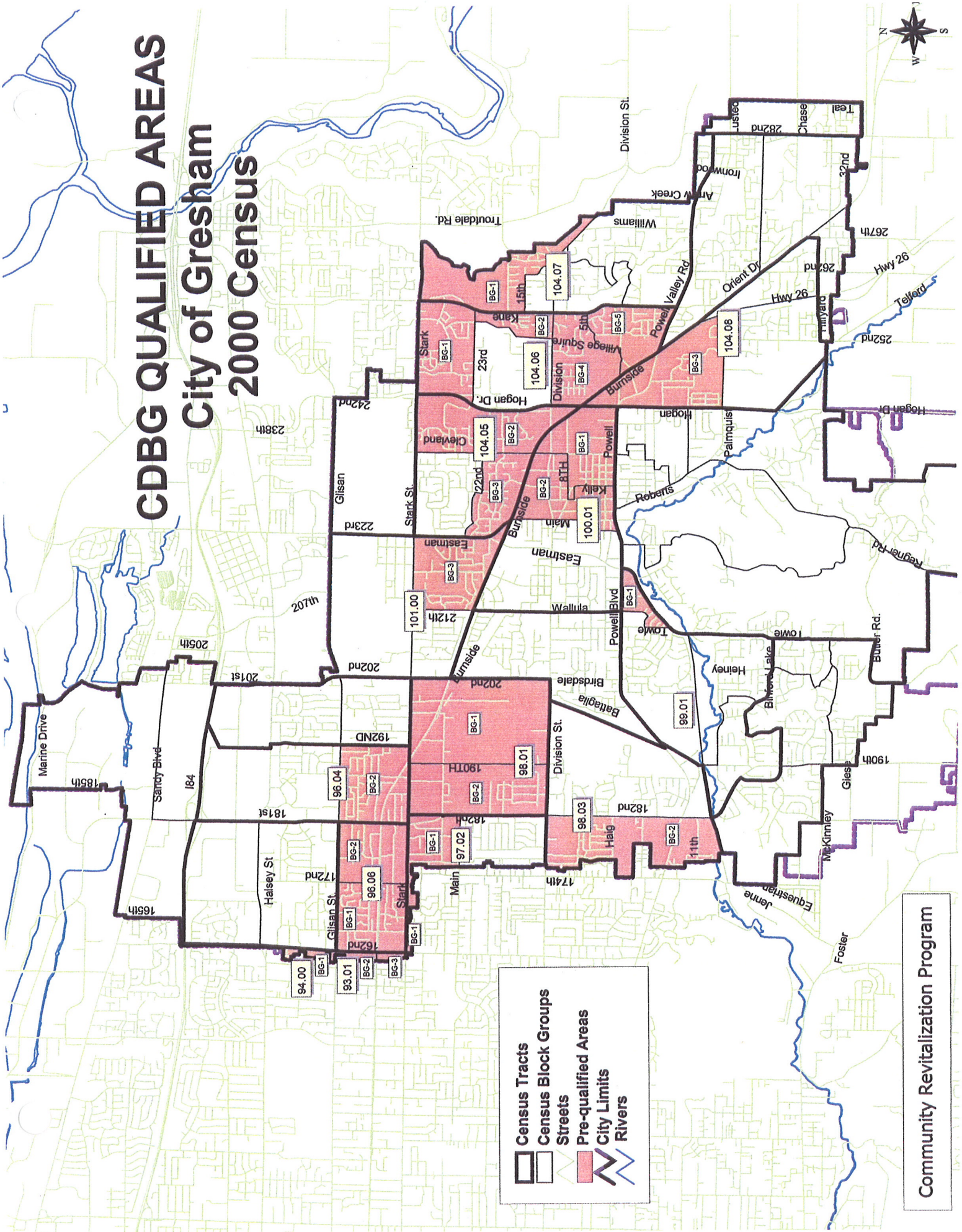
\*The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.



# CDBG QUALIFIED AREAS

## City of Gresham

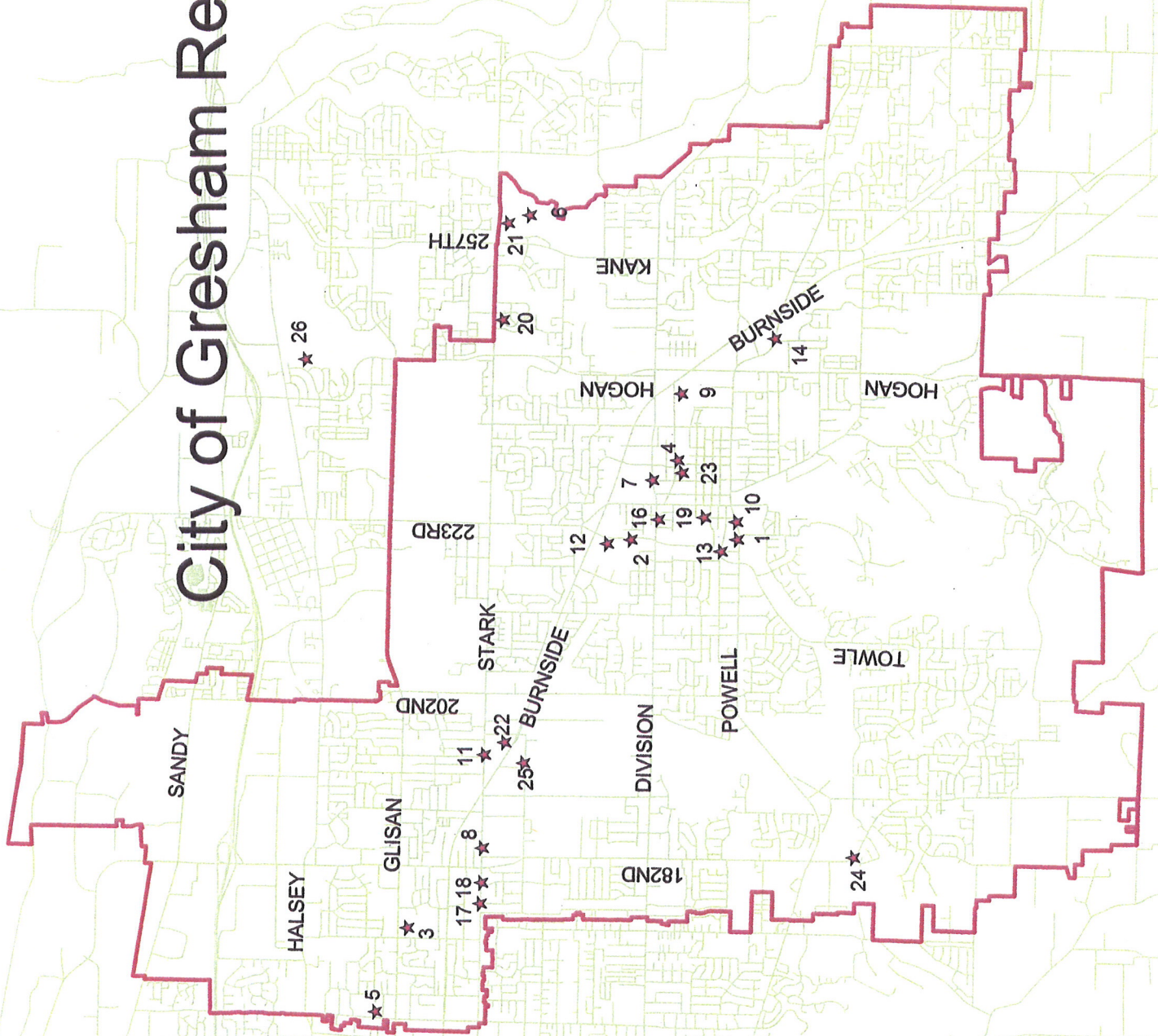
### 2000 Census



Community Revitalization Program



# City of Gresham Resources



## City of Gresham Resources

Resource Number	Resource Name	Resource Address
1	Court House/Chamber of Commerce	150 W Powell
2	Gresham City Hall	1333 NW Eastman Parkway
3	PAL Youth Center	424 NE 172 <sup>nd</sup> Ave.
4	Multnomah Cnty Health Dept. Senior Center	600 NE 8th
5	Kerr Youth & Family Centers	722 NE 162 <sup>nd</sup> Ave.
6	Mt. Hood Head Start	26000 SE Stark
7	Kelly Place Head Start	303 NE Division
8	Rockwood Grange	18305 SE Stark
9	Gresham Grange	875 NE Division
10	Post Office	103 W Powell
11	Employment Office	19421 SE Stark
12	Police, Fire & Schools	1331 NW Eastman Parkway
13	El Programa Hispano	138 NE 3 <sup>rd</sup> # 140
14	Dept. of Motor Vehicles	2221 E Powell
16	Pregnancy Resource Center	104 NW 11 <sup>th</sup> Ave.
17	Snow-Cap	17805 SE Stark
18	Rockwood Library	17917 SE Stark
19	Gresham Library	385 NW Miller
20	Mt. Hood Medical Center	24800 SE Stark
21	Mt. Hood Community College	26000 SE Stark
22	Rockwood Kaiser	19500 SE Stark
23	Cascadia Behavioral Center	10373 NE Hancock # 200, Portland
24	DEQ	1200 SW Highland Dr.
25	Yamhill Head Start	19309 SE Yamhill
26	Eastwind Center (youth services)	2408 SW Halsey, Troutdale

[GreshamOregon.gov](http://GreshamOregon.gov)

**PRO3**

**CDBG Activity  
Summary Report  
FY 2009**



PGM Year: 2004

Project: 0017 - MULTI-SERVICES CENTER - HSI

IDIS Activity: 215 - MULTI-SERVICES CENTER

Status: Open

Location: ROCKWOOD AREA GRESHAM, OR 97030

Objective: Create economic opportunities

Outcome: Sustainability

Matrix Code: Public Facilities and Improvement

National Objective: LMC

Initial Funding Date: 10/06/2004

Financing

Funded Amount: \$157,000.00

Drawn Thru Program Year: \$157,000.00

Drawn In Program Year: \$0.00

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Description:

FUNDS TO ACQUIRE OFFICE SPACE FOR A REGION 6 MULTI-SERVICE CENTER IN THE ROCKWOOD AREA WHERE AGENCIES WILL PARTNER PROVIDING CASE MANAGEMENT, ENERGY ASSISTANCE, AND SKILL BUILDING.

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments  
Year # Benefiting**

**Accomplishment Narrative**

2004 FUNDS HAVE BEEN SPENT BUT PROPERTY NOT YET ACQUIRED.  
 2005 PROPERTY HAS BEEN PURCHASED BUT BUILDING NOT COMPLETED.  
 2006 PROPERTY HAS BEEN PURCHASED BUT BUILDING NOT COMPLETED.

2007 MULTI-SERVICE CENTER SPACE ALLOCATIONS HAVE BEEN SLIGHTLY MODIFIED IN KEEPING WITH THE NEEDS AND DESIRES OF OUR PARTNER AGENCIES. LETTERS OF INTEREST FOR LEASING THE OFFICE SPACE ARE BEING PREPARED.

2008 THE MULTI-SERVICE CENTER WILL BE FUNDED IN PART BY NEW MARKET TAX CREDITS & A COMMERCIAL LOAN. THE HOUSING DEVELOPMENT CENTER & HSI ARE WORKING WITH CITY OF GRESHAM TO APPLY FOR A SECTION 108 LOAN TO REPLACE THE TRADITIONAL COMMERCIAL LOAN ON THE ROCKWOOD PROJECT. THE REMAINDER OF THE COMMERCIAL DOLLARS NEEDED ON THE PROJECT WILL BE GENERATED THRU FUNDRAISING EFFORTS BY HSI & ITS NON-PROFIT PARTNERS IN THE MULTI-SERVICE CENTER. TO DATE, THE PROJECT HAS RECEIVED GRANTS FOR THE MSC TOTALING \$1,357,500 FROM 11 FOUNDATIONS. BASED ON THE CURRENT FINANCIAL ASSUMPTIONS, THE MSC BUDGET NEEDS AN ADDITIONAL \$847,000 IN FOUNDATION GRANTS TO BE FULLY FUNDED. TO CLOSE THIS GAP, THERE ARE AN ADDITIONAL 8 GRANT REQUESTS OUTSTANDING AT THIS TIME THAT COULD ADD UP TO \$1,225,000. 5 ADDITIONAL FOUNDATIONS HAVE BEEN IDENTIFIED AS POTENTIAL FUNDERS AND PROPOSALS HAVE BEEN SUBMITTED TO THEM IN LATE JUNE. IN ADDITION TO GRANT REQUESTS TO FOUNDATIONS, HSI IS WORKING WITH ITS MSC PARTNERS TO ACCESS FEDERAL FUNDING THROUGH THE STIMULUS PACKAGE FOR HEAD START AND MEDICAL CLINICS.  
 2009 WITH HSI PARTNERING WITH THE CITY OF GRESHAM A SECTION 108 LOAN HAS BEEN OBTAINED AND GROUND BREAKING WILL BE AUGUST 24, 2010.

PGM Year: 2006

Project: 0010 - MULTI-SERVICE CENTER - HSI  
IDIS Activity: 244 - MULTI-SERVICE CENTER

Status: Open  
Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective: Create economic opportunities  
Outcome: Availability/accessibility  
Matrix Code: Public Facilities and Improvement National Objective: LMC

Initial Funding Date: 10/06/2006  
Financing

Funded Amount: \$258,356.00  
Drawn Thru Program Year: \$258,356.00  
Drawn In Program Year: \$0.00

Proposed Accomplishments

Annual Accomplishments

Year	# Benefiting	Accomplishment Narrative
2006		LAND HAS BEEN PURCHASED BUT BUILDING NOT COMPLETED.
2007		ACCOMPLISHMENTS REPORTED WITH HUD ACTIVITY # 215.
2008		ACCOMPLISHMENTS REPORTED WITH HUD ACTIVITY # 215.

Description:  
FUNDS TO ACQUIRE OFFICE SPACE FOR A REGION 6 MULTI SERVICE CENTER.

PGM Year: 2007

Project: 0015 - YAMHILL HOUSE REHAB  
IDIS Activity: 266 - YAMHILL HOUSE

Status: Open  
Location: 18815 SE YAMHILL PORTLAND, OR 97233

Objective: Provide decent affordable housing  
Outcome: Affordability  
Matrix Code: Acquisition for Rehabilitation (14G)

National Objective: LMH

Initial Funding Date: 08/08/2008  
Financing

Funded Amount: \$11,767.00  
Drawn Thru Program Year: \$9,587.34  
Drawn In Program Year: \$673.50

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments  
Year # Benefiting  
2007 1

Accomplishment Narrative

ORIGINALLY HOUSE WAS OWNED BY A RESIDENT WHO HAD A SHARED APPRECIATION MORTGAGE WITH THE CITY OF GRESHAM. THE HOUSE WENT INTO FORECLOSURE & THE CITY PURCHASED IN FORECLOSURE & THE HOUSE IS IN THE PROCESS OF BEING REHABILITATED FOR SALE TO ANOTHER LOW INCOME RESIDENT. THE ACQUISITION WAS ACCOMPLISHED WITH HOME FUNDS.

HOUSE REHABILITATED BUT HAS NOT SOLD AS YET.

2008

The City has not been able to sell the house so currently there is a low-income person living in the home as transitional housing.

2009

PGM Year: 2007

Project: 0016 - GRESHAM HOMEOWNERSHIP  
IDIS Activity: 267 - GRESHAM HOMEOWNERSHIP

Status: Open  
Location: CITYWIDE GRESHAM, OR 97030

Objective: Provide decent affordable housing  
Outcome: Affordability  
Matrix Code: Direct Homeownership Assistance

National Objective: LMH

Initial Funding Date: 08/12/2008  
Financing

Funded Amount: \$322,973.57  
Drawn Thru Program Year: \$7,954.28  
Drawn In Program Year: \$7,954.28

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments  
Year # Benefiting

Accomplishment Narrative

2007 Funds are from Shared Appreciation Mortgages that have been sold.

2008 HUD ACTIVITY #202 BALANCE TRANSFERRED TO THIS ACTIVITY.

2009 Funds will be used for a land trust with homeownership for low-income residents.

PGM Year: 2008

Project: 0013 - VANCE PARK

IDIS Activity: 280 - VANCE PARK

Status: Completed

Location: 182ND & YAMHILL GRESHAM, OR 97030

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Parks, Recreational Facilities (03F)

National Objective: LMA

Initial Funding Date: 11/05/2008

Financing

Funded Amount: \$60,844.58

Drawn Thru Program Year: \$60,844.58

Drawn In Program Year: \$57,762.27

Proposed Accomplishments

Public Facilities : 1

Total Population in Service Area: 2,068

Census Tract Percent Low / Mod: 65.50

Annual Accomplishments

Year # Benefiting

2008

2009

Accomplishment Narrative

PROJECT IS UNDERWAY AND WILL BE COMPLETED IN 2009-2010.

Project has been completed. Bathroom had to be moved to a different area of the park that created more expense for plumbing and sewer lines.

Park serves a minimum of 1,468 low-income residents and is heavily used.



PGM Year: 2009  
 Project: 0001 - ADAPT-A-HOME - UNLIMITED CHOICES  
 IDIS Activity: 284 - ADAPT-A-HOME

Status: Completed  
 Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 07/24/2009  
 Financing  
 Funded Amount: \$150,000.00  
 Drawn Thru Program Year: \$150,000.00  
 Drawn in Program Year: \$150,000.00

Proposed Accomplishments  
 Housing Units : 55  
 Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	29	0	28	0	57	0	0	0
Black/African American:	0	0	1	0	1	0	0	0
Asian:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native:	0	0	1	0	1	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	1	0	0	0	1	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	1	0	1	0	2	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	32	0	31	0	63	0	0	0
Female-headed Households:	16							

Income Category:	Owner	Renter	Total	Person
Extremely Low	17	16	33	0
Low Mod	12	12	24	0
Moderate	3	3	6	0
Non Low Moderate	0	0	0	0
Total	32	31	63	0
Percent Low/Mod	100.0%	100.0%	100.0%	100.0%

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

2009 63

The average cost per project across the board was \$1,403.24. The project served 101 people and allowed them to stay in their homes by making their home accessible to those with disabilities. The average annual income was \$17,460.76.

PGM Year: 2009

Project: 0002 - MEND-A-HOME - UNLIMITED CHOICES  
IDIS Activity: 285 - MEND-A-HOME

Status: Completed  
Location: COUMUNITY WIDE GRESHAM, OR 97030

Objective: Create suitable living environments  
Outcome: Sustainability  
Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 07/24/2009  
Financing

Funded Amount: \$99,999.98  
Drawn Thru Program Year: \$99,999.98  
Drawn In Program Year: \$99,999.98

Proposed Accomplishments

Housing Units : 25

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	20	0	0	0	20	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	4	0	0	0	4	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	25	0	0	0	25	0	0	0

Female-headed Households:

	Owner	Renter	Total	Person
Extremely Low	13	0	13	0
Low Mod	10	0	10	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	25	0	25	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

2009 25

Project repaired 25 homes with 69 individuals. Average income was \$19,397.56 which is \$31.61% MFI. Seven of the homeowners were persons with disabilities and 13 were female head of household.

PCM Year: 2009

Project: 0003 - SHORT TERM RENT ASSISTANCE - HAP  
IDIS Activity: 286 - SHORT TERM RENT ASSISTANCE

Status: Completed  
Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective: Create suitable living environments  
Outcome: Availability/accessibility  
Matrix Code: Rehabilitation Administration (14H)

National Objective: LMH

Initial Funding Date: 07/24/2009

Financing  
Funded Amount: \$9,397.00  
Drawn Thru Program Year: \$9,397.00  
Drawn In Program Year: \$9,397.00

Proposed Accomplishments

Housing Units : 7

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	10	1	10	1	0	0
Black/African American:	0	0	4	0	4	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	1	0	1	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	1	0	1	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	1	1	1	1	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	17	2	17	2	0	0

Female-headed Households: 11

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	17	17	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	17	17	0
Percent Low/Mod		100.0%	100.0%	

Annual Accomplishments Year	# Benefiting	Accomplishment Narrative
2009	17	Funds paid for the administration of the rental assistance program through the Housing Authority. Actual benefits are paid with HOME funding. 46 individuals were served through this program.

PGM Year: 2009

Project: 0004 - SHORT TERM RENTAL ASSISTANCE - HUMAN SOLUTIONS  
IDIS Activity: 287 - SHORT TERM RENT ASSISTANCE

Status: Completed  
Location: COMMUNITY SIDE GRESHAM, OR 97030

Objective: Create suitable living environments  
Outcome: Affordability

Matrix Code: Rehabilitation Administration (14H) National Objective: LMH

Initial Funding Date: 07/24/2009

Description:  
ADMINISTRATION COSTS FOR RENT ASSISTANCE TO MANAGE A PROGRAM THAT PROVIDES 127 VERY LOW AND LOW-INCOME HOUSEHOLDS EITHER SHORT TERM (1 MO) OR LONG TERM (UP TO 4 MO)

Funded Amount: \$23,388.00  
Drawn Thru Program Year: \$23,388.00  
Drawn In Program Year: \$23,388.00

Proposed Accomplishments

Housing Units : 127

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	39	2	39	2	0	0
Black/African American:	0	0	2	0	2	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	3	0	3	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	4	0	4	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	1	0	1	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	60	59	60	59	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	109	61	109	61	0	0

Female-headed Households:

0 19 19

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	98	98	0
Low Mod	0	11	11	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	109	109	0
Percent Low/Mod		100.0%	100.0%	

Annual Accomplishments

Accomplishment Narrative

Year # Benefiting

2009 109

Funds were used for administration and 383 people were served, 161 adults and 222 children. In a 3 month follow-up, 93% were still in permanent housing, a 6 month follow-up, 90% were still in permanent housing and in a 12 month follow-up, 75% were still in housing.

29% of the people served were people of color. Human Solutions continues to have bilingual staff. At the Gresham office, more than half of the staff members are bilingual in Spanish and Russian and Romanian capability is also present in staff.



PGM Year: 2009

Project: 0005 - JENNIFER LYNN ESTATES - AXFORD HOMES  
IDIS Activity: 288 - JENNIFER LYNN ESTATES

Status: Open  
Location: 2 BLOCKS SOUTH OF HALSEY GRESHAM, OR 97030

Objective: Provide decent affordable housing  
Outcome: Availability/accessibility  
Matrix Code: Direct Homeownership Assistance  
National Objective: LMH

Initial Funding Date: 07/24/2009

Financing

Funded Amount: \$120,000.00

Drawn Thru Program Year: \$0.00

Drawn In Program Year: \$0.00

Proposed Accomplishments

Housing Units : 4

Description:

4 NEW HOMES TO BE SOLD TO LOW-INCOME HOUSEHOLDS WHO WOULD PARTICIPATE IN THE FIRST TIME HOMEOWNERSHIP THROUGH A SHARED APPRECIATION MORTGAGE.

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

2009

City staff is working with applicant to either get the program moving or the project will be canceled.

PGM Year: 2009

Project: 0006 - EL PROGRAMA HISPANO - CATHOLIC CHARITIES  
IDIS Activity: 289 - EL PROGRAMA HISPANO

Status: Completed  
Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective: Create economic opportunities  
Outcome: Sustainability

Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 07/24/2009

Financing  
Funded Amount: \$48,604.00  
Drawn Thru Program Year: \$48,604.00  
Drawn In Program Year: \$48,604.00

Proposed Accomplishments

People (General) : 2,100

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	166
Black/African American:	0	0	0	0	0	0	5	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	102	102
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	2,077	2,077
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	13	0
Other multi-racial:	0	0	0	0	0	0	3,261	2,846
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	5,677	5,191

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	5,110
Low Mod	0	0	0	506
Moderate	0	0	0	60
Non Low Moderate	0	0	0	1
Total	0	0	0	5,677
Percent Low/Mod				100.0%

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

2009 5,677

In addition to emergency services & short term case management, many have been served thru the life skills classes & skill building workshops: Family budgeting & money management classes, parenting classes, computer classes, ESL classes, immigration & immigration laws, tax issues, services for elderly and disabled people, lead poisoning prevention, gang prevention, census, cancer prevention and parents group at school.

PGM Year: 2009

Project: 0007 - FOSTER GRANDPARENTS - METRO FAMILY SERVICES  
IDIS Activity: 290 - FOSTER GRANDPARENTS

Status: Completed  
Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective: Create suitable living environments  
Outcome: Availability/accessibility  
Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 07/24/2009  
Financing

Funded Amount: \$15,000.00  
Drawn Thru Program Year: \$15,000.00  
Drawn In Program Year: \$15,000.00

Proposed Accomplishments

People (General) : 50  
Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	7
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	1	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	22	7

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	12
Low Mod	0	0	0	3
Moderate	0	0	0	7
Non Low Moderate	0	0	0	0
Total	0	0	0	22
Percent Low/Mod				100.0%

Annual Accomplishments Accomplishment Narrative

Year

# Benefiting

2009

22

Four Foster Grandparents were recruited and placed at North Elementary School and Mt. Hood Community College Head Start. Each Foster Grandparent completed 20 hours of pre-service training, attended monthly three-hour training sessions and worked a minimum of 15 hours per week. Each Foster Grandparent was assigned at least five low-income children for a total of 22.

While recruitment activities continued in the Gresham area, the challenge continued to be reaching older adults who meet both the age and income eligibility requirements and are active and healthy enough to complete 15 work hours each week. Recruitment efforts will continue throughout the summer in order to begin providing service at the start of the new school year.

Project: 08 - TRANSITIONAL HOUSING - HUMAN SOLUTIONS  
 IDIS Activity: 01 - TRANSITIONAL HOUSING

Status: Completed  
 Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective: Provide decent affordable housing  
 Outcome: Availability/accessibility  
 Matrix Code: Operating Costs of Homeless/AIDS National Objective: LMC

Initial Funding Date: 07/24/2009

Description:  
 TRANSITIONAL HOUSING PAIRED WITH SOCIAL SERVICE PROGRAMS TO APPROXIMATELY 75  
 EXTREMELY LOW INCOME GRESHAM HOMELESS RESIDENTS.

Funded Amount: \$45,396.92  
 Drawn Thru Program Year: \$45,396.92  
 Drawn In Program Year: \$45,396.92

**Proposed Accomplishments**

People (General) : 145

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	5
Black/African American:	0	0	0	0	0	0	22	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	48	47
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>52</b>

Female-headed Households: 0

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	133
Low Mod	0	0	0	9
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	143
Percent Low/Mod				100.0%

**Annual Accomplishments**

Year # Benefiting

2009 143

87 adults & children received transitional housing paired with social services. An additional 68 adults & children were served through anti-poverty educational groups.

PGM Year: 2009  
 Project: 0009 - VIEWS - CASCADIA BEHAVIORAL  
 IDIS Activity: 292 - VIEWS  
 Status: Completed  
 Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective: Create suitable living environments  
 Outcome: Availability/accessibility  
 Matrix Code: Senior Services (05A) National Objective: LMC

Initial Funding Date: 07/24/2009

Description:  
 SUPPORTIVE PEER COUNSELING & SUPPORT GROUP SERVICES TO APPROXIMATELY 90  
 LOW-INCOME ELDERLY IN NEED OF MENTAL HEALTH OR ADDICTION SERVICES.

Funded Amount: \$19,000.00  
 Drawn Thru Program Year: \$19,000.00  
 Drawn In Program Year: \$19,000.00

Proposed Accomplishments

People (General) : 90  
 Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	55
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	139	55

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	46
Low Mod	0	0	0	36
Moderate	0	0	0	6
Non Low Moderate	0	0	0	1
Total	0	0	0	139
Percent Low/Mod				99.3%

Annual Accomplishments Accomplishment Narrative



Year # Benefiting

2009 139

Ninety-one new clients have been served in Gresham through individual peer counseling and support group involvement at the Gresham Senior Center, Latino Loaves and Fishes Seniors and at Fairlaw Good Samaritan Health Center and Retirement Village.

Forty-eight new unduplicated low-income older adults have been served through the 'Conversations' workshop model.

Three new senior peer counselors (for a total of eight) were recruited and trained.

Views staff have marketed the 'Conversations' workshops to 10 community based organizations that are interested in the wellbeing of older adults and all have hosted or agreed to host the workshops in the future.

PGM Year: 2009  
 Project: 0010 - LIVING SOLUTIONS - HUMAN SOLUTIONS  
 IDIS Activity: 293 - LIVING SOLUTIONS  
 Status: Completed  
 Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective: Create economic opportunities  
 Outcome: Sustainability  
 Matrix Code: Employment Training (05H) National Objective: LMC

Initial Funding Date: 07/24/2009  
 Financing  
 Funded Amount: \$201,520.01  
 Drawn Thru Program Year: \$201,520.01  
 Drawn In Program Year: \$201,520.01  
 Proposed Accomplishments  
 People (General) : 65  
 Actual Accomplishments

Description:  
 JOB PLACEMENT & FOLLOW-UP COACHING AS WELL AS LIFE SKILLS & JOB TRAINING.  
 PROGRAM GRADUATES WILL SECURE RETAIL LIVING WAGE EMPLOYMENT AND BECOME  
 SELF SUFFICIENT.

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispani	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	11
Black/African American:	0	0	0	0	0	0	18	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	48	44
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	176	55
Female-headed Households:	0		0		0		0	

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	176
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low/Moderate	0	0	0	0
Total	0	0	0	176
Percent Low/Mod				100.0%

Annual Accomplishments Accomplishment Narrative

Year # Benefiting

2009 176

All 176 active participants completed assessments & employment plans & are working with job coaches to identify barriers to employment. 66 participants were placed in jobs this fiscal year thus increasing the long term earning potential of these individuals who live, work & patronize a wide variety of business in Gresham. The current average hourly wage for clients placed in jobs this fiscal year is \$10.73 per hour or \$22,318 per year. This is a tremendous increase from average annual income of these participants on intake which was \$2,322.24 per year. 56 different employers in the Gresham area received 66 skilled workers with Job Coaches to improve employee retention & reduce employee turnover costs.

PGM Year: 2009

Project: 0011 - PALMQUIST SIDEWALK IMPROVEMENT - CITY OF GRESHAM  
IDIS Activity: 294 - PALMQUIST SIDEWALK IMPROVEMENT

Status: Open  
Location: COCKRANE & PALMQUIST GRESHAM, OR 97030

Objective: Create suitable living environments  
Outcome: Sustainability  
Matrix Code: Sidewalks (03L)

National Objective: LMA

Initial Funding Date: 07/24/2009

Financing: \$205,916.00  
Drawn Thru Program Year: \$5,836.62  
Drawn In Program Year: \$5,836.62

Proposed Accomplishments

People (General) : 1,793  
Total Population in Service Area: 2,718  
Census Tract Percent Low / Mod: 66.00

Annual Accomplishments  
Year # Benefiting Accomplishment Narrative

PGM Year: 2009

Project: 0012 - VANCE PARK IMPROVEMENTS - CITY OF GRESHAM  
IDIS Activity: 295 - VANCE PARK IMPROVEMENTS

Status: Cancelled  
Location: 182ND & YAMHILL GRESHAM, OR 97030

Objective: Create suitable living environments  
Outcome: Availability/accessibility  
Matrix Code: Parks, Recreational Facilities (03F)

National Objective: LMA

Initial Funding Date: 07/24/2009

Financing: \$0.00  
Drawn Thru Program Year: \$0.00  
Drawn In Program Year: \$0.00

Proposed Accomplishments

Public Facilities : 1  
Total Population in Service Area: 2,068  
Census Tract Percent Low / Mod: 65.50

Annual Accomplishments  
Year # Benefiting Accomplishment Narrative

PROJECT CANCELED.

PGM Year: 2009

Project: 0013 - PLANNING - CONSOLIDATED PLAN & HCDC  
IDIS Activity: 296 - PLANNING - CONSOLIDATED PLAN & HCDC  
Status: Completed 6/30/2010  
Location: COMMUNITY WIDE GRESHAM, OR 97030

Objective:  
Outcome:  
Matrix Code: Planning (20) National Objective:

Description:  
CONSOLIDATED PLAN AND STAFFING OF COUNTY-WIDE ADVISORY PLANNING AND POLICY COMMISSION (HCDC)

Initial Funding Date: 07/24/2009  
Financing  
Funded Amount: \$16,036.00  
Drawn Thru Program Year: \$16,036.00  
Drawn In Program Year: \$16,036.00

Proposed Accomplishments

Annual Accomplishments  
Year # Benefiting Accomplishment Narrative

PGM Year: 2009  
Project: 0014 - PROGRAM ADMINISTRATION - CITY OF GRESHAM  
IDIS Activity: 297 - PLANNING AND ADMINISTRATION

Status: Completed 6/30/2010  
Location: COMMUNITY WIDE GRESHAM, OR 97030  
Objective:  
Outcome:  
Matrix Code: General Program Administration (21A) National Objective:

Description:  
GENERAL MANAGEMENT OVERSIGHT & COORDINATION, STAFFING OF ADVISORY BODY (CDHS), PREPARE CONTRACTS, CONDUCT FEASIBILITY ANALYSIS, ENVIRONMENTAL REVIEWS AND LABOR STD REVIEWS & PRJ

Initial Funding Date: 07/24/2009  
Financing  
Funded Amount: \$141,267.40  
Drawn Thru Program Year: \$141,267.40  
Drawn In Program Year: \$141,267.40

Proposed Accomplishments

Annual Accomplishments  
Year # Benefiting Accomplishment Narrative

Total Funded Amount: \$4,301,868.79  
Total Drawn Thru Program Year: \$3,664,590.46  
Total Drawn In Program Year: \$841,835.98

PR03 - GRESHAM

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**PR06**

**Summary of  
Consolidated Plan Projects  
FY 2009**

PR06 - Summary of Consolidated Plan Projects for Report Year

Page by:  
Grantee: GRESHAM

Plan Year	IDIS Project	Project Title & Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2009	1	ADAPT-A-HOME - ADAPT RENTER OR OWNER OCCUPIED HOMES UNLIMITED CHOICES TO MAKE HOMES PERMANENTLY ACCESSIBLE TO PERSONS WITH DISABILITIES.	CDBG	\$150,000.00	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00
	2	MEND-A-HOME - PROVIDE EMERGENCY HOME REPAIR. UNLIMITED CHOICES	CDBG	\$100,000.00	\$99,999.98	\$99,999.98	\$0.00	\$99,999.98
	3	SHORT TERM RENT ASSISTANCE - HAP ADMINISTRATION COST FOR SHORT TERM RENTAL ASSISTANCE.	CDBG	\$9,397.00	\$9,397.00	\$9,397.00	\$0.00	\$9,397.00
	4	SHORT TERM RENTAL ADMINISTRATION COSTS FOR SHORT TERM ASSISTANCE - RENT ASSISTANCE COSTS. HUMAN SOLUTIONS	CDBG	\$23,388.00	\$23,388.00	\$23,388.00	\$0.00	\$23,388.00
	5	JENNIFER LYNN ESTATES - AXFORD HOMES SHARED APPRECIATION MORTGAGE FOR OPEN MARKET HOMES	CDBG	\$120,000.00	\$120,000.00	\$0.00	\$120,000.00	\$0.00
	6	EL PROGRAMA HISPANO - CATHOLIC CHARITIES EMERGENCY SERVICES & LIFE SKILLS	CDBG	\$48,604.00	\$48,604.00	\$48,604.00	\$0.00	\$48,604.00
	7	FOSTER GRANDPARENTS - METRO FAMILY SERVICES EVIDENCE BASED GOSTER GRANDPARENT PROGRAM	CDBG	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00
	8	TRANSITIONAL HOUSING - HUMAN SOLUTIONS TRANSITIONAL HOUSING	CDBG	\$48,068.00	\$45,396.92	\$45,396.92	\$0.00	\$45,396.92

9	VIEWS - CASCADIA BEHAVIORAL	SUPPORTIVE PEER COUNSELING	CDBG	\$19,000.00	\$19,000.00	\$19,000.00	\$0.00	\$19,000.00
10	LIVING SOLUTIONS - HUMAN SOLUTIONS	JOB PLACEMENT & FOLLOW-UP COACHING AS WELL AS LIFE SKILLS & JOB TRAINING.	CDBG	\$213,890.00	\$201,520.01	\$201,520.01	\$0.00	\$201,520.01
11	PALMQUIST SIDEWALK IMPROVEMENT - CITY OF GRESHAM	PROVISION OF SIDEWALK	CDBG	\$205,916.00	\$205,916.00	\$5,836.62	\$200,079.38	\$5,836.62
12	VANCE PARK IMPROVEMENTS - CITY OF GRESHAM	RESURFACE ASPHALT & RE-STRIP FOR BASKETBALL & OTHER PLAYGROUND GAMES	CDBG	\$59,836.00	\$0.00	\$0.00	\$0.00	\$0.00
13	PLANNING - CONSOLIDATED PLAN OF COUNTYWIDE CONSORTIUM & HCDC	CONSOLIDATED PLAN UPDATE AND STAFFING	CDBG	\$15,600.00	\$16,036.00	\$16,036.00	\$0.00	\$16,036.00
14	PROGRAM ADMINISTRATION - CITY OF GRESHAM	PLANNING AND ADMINISTRATION	CDBG	\$161,439.00	\$141,267.40	\$141,267.40	\$0.00	\$141,267.40
15	UNOBLIGATED FUNDS - CITY OF GRESHAM	CONTINGENCY	CDBG	\$24,351.00	\$0.00	\$0.00	\$0.00	\$0.00
16	CDBR-G	Rockwood Code Enforcement	CDBG	\$162,944.00	\$0.00	\$0.00	\$0.00	\$0.00
			CDBG-R	\$0.00	\$162,944.00	\$59,287.21	\$103,656.79	\$59,287.21
17	CDBG-R Rockwood Rehabilitation	Provision to abate neighborhood degradation including graffiti, vandalism, broken windows and other code violations that require response	CDBG	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00
			CDBG-R	\$0.00	\$50,000.00	\$17,205.00	\$32,795.00	\$17,205.00



18	CDBG-R Administration	Administration	CDBG							
				\$23,660.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	13	VANCE PARK	CDBG-R	\$0.00	\$23,660.00	\$0.00	\$23,660.00	\$0.00	\$23,660.00	\$0.00
		PROVISION OF IMPROVEMENT AT AN EXISTING COMMUNITY PARK WITH A MODERN PLUMBED RESTROOM FACILITY TO REPLACE AN EXISTING PIT TOILET. PROJECT SERVES A MINIMUM OF 1,486 LOW-INCOME RESIDENTS.	CDBG	\$48,770.00	\$60,844.58	\$60,844.58	\$0.00	\$0.00	\$0.00	\$57,762.27
2007	15	YAMHILL HOUSE REHAB	CDBG	\$0.00	\$11,767.00	\$9,587.34	\$2,179.66	\$0.00	\$0.00	\$673.50
16		GRESHAM HOMEOWNERSHIP	CDBG	\$364,698.00	\$322,973.57	\$7,954.28	\$315,019.29	\$0.00	\$0.00	\$7,954.28
		HOMEOWNERSHIP FOR GRESHAM LOW INCOME RESIDENTS								

[GreshamOregon.gov](http://GreshamOregon.gov)

**PR23**

**Summary of  
Accomplishments  
FY 2009**

# PR23 (1 of 7) - Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Page by:

Grantee: 25806:GRESHAM  
For Program Year: 2009

Activity Group	Activity Category	Underway		Completed		Program		Total	
		Count	Disbursed	Count	Disbursed	Year	Count	Disbursed	Disbursed
Acquisition	Acquisition of Real Property (01)	1	\$0.00	0	\$0.00	1	1	\$0.00	\$0.00
Housing	Direct Homeownership Assistance (13)	1	\$0.00	0	\$0.00	1	1	\$0.00	\$0.00
	Rehab; Single-Unit Residential (14A)	2	\$7,954.28	0	\$0.00	2	2	\$0.00	\$7,954.28
	Acquisition for Rehabilitation (14G)	0	\$0.00	2	\$249,999.98	2	2	\$249,999.98	\$249,999.98
	Rehabilitation Administration (14H)	1	\$673.50	0	\$0.00	1	1	\$0.00	\$673.50
	Code Enforcement (15)	0	\$0.00	2	\$32,785.00	2	2	\$32,785.00	\$32,785.00
		0	\$0.00	1	\$0.00	1	1	\$0.00	\$0.00
		<b>3</b>	<b>\$8,627.78</b>	<b>5</b>	<b>\$282,784.98</b>	<b>8</b>	<b>8</b>	<b>\$291,412.76</b>	<b>\$291,412.76</b>
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	2	\$0.00	0	\$0.00	2	2	\$0.00	\$0.00
	Parks, Recreational Facilities (03F)	1	\$57,762.27	1	\$0.00	2	2	\$0.00	\$57,762.27
	Sidewalks (03L)	1	\$5,836.62	0	\$0.00	1	1	\$0.00	\$5,836.62
			<b>4</b>	<b>\$63,598.89</b>	<b>1</b>	<b>\$0.00</b>	<b>5</b>	<b>5</b>	<b>\$63,598.89</b>
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	0	\$0.00	1	\$45,396.92	1	1	\$45,396.92	\$45,396.92
	Public Services (General) (05)	0	\$0.00	1	\$48,604.00	1	1	\$48,604.00	\$48,604.00
	Senior Services (05A)	0	\$0.00	1	\$19,000.00	1	1	\$19,000.00	\$19,000.00
	Youth Services (05D)	0	\$0.00	1	\$15,000.00	1	1	\$15,000.00	\$15,000.00
	Employment Training (05H)	0	\$0.00	1	\$201,520.01	1	1	\$201,520.01	\$201,520.01
			<b>0</b>	<b>\$0.00</b>	<b>5</b>	<b>\$329,520.93</b>	<b>5</b>	<b>5</b>	<b>\$329,520.93</b>
General Administration and Planning	Planning (20)	0	\$0.00	1	\$16,036.00	1	1	\$16,036.00	\$16,036.00
	General Program Administration (21A)	0	\$0.00	1	\$141,267.40	1	1	\$141,267.40	\$141,267.40
		<b>0</b>	<b>\$0.00</b>	<b>2</b>	<b>\$157,303.40</b>	<b>2</b>	<b>2</b>	<b>\$157,303.40</b>	<b>\$157,303.40</b>
		<b>8</b>	<b>\$72,226.67</b>	<b>13</b>	<b>\$769,609.31</b>	<b>21</b>	<b>21</b>	<b>\$841,835.98</b>	<b>\$841,835.98</b>

# PR23 (2 of 7) - CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Page by:  
 Grantee: 25806:GRESHAM  
 For Program Year: 2009

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Housing	Direct Homeownership Assistance (13)	Households	0	0	0
	Rehab, Single-Unit Residential (14A)	Housing Units	0	88	88
	Acquisition for Rehabilitation (14G)	Housing Units	1	0	1
	Rehabilitation Administration (14H)	Housing Units	0	126	126
	Code Enforcement (15)	Housing Units	0	13,112	13,112
			<b>1</b>	<b>13,326</b>	<b>13,327</b>
Public Facilities and Improvements	Public Facilities and Improvement (General) (03)	Public Facilities	0	0	0
	Parks, Recreational Facilities (03F)	Public Facilities	2,068	0	2,068
	Sidewalks (03L)	Persons	0	0	0
			<b>2,068</b>	<b>0</b>	<b>2,068</b>
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	0	143	143
	Public Services (General) (05)	Persons	0	5,677	5,677
	Senior Services (05A)	Persons	0	139	139
	Youth Services (05D)	Persons	0	22	22
	Employment Training (05H)	Persons	0	176	176
			<b>0</b>	<b>6,157</b>	<b>6,157</b>
		<b>2,069</b>	<b>19,483</b>	<b>21,552</b>	

# PR23 (3 of 7) - CDBG Beneficiaries by Racial / Ethnic Category

Page by:  
 Grantee: 25806:GRESHAM  
 For Program Year: 2009

Housing-Non Housing Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	0	0	127	3
White				
Black/African American	0	0	7	0
Asian	0	0	1	0
American Indian/Alaskan Native	0	0	5	0
Native Hawaiian/Other Pacific Islander	0	0	5	0
American Indian/Alaskan Native & White	0	0	1	0
Black/African American & White	0	0	2	0
Other multi-racial	0	0	67	60
<b>Total</b>	<b>0</b>	<b>0</b>	<b>215</b>	<b>63</b>
Non Housing	539	244	0	0
White	47	0	0	0
Black/African American	5	0	0	0
Asian	106	102	0	0
American Indian/Alaskan Native	8	0	0	0
Native Hawaiian/Other Pacific Islander	2,078	2,077	0	0
American Indian/Alaskan Native & White	4	0	0	0
Black/African American & White	13	0	0	0
Amer. Indian/Alaskan Native & Black/African Amer.	3,357	2,937	0	0
Other multi-racial	<b>6,157</b>	<b>5,360</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>539</b>	<b>244</b>	<b>127</b>	<b>3</b>
White	47	0	7	0
Black/African American	5	0	1	0
American Indian/Alaskan Native	106	102	5	0
Native Hawaiian/Other Pacific Islander	8	0	5	0
American Indian/Alaskan Native & White	2,078	2,077	1	0
Black/African American & White	4	0	.2	0
Amer. Indian/Alaskan Native & Black/African Amer.	13	0	0	0
Other multi-racial	3,357	2,937	67	60
<b>Total</b>	<b>6,157</b>	<b>5,360</b>	<b>215</b>	<b>63</b>

# PR23 (4 of 7) - CDBG Beneficiaries by Income Category

Page by:

Grantee: 25806:GRESHAM

For Program Year: 2009

Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	31	131	0
Extremely Low (<=30%)			0
Low (>30% and <=50%)	22	23	0
Mod (>50% and <=80%)	5	3	0
Total Low-Mod	58	157	0
Non Low-Mod (>80%)	0	0	0
Total Beneficiaries	58	157	0
Non Housing	0	0	5,477
Extremely Low (<=30%)			0
Low (>30% and <=50%)	0	0	604
Mod (>50% and <=80%)	0	0	74
Total Low-Mod	0	0	6,155
Non Low-Mod (>80%)	0	0	2
Total Beneficiaries	0	0	6,157

[GreshamOregon.gov](http://GreshamOregon.gov)

**PR26**

# **Financial Summary**

## **FY2009**

# PR 26 - CDBG Financial Summary Report

Grantee: GRESHAM, OR  
 Program Year: 2009

## PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	768,683.44
02 ENTITLEMENT GRANT	885,411.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,654,094.44

## PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	684,532.58
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	684,532.58
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	157,303.40
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	841,835.98
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	812,258.46

## PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	684,532.58
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	684,532.58
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%



**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION

24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION

25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS

26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)

PY: 2009 PY: PY:

0.00

0.00

0.00%

329,520.93

0.00

0.00

(201,520.01)

128,000.92

885,411.00

87,145.54

0.00

972,556.54

13.16%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES

28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR

29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR

30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS

31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)

32 ENTITLEMENT GRANT

33 PRIOR YEAR PROGRAM INCOME

34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP

35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)

36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION

38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR

39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR

40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS

41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)

42 ENTITLEMENT GRANT

43 CURRENT YEAR PROGRAM INCOME

44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP

45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)

46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)

157,303.40

0.00

0.00

0.00

157,303.40

885,411.00

0.00

0.00

885,411.00

17.77%

[GreshamOregon.gov](http://GreshamOregon.gov)

**PR83**

**CDBG**

**Performance Measurements**

**FY 2009**



Housing Subsidies

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Sustain	Access	Sustain	Access	Sustain	
Total Number of Households	0	0	0	0	0	0	0
Of Total:							
Number of households receiving short-term rental assistance (< = 3 months)	0	0	0	0	0	0	0
Number of households assisted that were previously homeless	0	0	0	0	0	0	0
Of those, number of chronically homeless households	0	0	0	0	0	0	0

Shelter for Homeless Persons

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Sustain	Access	Sustain	Access	Sustain	
Number of beds created in overnight shelter/other emergency housing	0	0	0	0	0	0	0
Number of homeless persons given overnight shelter	0	0	0	0	0	0	0

Homeless Prevention

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Sustain	Access	Sustain	Access	Sustain	
Number of Persons Assisted that received emergency financial assistance to prevent homelessness	0	0	0	0	0	0	0
that received emergency legal assistance to prevent homelessness	0	0	0	0	0	0	0

Public Facilities and Infrastructure

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Number of Persons Assisted							
with new access to a facility	0	0	0	0	0	0	2,068
with improved access to a facility	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	2,068

Public Services

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Number of Persons Assisted							
with new (or continuing) access to a service	161	0	143	0	0	0	6,157
with improved (or continuing) access to a service	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0
Totals :	161	0	143	0	0	0	6,157

U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 CDBG Performance Measures Report  
 Program Year 2009 GRESHAM,OR

Economic Development (continued)

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Sustain	Access	Sustain	Access	Sustain	
Professional	0	0	0	0	0	0	0
Technicians	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0
Of jobs created, number with employer sponsored health care benefits	0	0	0	0	0	0	0
Number unemployed prior to taking jobs	0	0	0	0	0	0	0
Total Number of Jobs Retained	0	0	0	0	0	0	0
Types of Jobs Retained							
Officials and Managers	0	0	0	0	0	0	0
Professional	0	0	0	0	0	0	0



Construction of Rental Housing (continued)

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Sustain	
Number subsidized with project based rental assistance by another federal, state, or local program	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0



[GreshamOregon.gov](http://GreshamOregon.gov)

# **Affidavit of Publication**

## **FY 2009**

**Gresham Outlook Newspaper**

1190 NE Division St.  
Gresham, Oregon 97030  
503-665-2181

**AFFIDAVIT OF PUBLICATION**

State of Oregon, County of **Multnomah**, SS

I, Nancy Broyles, being the first duly sworn  
depose and say that I am the Customer  
Service Representative of the **The Gresham  
Outlook**, a newspaper of general circulation,  
published at Gresham, in the aforesaid  
county and state, as defined by ORS 193.010  
and 193.020, that

OL 0810-29

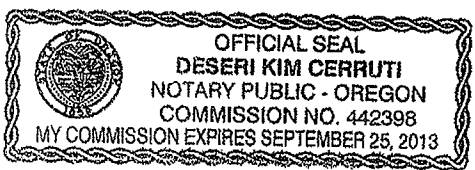
A copy of which is hereto attached, was  
published in the entire issue of said  
newspaper for 1 successive and  
consecutive weeks in the following issues:

8/28/2010

Nancy Broyles  
Nancy Broyles

Subscribed and sworn to before me this  
7 Day of September, 2010

Deseri Kim Cerruti  
Deseri Kim Cerruti - Notary Public for Oregon



**CITY OF GRESHAM  
PUBLIC NOTICE**

On September 28, 2010, the City of Gresham will submit its Performance Report for 2009-10 to the U.S. Department of Housing and Urban Development. The report details the use of Community Development Block Grant funds for the year. The City is interested to learn of your comments on the City's past performance and your ideas for future projects. Your comments will be included in the Report if received at City Hall before September 17, 2010. For your information, copies of the draft Report are available in the City of Gresham file located at the Gresham Public Library, 385 NW Miller and the Rockwood Public Library, 17917 SE Stark, or by contacting Elaine Fultz, Urban Design & Planning, at City Hall, 1333 NW Eastman Parkway, Gresham OR 97030, (503) 618-2818.

A public hearing will be conducted by the Community Development & Housing Subcommittee September 16, 2010, at 6:30 p.m., at City Hall, in Springwater Trail Conference Room, Conference Center, 1333 NW Eastman Parkway, Gresham.

The public hearing is an opportunity to testify concerning Community Development Needs and Past Performance. Your comments will be included in the Public Record concerning this meeting.

Translation services and sign language interpretation are available with 48-hour notice. For additional information contact Elaine Fultz, (503)618-2818, at Gresham City Hall, 1333 NW Eastman Parkway, Gresham.

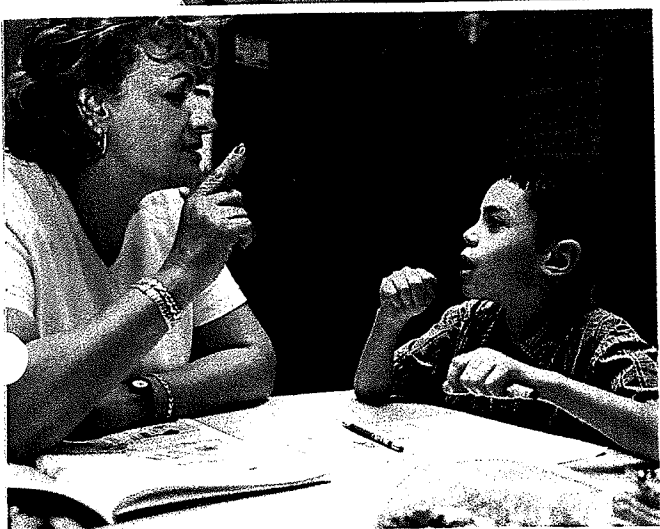
OL0810-29  
8/28/2010

[GreshamOregon.gov](http://GreshamOregon.gov)

# **Newspaper Articles & Pictures Throughout 2009-2010**



# Foster Grandparents/Mentoring



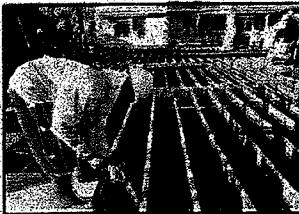
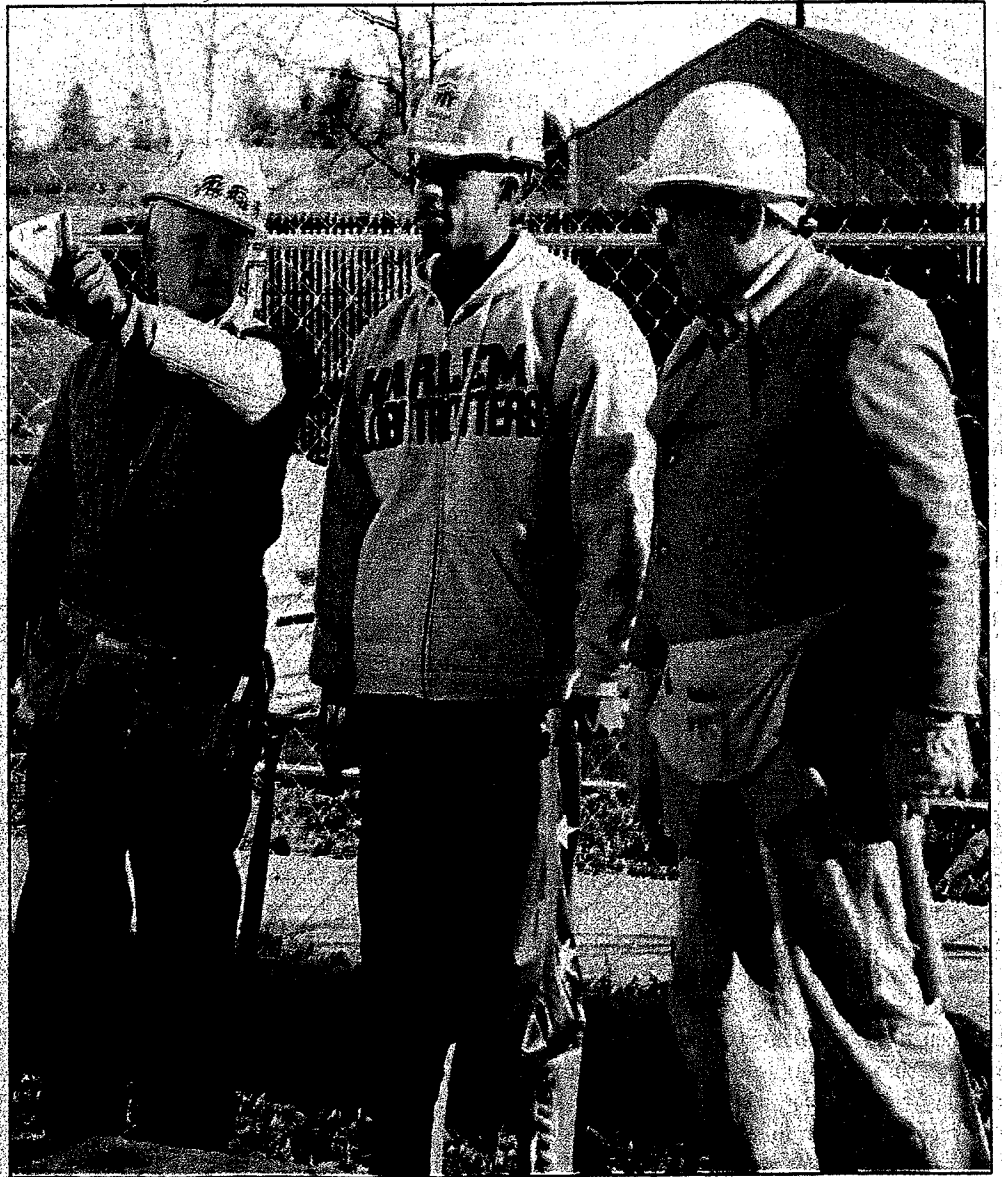
# Out & About

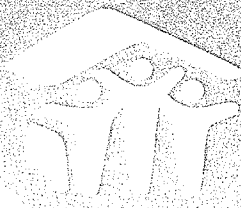
photos by MICK EAGLESON photo intern

## Lending a hand

**RIGHT,** Harlem Globetrotter Dizzy Grant, center, receives construction tips from Pete Forsyth, left, and Robert Potter at the Gresham Habitat for Humanity Jubilee Commons site, which is the largest Habitat site in Oregon.

**BELOW,** Grant works on floor framing at the Habitat for Humanity worksite in Gresham.





**Habitat**  
for Humanity  
BUILDING HOMES, BUILDING LIVES

# ON SITE

BUILDING HOMES, BUILDING LIVES IN MULTNOMAH AND NORTHERN CLACKAMAS COUNTIES

Summer 2009

## Nine Homes Dedicated; Eight More Underway

Nine families moved into their homes this spring, and Habitat kicked off its Lents Landing project, which includes the Pride and Presbyterian builds

### Jubilee Commons



Sarah Galbraith

"I HAVE NEVER BEEN IN SUCH A SAFE COMMUNITY WHERE everyone wants to get to know one another, and I have always wanted these types of neighbors," said Christina Severdia, one of the newest homeowners at Jubilee Commons (see Family Focus).

The Severdia family is one of five new families to move into Jubilee Commons in June. Over 100 people celebrated as five homes were completed and the walls were raised on four more at a ceremony on May 31.

The 23-home community is slated to be finished in 2010.

### SE Martins

JULY 18 SIGNIFIED THE END OF A LONG JOURNEY FOR ROBIN Smith (see Volunteer Spotlight). She and four other families received the keys to their new homes as Habitat celebrated the completion of this seven-home community.

The first three families who moved into the SE Martins Street community in January welcomed the four new families with open arms and hearts. As volunteers, staff, funders and homeowners chatted over a BBQ lunch, the spirit of community caused Shiwaye Fassil, who will be moving into her home with her son, to be overwhelmed with happiness.

"We lived in an unsafe neighborhood," she said. "These people here have become our family."



Sarah Galbraith

### Lents Landing

"MAY YOUR DOORS ALWAYS BE OPEN AND FRIENDS BE ALWAYS entering" is written on the wall of Adina Kibret's future home by a well-wisher who participated in the wall-raising of the first four homes of Habitat's Lents Landing project on June 27. Nine homes will eventually be built near the corner of SE 97th and Woodstock. Two of the nine homes will be sponsored by Walsh Constuction Co. It was also the kickoff of the first Portland Pride Build: a home planned, fully sponsored and built by the gay, lesbian, bisexual, and transgender community and friends. The Portland Pride Build home shares a wall with a home sponsored by five Presbyterian churches. Both groups are on the worksite building the homes as well as building bridges as they get to know each other and the two families that will be moving in.

"Without Habitat and the generosity of all these volunteers, I never would have been able to afford my own home," said Adina, a single mother of four boys who works in a thrift shop.

The last five homes will be built in 2010.



Sarah Galbraith

### Family Focus By Kira Harris

Strength and determination lead to a new home and a new beginning for an Iraq Vet

GROWING UP CHRISTINA SEVERDIA DREAMED THE AMERICAN dream: get a good job after college, marry the perfect man, buy a house and build a beautiful family.

But, as is often the case with life, a simple twist of fate changed everything. In 1998, Christina met Mark Severdia, a military man who had served during Desert Storm. She became pregnant, married Mark and college suddenly took a backseat to raising a child.

They eventually had four children to support, and in 2003 Mark re-enlisted in the Army National Guard to provide financial security for his family. He was deployed to Iraq and severely injured

*continued on back page*



## Family Focus cont. continued from cover

his back when his vehicle was stuck by a bomb during a firefight. The military provided him with pain and anti-inflammatory medications, and kept him on the job. Finally, in 2006, Mark was awarded a Purple Heart and honorably discharged.

Back in the United States, Mark was diagnosed with post-traumatic stress disorder and memory loss along with his back injuries. His disabilities kept him from work, but he qualified for Social Security, disability and Veterans benefits. Unfortunately, these benefits were not enough to support his family.

Along with the stress of Mark's adjustment to life back in Oregon, Mark and Christina faced another tragedy. Their youngest daughter, Serenity, was diagnosed with epilepsy and hearing problems, and medical bills stacked up.

Christina, however, is a woman of faith. She says she has weathered everything life has thrown at her without losing her optimism. Even with the daily health struggles of her family, she managed to get financial aid to attend college.

Christina continually looked for ways to improve their lives—especially their living situation. The family of six lived in a sub-

dized two-bedroom apartment. They had a landlord who didn't maintain the facilities and was hard to reach. There were holes in the walls, doors kept falling off hinges, and the apartment would get extremely hot or cold during the year. Also, the neighborhood was an unsafe environment for the children, and Christina worried for their safety.

A friend of Christina's suggested Habitat. Even though Habitat only has a few application meetings each year, one fell on that very night.

"Wow," Christina said. "I thought that this must be the program for us, and God brought me here for a reason."

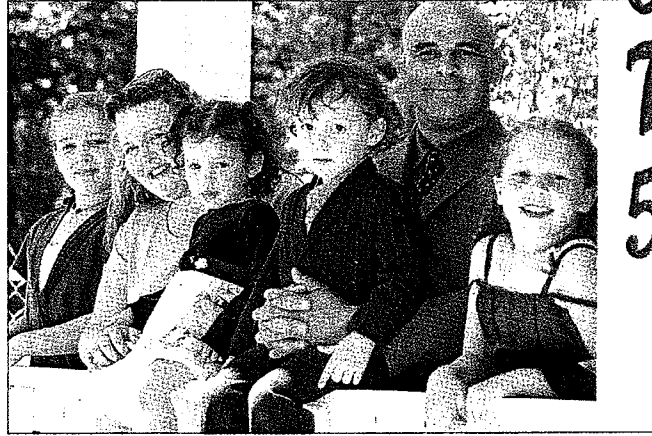
They qualified for Habitat, and began working on their sweat equity hours, with Mark helping out where he was able.

On May 31 the hard work paid off. Christina and Mark received the key to their new home at Jubilee Commons. They are incredibly excited to live in the 23-home Habitat community and love knowing that their money will be going toward their own mortgage.

"Our kids play together," Mark said.

"It's very safe here. We are a community."

Because of the low mortgage payment, Christina is focused on the next step of her dream: to finish her degree. Her American dream may not have arrived in the way she thought, but she would be the first to tell you she's living it now.



The Severdia family on their new front porch. Mark, an Iraq Vet who is disabled, and his wife, Christina, overcame many obstacles in life, and now they are Habitat homeowners.

Sarah Galbraith

# OUTLOOK

## **Burgerville locations to help Human Solutions**

*The Gresham Outlook, May 20, 2010*

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**Seven Eastside Burgervilles will donate 10 percent of their sales to Human Solutions from 4 to 8 p.m. Thursday, May 27.**

Participating restaurants include the Gresham location at Northeast Hogan Drive and Southeast Stark Street, Southeast 162nd Avenue and Division Street, Southeast 122nd Avenue and Stark Street, Northeast 122nd Avenue and Skidmore Street near Parkrose High School, Southeast 92nd Avenue Powell Boulevard, Northeast 82nd Avenue and Glisan, and Southeast 25th Avenue and Powell Boulevard.

Proceeds will support Human Solutions, an East Multnomah County based non-profit that provides shelter, job training, affordable housing, eviction prevention and emergency energy assistance to low-income and homeless families.

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# OUTLOOK

LETTERS

## Letters to the editor for March 27

, Mar 27, 2010

### Wood Village redemption center is exciting

I'm excited! Why? In the March 24th edition of The Outlook appeared an article "Container redemption group goes for Wood Village site."

If you have been following this process, Oregon Beverage Recycling Cooperative first sought a site in Gresham located at Hogan and Division on a piece of property that was considered too small and located in a high-traffic-volume intersection.

So, the cooperative went back to the drawing board and has now found support for a site in Wood Village, 23345 N.E. Halsey St.

According to the article, the "city planning and zoning regulations are already fulfilled for a building suite" at the above address and now only awaits approval from the Oregon Liquor Control Commission before moving into the suite.

I hope to see the Oregon Liquor Control Commission OK this site for a recycling center, which is badly needed to take some of the high-volume recycling from local grocery stores. Oregon Beverage is now replacing many of the older recycling machines at your local grocery with new high-tech machines that are much easier to operate and are the state-of-the-art in recycling. However, the burden for recycling still rests with the grocery stores, and this is why I support regional recycling centers.

For those of us who support recycling, having a recycling facility in East County will certainly encourage more people in this area to recycle, especially when they will have another option rather than at their neighborhood grocery store.

If you support this new concept of recycling, please be heard by e-mailing your comments to OLCC at Lynne.Johnson@state.or.us, through April 5.

Recycling is everyone's responsibility.

Louis H. Bowerman

Portland

### Get involved by mentoring youth

With money tight, volunteer with kids in your community and earn a stipend.

Become a mentor for students in Gresham.

Metropolitan Family Service (MFS) is a local leader in mentoring services and is expanding its Experience Corps program in Gresham at Hall and Davis elementary schools.

Experience Corps mentors (ages 55 and older) join volunteer teams at schools, creating a critical mass of older adult volunteers who work directly with students to help them succeed. Experience Corps mentors work with the students one-on-one during the school day and during after school programs. Mentors who serve 15 hours a week earn a monthly stipend.

In Metropolitan Family Service mentoring programs last year volunteers worked more than 14,000 hours with low income children and families in need. And 91 percent of teachers reported that mentoring resulted in students having a greater self worth.

Also, 93 percent of teachers surveyed reported that mentoring had increased the student's interest in school and 92 percent of teachers reported that mentoring positively impacted student reading grades.

What our schools and students need is you. Volunteer with Experience Corps and have a positive impact on children and on yourself.

For more information or to volunteer, please contact Heather Pruess by calling 503-249-8215, Ext. 22, or e-mail [heatherp@metfamily.org](mailto:heatherp@metfamily.org). Or visit us at [metfamily.org](http://metfamily.org).

Heather Pruess

Metropolitan Family Service

Portland

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# OUTLOOK

## A Higher Calling

*Rockwood-based programs help steer idled (but experienced) workers to greater heights*

BY SHANNON WELLS

*The Gresham Outlook, Mar 23, 2010, Updated Mar 23, 2010*

**In January, after nearly 12 years with a Portland company, Edith Aronson lost her job. Like thousands of others in similar circumstances, the Gresham resident dutifully followed the “So, what do I do now?” checklist: applying for unemployment benefits, dusting off her bookkeeping-oriented résumé and visiting the local Multnomah County-run WorkSource employment office.**

It wasn't until she came upon Human Solutions, a nonprofit economic assistance program, that Aronson saw a clear path to new opportunity. Combing through Aronson's résumé, Juan Serratos, the program's employment and economic development program manager, posed a question that surprised Aronson.

“He said, ‘You really like to work with numbers. Have you thought about going back to school?’” she recalls. “I said ‘No, because I'm 60 years old. I haven't been in school since high school.’”

Undaunted, Serratos used Human Solutions' resources to steer Aronson back to the classroom. Qualifying for a \$3,000 grant and a TriMet bus pass, Aronson — who doesn't own a car — was accepted into Portland Community College's accounting/bookkeeping certificate program. She starts classes next week at the school's Cascade campus in Northeast Portland.

Aronson is one of hundreds of local unemployed people assisted by Living Solutions and Solutions for Prosperity, a temporary support program funded by federal economic-stimulus dollars. The programs operate under Human Solutions, a Rockwood-based agency that's served a range of housing and stabilization needs for disadvantaged individuals and families since 2004.

In addition to help with affordable housing and utility costs, Human Solutions' programs support economic development in Rockwood and Gresham by providing local employers with skilled employees and helping low-income residents transition out of poverty.

“Our goal is to help people go back into the work force, but at a wage that can help people support themselves,” says Jean DeMaster, executive director of Human Solutions.

In the areas of training and employment assistance, the agency often works in tandem with the county's WorkSource employment services. Human Solutions' one-on-one appointments help those who tend to — through language or computer-skill barriers — fall through the cracks at the higher-volume agency.

“In many ways the agencies complement each other,” DeMaster says. “They refer people to us. We refer people to them. A number of people don't get on the right pathway. Here, we're meeting with people individually.”

A Human Solutions analysis from June 2009 showed an unemployed client starting with no income made an average of \$20,098 one year after following through with training and placement services. An average per-person investment of \$2,778, according to agency records, yielded a \$17,504 average income increase for the first year on the job. Average turnaround time for people, DeMaster says, is nine months.

“(It usually means) taking some set of classes,” she says, “so they'll actually have a career path to follow.”

While Human Solutions is an ongoing program for Gresham residents, the federally subsidized Solutions for Prosperity has reached its cap of 102 clients. Many of them face language barriers, but have years of construction and manufacturing experience. DeMaster and Serratos and the agency's eight employees work with them to secure training in innovative areas such as “green” construction and alternative-energy projects.

“To get that training, it might take longer,” Serratos says of the fledgling fields, “but it will help them for a longer period of time.”

Literate in English with years of office experience under her belt, Aronson is a bit ahead of the curve of typical Human Solutions/Solutions for Prosperity clients, DeMaster notes. She is confident that Aronson, after completing her six-month certificate program at PCC, will be considerably more marketable than before.

“If Edith takes that class, I'm certain she is going to find employment,” DeMaster says. “For an investment of \$3,000, she (will be) a Gresham resident who is employed. So (the investment) puts something back into the economy.”

Aronson credits the individual focus she received from Serratos with making it possible to enhance her education and work credentials.



JIM CLARK / THE OUTLOOK

Kathy Brunkow assists patient Annette Reed at Village Health Care in Gresham. After Brunkow was laid off from a law office she received training and job placement through a 30-day Certified Nursing Assistant course with Living Solutions in Gresham. She began the program in June 2008 and took her state test in August. The following November she landed her job at Village Health Care. “It was awesome,” she said. “It gave me a direction. At the time I was 47 and had two children to take care of. I wasn't in a position to not work.”

the type of person who needs to sit down one on one. For me that's been very important."

**Things to know**

**What:** Living Solutions/Solutions for Prosperity, city and federally funded social-service programs aimed at getting idled workers in sustainable employment

**Where:** Human Solutions, 18709 S.E. Stark St., Rockwood/Gresham

**Who:** For the unemployed below a certain income level

**Contacts:** Jean DeMaster, executive director, [jdemas](mailto:jdemas)

[ter@humansolutions.org](mailto:ter@humansolutions.org); Juan Serratos, employment and economic development program manager, [jserratos@humansolutions.org](mailto:jserratos@humansolutions.org)

**Phone:** 503-548-0281

**Web site:** [humansolutions.org](http://humansolutions.org)

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# OUTLOOK

## East County churches respond to government plea for homeless help

*Human Solutions says congregations offer to lend a hand*

BY ROB CULLIVAN

*The Gresham Outlook, Jan 8, 2010, Updated Jan 8, 2010*

**A number of East County churches have offered to help the social services agency Human Solutions tackle the homeless problem, in response to a plea from Multnomah County Commissioner Deborah Kafoury and Portland Commissioner Nick Fish.**

In late November, Kafoury and Fish wrote a letter to 239 Portland-area churches (and one synagogue), asking for their help in housing an unprecedented number of metro-area families with children who find themselves homeless this winter. The letter asked for assistance with the county-funded Daybreak Shelter program run by nonprofit Human Solutions.

Two weeks later, none of the religious institutions that had received the letter had responded. A Portland Tribune story, which also was published in The Outlook, noted this, generating both criticism and praise on The Outlook's editorial pages.

The story took a positive turn this week when Kafoury and Human Solutions reported that at least 14 churches have called or written, willing to participate in the shelter program for homeless families. In addition, one church in Seaside has called, wanting to start a program for housing homeless families there.

### Emergency shelters

Jean DeMaster, executive director of Human Solutions, noted the Gresham churches St. Henry Catholic and Rockwood Seventh-day Adventist both agreed to open their church buildings while it is especially cold outside this winter.

Father Chuck Zach, pastor of St. Henry, said Sara Wise, the church's liturgy coordinator, has overseen the emergency program, which sheltered five people on the night of Thursday, Jan. 7.

"They're very appreciative, the folks who come in," he said, adding St. Henry parishioners also have volunteered at neighboring churches offering emergency shelter.

Other Gresham churches that have expressed interest in working with Human Solutions include Burnside Baptist and Springwater Church of the Nazarene, DeMaster said.

### Daybreak

Meanwhile, the following East County churches already participate in the Daybreak Shelter Network — Gresham's East County Church of Christ, Metro Church of Christ and Eastrose Fellowship Unitarian Universalist, Gresham United Methodist and Faith United Methodist of Troutdale.

Nine of the 29 participating churches each host homeless families in their church for a week at a time. On any night, one of these nine churches is hosting up to 15 homeless members of as many as five families.

The churches pick up the homeless families from the Human Solution's Day Center on Southeast 127th Avenue in Portland and bring them to the church building.

Then, with the help of people from the supporting churches, the homeless families receive an evening meal, hospitality, mentoring and breakfast in the morning.

Each morning, a church volunteer will drive the homeless families back to the Day Center, where the older children will board the bus to go to school and the younger children will have a safe place to play while their parents work with staff members, who will help them find permanent housing and employment, DeMaster said.

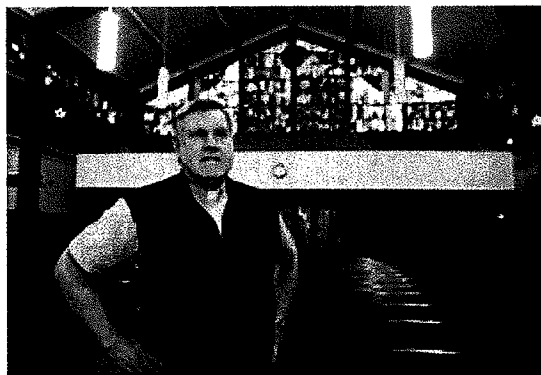
### Day shelters opening

Steve Kimes, senior pastor of Anawim Christian Community, which meets at 19626 N.E. Glisan St., is spearheading an effort to get Gresham churches to offer day shelters. His goal is to have six churches offer a day shelter one day each.

His own congregation operates a day shelter from 11 a.m. to 3 p.m. on Saturdays, and Kimes will lead an orientation session for folks interested in volunteering at day shelters at 6 p.m. Wednesday, Jan. 13, in East Hill Church's Youth Center, on the corner of Fifth Street and Main Avenue in Gresham.

"We're trying to get people a place that they can go to where they can be safe, and where they can also meet the community," he says.

One of the participating churches, First Baptist of Gresham, 224 W. Powell Blvd., will open a warming center in its downstairs youth room from 1 to 8 p.m. every Monday through the end of March, starting Jan. 11.



JIM CLARK / THE OUTLOOK  
Father Chuck Zach of St. Henry Catholic Church speaks about local efforts to house metro-area homeless families.

books and puzzles available, said Teri and Jim Helser, the church members overseeing the center.

Jim Helser adds First Baptist volunteers as well as members of several neighboring churches will staff the center.

“I just feel we are admonished by Christ to show our love by feeding the hungry and protecting the weakest in society and this is an extension of that,” he says.

On Thursday, Jan. 14, East Hill will open a warming shelter in its Youth Center.

The center will be open from noon to 8 p.m. every Thursday through at least April. East Hill will offer warm drinks and a warm place to stay all day.

“During the winter, our homeless neighbors need a place to get warm, and offering our Youth Center during the afternoons just makes sense,” Pastor Jason Albelo said. “It wasn’t being used, so it only makes sense to use it to get people out of the cold and wet weather. We are happy to spend time with these folks on a regular basis, and look forward to exploring additional options to serve them.”

This article contains additional reporting by Peter Korn of the Pamplin Media Group.

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# PortlandTribune

## Churches answer call to aid homeless

*Local governments consider adding liaison for churches*

BY PETER KORN

*The Portland Tribune, Jan 7, 2010, Updated Jan 7, 2010*

**Never underestimate the potential for a holiday season appeal and a little front-page publicity.**

In late November, Multnomah County Commissioner Deborah Kafoury and Portland city Commissioner Nick Fish wrote a letter to 239 local churches (and one synagogue), asking for their help in housing an unprecedented number of metro-area families with children who find themselves homeless this winter. The letter asked for assistance with the county-funded Daybreak Shelter program run by nonprofit Human Solutions.

Two weeks later, none of the religious institutions that had received the letter had responded. A Portland Tribune story followed, which mentioned a family of five who had been living in their car for three months, after having called 30 churches who declined to help them.

Something worked.

Kafoury and Human Solutions reported this week that at least 14 churches have called or written, willing to participate in the shelter program for homeless families. In addition, one church in Seaside has called, wanting to start a program for housing homeless families there.

A staff member from Human Solutions has begun contacting each church to determine which are actually willing to house homeless families and which will provide support by sending volunteers or cooking meals.

Kafoury says she is pleased with the response generated by the letter and the news story but recognizes that with the Human Solutions staff already stretched thin, capitalizing speedily on the church offers will not be easy.

And that, Kafoury says, is what got her thinking about a staff position that exists in many city and county governments around the country — a government liaison to work with the faith-based community.

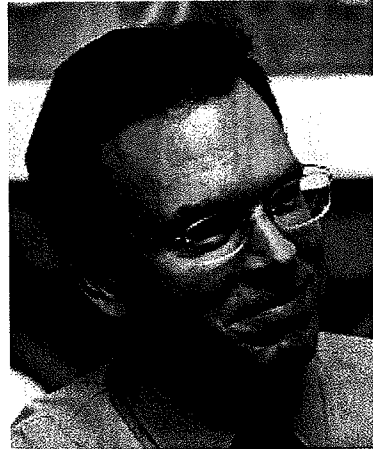
Kafoury says she has initiated talks with Fish about finding joint city/county funding for the position. The model would be the local office of sustainability, which is funded by both the city and county.

Kafoury said after she and Fish sent the letter of appeal, she received criticism from churches that said they did not have anyone in government to work with on a regular basis.

"I thought it would be symbolic in showing we are serious and committed to true partnership," Kafoury said. "We do outreach to communities of color and other interest groups, but we haven't had anybody who's done outreach to the faith community."

David Leslie, executive director of Ecumenical Ministries of Oregon, a statewide association of churches, says the liaison could be a welcome addition.

"It's a very evocative idea," Leslie says. "The thing I'm most complimentary about with this idea is it does recognize the integral relationship between the public sector and the religious community."



FISH

## **In Rockwood, one building will house eight social service agencies**

The grassy, vacant lot along Northeast 181st Avenue in Gresham sits next to a dead-end street and several low-income apartment complexes. The site at one point was farmland, and until a few years ago, traveling carnivals pitched their tents there.

But in the next several weeks, if all goes as planned, the lot will be transformed into a construction site where crews will build a \$17 million facility for eight social service providers. By the time it's finished next summer, the building is expected to be a hub for residents in and around Gresham's poverty-stricken Rockwood neighborhood.

The agencies will provide day care, employment assistance and Head Start classes, among other services. And nearly four dozen low-income apartments will be a part of the complex.

Human Solutions, a social service agency with offices in Portland and east Multnomah County, is coordinating the project.

The hope is that the facility will provide one-stop services for residents who would otherwise have to hopscotch from one agency to another in a traffic-choked neighborhood.

"In one building, everything will be much faster and more convenient," said Serghei Zaharia, a former Human Solutions client who now works at the agency.

Rockwood has long been one of the poorest neighborhoods in the county, with about one in five people in the school district that serves the area living below the poverty level. Nine out of 10 students at the two elementary schools in the area receive federally subsidized meals.

And the need for services is far greater than the assistance that's available, said Jean DeMaster, Human Solutions executive director. Her agency turns down thousands of requests each year for help with rent, utility bills and shelter because funding can't keep up with the demand.

Concerns have been raised about how a large social service center will affect the neighborhood, said Lori Stegmann, an insurance agent and vice chairwoman of the Rockwood Business Coalition.

But the Rockwood Neighborhood Association favors the development. And Stegmann believes the facility is a necessary addition.

"These services are really needed," Stegmann said. "If you have to go to downtown Portland to get the assistance you need, it's much more difficult."

The building will be on Northeast 181st Avenue between Couch and Davis streets. It will be three stories, with the social services and a community room on the first floor and 47 apartments on the top two floors. Fifteen of the apartments will be reserved for homeless families.

The Human Solutions office will replace its two Gresham offices.

Funding has come from about 40 sources, DeMaster said. A fundraising campaign provided \$1.5 million, and a loan from the U.S. Department of Housing and Urban Development totaled \$1.3 million.

Construction is expected to start late this month or in early August, after final approval from the Gresham City Council.

In addition to housing and anti-poverty assistance, advocates also hope the building will provide a boost for development in Rockwood. Already, a new courthouse is planned. The city also intends to develop a vacant parcel formerly occupied by a Fred Meyer store.

The apartment residents and about 60 people who will work below are expected to increase demand for restaurants, retail services and, perhaps, additional housing.

"We hope that will stimulate a lot more building in that area," DeMaster said.

--**Stephen Beaven**

# PortlandTribune

## Rockwood project gains \$2.5 million

*State and federal funds, tax credits bring effort closer to reality*

BY MARA STINE

*The Gresham Outlook, Nov 26, 2008. Updated Oct 30, 2009*

**Thanks to a combination of grants and tax credits totaling more than \$2.5 million, Human Solutions is one step closer to building a mixed-use building in Rockwood.**

The state and federal dollars are part of the Oregon Housing and Community Services Department's 2008 funding cycle, which this month granted nearly \$75 million to 15 low-income housing projects across the state.

"We're very pleased," said Jean DeMaster, executive director of Human Solutions.

Human Solutions' \$19.2 million project is simply called The Rockwood Building. It will house 47 units of affordable housing – 17 units for homeless war veterans and their families and 30 for low-income residents – as well as a 25,000-square foot multi-service center for seven other agencies on Northeast 181st Avenue between Couch and Davis streets.

Tentative partners include: Human Solutions, Metropolitan Family Services, Loaves & Fishes, El Programa Hispano, Outside In and Mt. Hood Head Start, LifeWorks Northwest and Wallace Medical Concern/Multnomah County Health Department, which might have its mobile van there one day a week.

The structure also will include an elevated courtyard and parking under the building, as well as street-level commercial/retail space.

Rockwood has the highest poverty levels in Multnomah County but relatively few services, DeMaster said. Many residents don't have cars and those that do often can't afford gas or insurance.

"We wanted to have all these services under one roof so people don't have to drive all over East Multnomah County to get the services they need," she said.

The building also could help better coordinate services now available in Rockwood. For example, an elderly resident could eat a meal at Loaves and Fishes and get a flu shot at the same time.

In addition, DeMaster plans for the building to provide a community meeting place for everything from neighborhood association meetings to cooking classes.

Myhre Group Architects, which has worked on many of highly visible new buildings in downtown Gresham, is designing the project.

Human Solutions still needs \$2.5 million for the housing piece, which costs \$12.8 million to build, and \$4.5 million for the \$6.4 million service center.

Once funding is secured, the building could be complete as soon as autumn of 2010.



CONTRIBUTED GRAPHIC  
This is an artist's depiction of what The Rockwood Building would look like upon completion.



[GreshamOregon.gov](http://GreshamOregon.gov)

# **Affidavit of Publication**

## **FY 2009**

**Gresham Outlook Newspaper**

1190 NE Division St.  
Gresham, Oregon 97030  
503-665-2181

**AFFIDAVIT OF PUBLICATION**

State of Oregon, County of **Multnomah**, SS

I, Nancy Broyles, being the first duly sworn depose and say that I am the Customer Service Representative of the **The Gresham Outlook**, a newspaper of general circulation, published at Gresham, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

OL 0810-29

A copy of which is hereto attached, was published in the entire issue of said newspaper for 1 successive and consecutive weeks in the following issues:

8/28/2010

Nancy Broyles  
Nancy Broyles

Subscribed and sworn to before me this 7 Day of September, 2010

Deseri Kim Cerruti  
Deseri Kim Cerruti - Notary Public for Oregon



**CITY OF GRESHAM  
PUBLIC NOTICE**

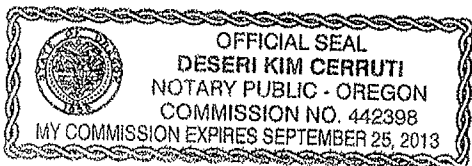
On September 28, 2010, the City of Gresham will submit its Performance Report for 2009-10 to the U.S. Department of Housing and Urban Development. The report details the use of Community Development Block Grant funds for the year. The City is interested to learn of your comments on the City's past performance and your ideas for future projects. Your comments will be included in the Report if received at City Hall before September 17, 2010. For your information, copies of the draft Report are available in the City of Gresham file located at the Gresham Public Library, 385 NW Miller and the Rockwood Public Library, 17917 SE Stark, or by contacting Elaine Fultz, Urban Design & Planning, at City Hall, 1333 NW Eastman Parkway, Gresham OR 97030, (503) 618-2818.

A public hearing will be conducted by the Community Development & Housing Subcommittee September 16, 2010, at 6:30 p.m., at City Hall, in Springwater Trail Conference Room, Conference Center, 1333 NW Eastman Parkway, Gresham.

The public hearing is an opportunity to testify concerning Community Development Needs and Past Performance. Your comments will be included in the Public Record concerning this meeting.

Translation services and sign language interpretation are available with 48-hour notice. For additional information contact Elaine Fultz, (503)618-2818, at Gresham City Hall, 1333 NW Eastman Parkway, Gresham.

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8/28/2010



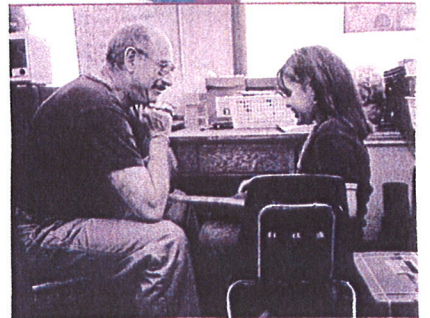
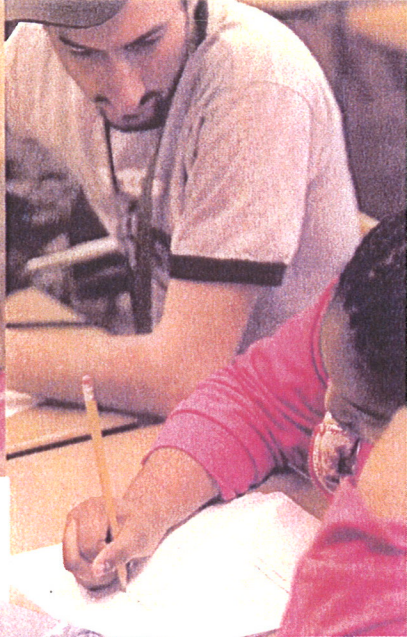
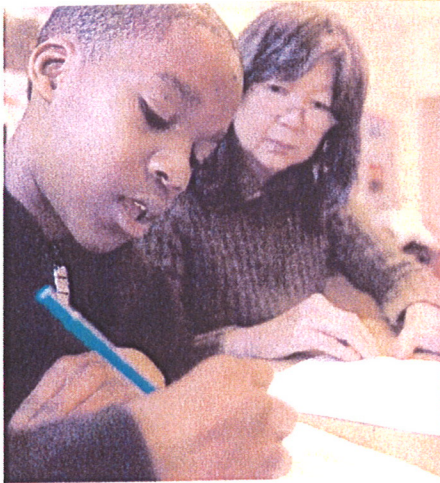
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# **Newspaper Articles & Pictures Throughout 2009-2010**





# Foster Grandparents/Mentoring





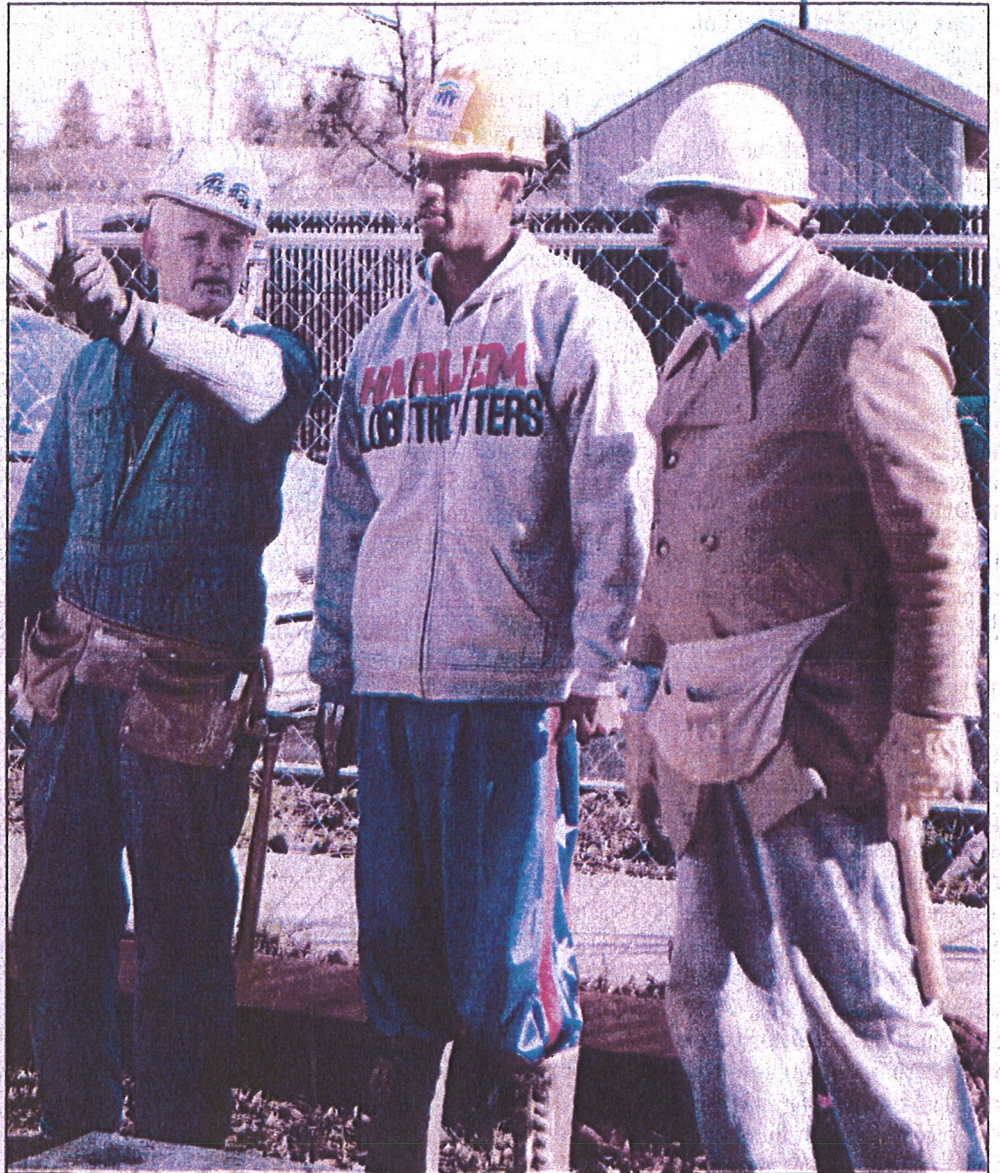
# Out & About

photos by MICK EAGLESON photo intern

## Lending a hand

**RIGHT**, Harlem Globetrotter Dizzy Grant, center, receives construction tips from Pete Forsyth, left, and Robert Potter at the Gresham Habitat for Humanity Jubilee Commons site, which is the largest Habitat site in Oregon.

**BELOW**, Grant works on floor framing at the Habitat for Humanity worksite in Gresham.







**Habitat**  
for Humanity®  
Portland/Metro East

# ONsite

BUILDING HOMES, BUILDING LIVES IN MULTNOMAH AND NORTHERN CLACKAMAS COUNTIES

Summer 2009

## Nine Homes Dedicated; Eight More Underway

Nine families moved into their homes this spring, and Habitat kicked off its Lents Landing project, which includes the Pride and Presbyterian builds

### Jubilee Commons



Sarah Galbraith

"I HAVE NEVER BEEN IN SUCH A SAFE COMMUNITY WHERE everyone wants to get to know one another, and I have always wanted these types of neighbors," said Christina Severdia, one of the newest homeowners at Jubilee Commons (see Family Focus).

The Severdia family is one of five new families to move into Jubilee Commons in June. Over 100 people celebrated as five homes were completed and the walls were raised on four more at a ceremony on May 31.

The 23-home community is slated to be finished in 2010.

### SE Martins

JULY 18 SIGNIFIED THE END OF A LONG JOURNEY FOR ROBIN Smith (see Volunteer Spotlight). She and four other families received the keys to their new homes as Habitat celebrated the completion of this seven-home community.

The first three families who moved into the SE Martins Street community in January welcomed the four new families with open arms and hearts. As volunteers, staff, funders and homeowners chatted over a BBQ lunch, the spirit of community caused Shiwaye Fassil, who will be moving into her home with her son, to be overwhelmed with happiness.

"We lived in an unsafe neighborhood," she said. "These people here have become our family."



Sarah Galbraith

### Lents Landing

"MAY YOUR DOORS ALWAYS BE OPEN AND FRIENDS BE ALWAYS entering" is written on the wall of Adina Kibret's future home by a well-wisher who participated in the wall-raising of the first four homes of Habitat's Lents Landing project on June 27. Nine homes will eventually be built near the corner of SE 97th and Woodstock. Two of the nine homes will be sponsored by Walsh Constuction Co. It was also the kickoff of the first Portland Pride Build: a home planned, fully sponsored and built by the gay, lesbian, bisexual, and transgender community and friends. The Portland Pride Build home shares a wall with a home sponsored by five Presbyterian churches. Both groups are on the worksite building the homes as well as building bridges as they get to know each other and the two families that will be moving in.

"Without Habitat and the generosity of all these volunteers, I never would have been able to afford my own home," said Adina, a single mother of four boys who works in a thrift shop.

The last five homes will be built in 2010.



Sarah Galbraith

### Family Focus By Kira Harris

Strength and determination lead to a new home and a new beginning for an Iraq Vet

GROWING UP CHRISTINA SEVERDIA DREAMED THE AMERICAN dream: get a good job after college, marry the perfect man, buy a house and build a beautiful family.

But, as is often the case with life, a simple twist of fate changed everything. In 1998, Christina met Mark Severdia, a military man who had served during Desert Storm. She became pregnant, married Mark and college suddenly took a backseat to raising a child.

They eventually had four children to support, and in 2003 Mark re-enlisted in the Army National Guard to provide financial security for his family. He was deployed to Iraq and severely injured

*continued on back page*



## Family Focus cont. continued from cover

his back when his vehicle was stuck by a bomb during a firefight. The military provided him with pain and anti-inflammatory medications, and kept him on the job. Finally, in 2006, Mark was awarded a Purple Heart and honorably discharged.

Back in the United States, Mark was diagnosed with post-traumatic stress disorder and memory loss along with his back injuries. His disabilities kept him from work, but he qualified for Social Security, disability and Veterans benefits. Unfortunately, these benefits were not enough to support his family.

Along with the stress of Mark's adjustment to life back in Oregon, Mark and Christina faced another tragedy. Their youngest daughter, Serenity, was diagnosed with epilepsy and hearing problems, and medical bills stacked up.

Christina, however, is a woman of faith. She says she has weathered everything life has thrown at her without losing her optimism. Even with the daily health struggles of her family, she managed to get financial aid to attend college.

Christina continually looked for ways to improve their lives—especially their living situation. The family of six lived in a subsidi-

dized two-bedroom apartment. They had a landlord who didn't maintain the facilities and was hard to reach. There were holes in the walls, doors kept falling off hinges, and the apartment would get extremely hot or cold during the year. Also, the neighborhood was an unsafe environment for the children, and Christina worried for their safety.

A friend of Christina's suggested Habitat. Even though Habitat only has a few application meetings each year, one fell on that very night.

"Wow," Christina said. "I thought that this must be the program for us, and God brought me here for a reason."

They qualified for Habitat, and began working on their sweat equity hours, with Mark helping out where he was able.

On May 31 the hard work paid off. Christina and Mark received the key to their new home at Jubilee Commons. They are incredibly excited to live in the 23-home Habitat community and love knowing that their money will be going toward their own mortgage.

"Our kids play together," Mark said.

"It's very safe here. We are a community."

Because of the low mortgage payment, Christina is focused on the next step of her dream: to finish her degree. Her American dream may not have arrived in the way she thought, but she would be the first to tell you she's living it now.



Sarah Galbraith

The Severdia family on their new front porch. Mark, an Iraq Vet who is disabled, and his wife, Christina, overcame many obstacles in life, and now they are Habitat homeowners.



## Burgerville locations to help Human Solutions

*The Gresham Outlook, May 20, 2010*

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**Seven Eastside Burgervilles will donate 10 percent of their sales to Human Solutions from 4 to 8 p.m. Thursday, May 27.**

Participating restaurants include the Gresham location at Northeast Hogan Drive and Southeast Stark Street, Southeast 162nd Avenue and Division Street, Southeast 122nd Avenue and Stark Street, Northeast 122nd Avenue and Skidmore Street near Parkrose High School, Southeast 92nd Avenue Powell Boulevard, Northeast 82nd Avenue and Glisan, and Southeast 25th Avenue and Powell Boulevard.

Proceeds will support Human Solutions, an East Multnomah County based non-profit that provides shelter, job training, affordable housing, eviction prevention and emergency energy assistance to low-income and homeless families.

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# OUTLOOK

LETTERS

## Letters to the editor for March 27

, Mar 27, 2010

### Wood Village redemption center is exciting

I'm excited! Why? In the March 24th edition of The Outlook appeared an article "Container redemption group goes for Wood Village site."

If you have been following this process, Oregon Beverage Recycling Cooperative first sought a site in Gresham located at Hogan and Division on a piece of property that was considered too small and located in a high-traffic-volume intersection.

So, the cooperative went back to the drawing board and has now found support for a site in Wood Village, 23345 N.E. Halsey St.

According to the article, the "city planning and zoning regulations are already fulfilled for a building suite" at the above address and now only awaits approval from the Oregon Liquor Control Commission before moving into the suite.

I hope to see the Oregon Liquor Control Commission OK this site for a recycling center, which is badly needed to take some of the high-volume recycling from local grocery stores. Oregon Beverage is now replacing many of the older recycling machines at your local grocery with new high-tech machines that are much easier to operate and are the state-of-the-art in recycling. However, the burden for recycling still rests with the grocery stores, and this is why I support regional recycling centers.

For those of us who support recycling, having a recycling facility in East County will certainly encourage more people in this area to recycle, especially when they will have another option rather than at their neighborhood grocery store.

If you support this new concept of recycling, please be heard by e-mailing your comments to OLCC at [Lynne.Johnson@state.or.us](mailto:Lynne.Johnson@state.or.us), through April 5.

Recycling is everyone's responsibility.

Louis H. Bowerman

Portland

### Get involved by mentoring youth

With money tight, volunteer with kids in your community and earn a stipend.

Become a mentor for students in Gresham.

Metropolitan Family Service (MFS) is a local leader in mentoring services and is expanding its Experience Corps program in Gresham at Hall and Davis elementary schools.

Experience Corps mentors (ages 55 and older) join volunteer teams at schools, creating a critical mass of older adult volunteers who work directly with students to help them succeed. Experience Corps mentors work with the students one-on-one during the school day and during after school programs. Mentors who serve 15 hours a week earn a monthly stipend.

In Metropolitan Family Service mentoring programs last year volunteers worked more than 14,000 hours with low income children and families in need. And 91 percent of teachers reported that mentoring resulted in students having a greater self worth.

Also, 93 percent of teachers surveyed reported that mentoring had increased the student's interest in school and 92 percent of teachers reported that mentoring positively impacted student reading grades.

What our schools and students need is you. Volunteer with Experience Corps and have a positive impact on children and on yourself.

For more information or to volunteer, please contact Heather Pruess by calling 503-249-8215, Ext. 22, or e-mail [heatherp@metfamily.org](mailto:heatherp@metfamily.org). Or visit us at [metfamily.org](http://metfamily.org).

Heather Pruess

Metropolitan Family Service

Portland

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# OUTLOOK

## A Higher Calling

*Rockwood-based programs help steer idled (but experienced) workers to greater heights*

BY SHANNON WELLS

*The Gresham Outlook, Mar 23, 2010, Updated Mar 23, 2010*

**In January, after nearly 12 years with a Portland company, Edith Aronson lost her job. Like thousands of others in similar circumstances, the Gresham resident dutifully followed the “So, what do I do now?” checklist: applying for unemployment benefits, dusting off her bookkeeping-oriented résumé and visiting the local Multnomah County-run WorkSource employment office.**

It wasn't until she came upon Human Solutions, a nonprofit economic assistance program, that Aronson saw a clear path to new opportunity. Combing through Aronson's résumé, Juan Serratos, the program's employment and economic development program manager, posed a question that surprised Aronson.

“He said, ‘You really like to work with numbers. Have you thought about going back to school?’” she recalls. “I said ‘No, because I'm 60 years old. I haven't been in school since high school.’”

Undaunted, Serratos used Human Solutions' resources to steer Aronson back to the classroom. Qualifying for a \$3,000 grant and a TriMet bus pass, Aronson — who doesn't own a car — was accepted into Portland Community College's accounting/bookkeeping certificate program. She starts classes next week at the school's Cascade campus in Northeast Portland.

Aronson is one of hundreds of local unemployed people assisted by Living Solutions and Solutions for Prosperity, a temporary support program funded by federal economic-stimulus dollars. The programs operate under Human Solutions, a Rockwood-based agency that's served a range of housing and stabilization needs for disadvantaged individuals and families since 2004.

In addition to help with affordable housing and utility costs, Human Solutions' programs support economic development in Rockwood and Gresham by providing local employers with skilled employees and helping low-income residents transition out of poverty.

“Our goal is to help people go back into the work force, but at a wage that can help people support themselves,” says Jean DeMaster, executive director of Human Solutions.

In the areas of training and employment assistance, the agency often works in tandem with the county's WorkSource employment services. Human Solutions' one-on-one appointments help those who tend to — through language or computer-skill barriers — fall through the cracks at the higher-volume agency.

“In many ways the agencies complement each other,” DeMaster says. “They refer people to us. We refer people to them. A number of people don't get on the right pathway. Here, we're meeting with people individually.”

A Human Solutions analysis from June 2009 showed an unemployed client starting with no income made an average of \$20,098 one year after following through with training and placement services. An average per-person investment of \$2,778, according to agency records, yielded a \$17,504 average income increase for the first year on the job. Average turnaround time for people, DeMaster says, is nine months.

“(It usually means) taking some set of classes,” she says, “so they'll actually have a career path to follow.”

While Human Solutions is an ongoing program for Gresham residents, the federally subsidized Solutions for Prosperity has reached its cap of 102 clients. Many of them face language barriers, but have years of construction and manufacturing experience. DeMaster and Serratos and the agency's eight employees work with them to secure training in innovative areas such as “green” construction and alternative-energy projects.

“To get that training, it might take longer,” Serratos says of the fledgling fields, “but it will help them for a longer period of time.”

Literate in English with years of office experience under her belt, Aronson is a bit ahead of the curve of typical Human Solutions/Solutions for Prosperity clients, DeMaster notes. She is confident that Aronson, after completing her six-month certificate program at PCC, will be considerably more marketable than before.

“If Edith takes that class, I'm certain she is going to find employment,” DeMaster says. “For an investment of \$3,000, she (will be) a Gresham resident who is employed. So (the investment) puts something back into the economy.”

Aronson credits the individual focus she received from Serratos with making it possible to enhance her education and work credentials.



JIM CLARK / THE OUTLOOK  
Kathy Brunkow assists patient Annette Reed at Village Health Care in Gresham. After Brunkow was laid off from a law office she received training and job placement through a 30-day Certified Nursing Assistant course with Living Solutions in Gresham. She began the program in June 2008 and took her state test in August. The following November she landed her job at Village Health Care. “It was awesome,” she said. “It gave me a direction. At the time I was 47 and had two children to take care of. I wasn't in a position to not work.”

the type of person who needs to sit down one on one. For me that's been very important."

**Things to know**

What: Living Solutions/Solutions for Prosperity, city and federally funded social-service programs aimed at getting idled workers in sustainable employment

Where: Human Solutions, 18709 S.E. Stark St., Rockwood/Gresham

Who: For the unemployed below a certain income level

Contacts: Jean DeMaster, executive director, [jdemas](mailto:jdemas)

[ter@humansolutions.org](mailto:ter@humansolutions.org); Juan Serratos, employment and economic development program manager, [jserratos@humansolutions.org](mailto:jserratos@humansolutions.org)

Phone: 503-548-0281

Web site: [humansolutions.org](http://humansolutions.org)

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# OUTLOOK

## East County churches respond to government plea for homeless help

*Human Solutions says congregations offer to lend a hand*

BY ROB CULLIVAN

*The Gresham Outlook, Jan 8, 2010, Updated Jan 8, 2010*

**A number of East County churches have offered to help the social services agency Human Solutions tackle the homeless problem, in response to a plea from Multnomah County Commissioner Deborah Kafoury and Portland Commissioner Nick Fish.**

In late November, Kafoury and Fish wrote a letter to 239 Portland-area churches (and one synagogue), asking for their help in housing an unprecedented number of metro-area families with children who find themselves homeless this winter. The letter asked for assistance with the county-funded Daybreak Shelter program run by nonprofit Human Solutions.

Two weeks later, none of the religious institutions that had received the letter had responded. A Portland Tribune story, which also was published in The Outlook, noted this, generating both criticism and praise on The Outlook's editorial pages.

The story took a positive turn this week when Kafoury and Human Solutions reported that at least 14 churches have called or written, willing to participate in the shelter program for homeless families. In addition, one church in Seaside has called, wanting to start a program for housing homeless families there.

### Emergency shelters

Jean DeMaster, executive director of Human Solutions, noted the Gresham churches St. Henry Catholic and Rockwood Seventh-day Adventist both agreed to open their church buildings while it is especially cold outside this winter.

Father Chuck Zach, pastor of St. Henry, said Sara Wise, the church's liturgy coordinator, has overseen the emergency program, which sheltered five people on the night of Thursday, Jan. 7.

"They're very appreciative, the folks who come in," he said, adding St. Henry parishioners also have volunteered at neighboring churches offering emergency shelter.

Other Gresham churches that have expressed interest in working with Human Solutions include Burnside Baptist and Springwater Church of the Nazarene, DeMaster said.

### Daybreak

Meanwhile, the following East County churches already participate in the Daybreak Shelter Network — Gresham's East County Church of Christ, Metro Church of Christ and Eastrose Fellowship Unitarian Universalist, Gresham United Methodist and Faith United Methodist of Troutdale.

Nine of the 29 participating churches each host homeless families in their church for a week at a time. On any night, one of these nine churches is hosting up to 15 homeless members of as many as five families.

The churches pick up the homeless families from the Human Solution's Day Center on Southeast 127th Avenue in Portland and bring them to the church building.

Then, with the help of people from the supporting churches, the homeless families receive an evening meal, hospitality, mentoring and breakfast in the morning.

Each morning, a church volunteer will drive the homeless families back to the Day Center, where the older children will board the bus to go to school and the younger children will have a safe place to play while their parents work with staff members, who will help them find permanent housing and employment, DeMaster said.

### Day shelters opening

Steve Kimes, senior pastor of Anawim Christian Community, which meets at 19626 N.E. Glisan St., is spearheading an effort to get Gresham churches to offer day shelters. His goal is to have six churches offer a day shelter one day each.

His own congregation operates a day shelter from 11 a.m. to 3 p.m. on Saturdays, and Kimes will lead an orientation session for folks interested in volunteering at day shelters at 6 p.m. Wednesday, Jan. 13, in East Hill Church's Youth Center, on the corner of Fifth Street and Main Avenue in Gresham.

"We're trying to get people a place that they can go to where they can be safe, and where they can also meet the community," he says.

One of the participating churches, First Baptist of Gresham, 224 W. Powell Blvd., will open a warming center in its downstairs youth room from 1 to 8 p.m. every Monday through the end of March, starting Jan. 11.



JIM CLARK / THE OUTLOOK  
Father Chuck Zach of St. Henry Catholic Church speaks about local efforts to house metro-area homeless families.

books and puzzles available, said Teri and Jim Helser, the church members overseeing the center.

Jim Helser adds First Baptist volunteers as well as members of several neighboring churches will staff the center.

“I just feel we are admonished by Christ to show our love by feeding the hungry and protecting the weakest in society and this is an extension of that,” he says.

On Thursday, Jan. 14, East Hill will open a warming shelter in its Youth Center.

The center will be open from noon to 8 p.m. every Thursday through at least April. East Hill will offer warm drinks and a warm place to stay all day.

“During the winter, our homeless neighbors need a place to get warm, and offering our Youth Center during the afternoons just makes sense,” Pastor Jason Albelo said. “It wasn’t being used, so it only makes sense to use it to get people out of the cold and wet weather. We are happy to spend time with these folks on a regular basis, and look forward to exploring additional options to serve them.”

This article contains additional reporting by Peter Korn of the Pamplin Media Group.

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# PortlandTribune

## Churches answer call to aid homeless

*Local governments consider adding liaison for churches*

BY PETER KORN

*The Portland Tribune, Jan 7, 2010, Updated Jan 7, 2010*

**Never underestimate the potential for a holiday season appeal and a little front-page publicity.**

In late November, Multnomah County Commissioner Deborah Kafoury and Portland city Commissioner Nick Fish wrote a letter to 239 local churches (and one synagogue), asking for their help in housing an unprecedented number of metro-area families with children who find themselves homeless this winter. The letter asked for assistance with the county-funded Daybreak Shelter program run by nonprofit Human Solutions.

Two weeks later, none of the religious institutions that had received the letter had responded. A Portland Tribune story followed, which mentioned a family of five who had been living in their car for three months, after having called 30 churches who declined to help them.

Something worked.

Kafoury and Human Solutions reported this week that at least 14 churches have called or written, willing to participate in the shelter program for homeless families. In addition, one church in Seaside has called, wanting to start a program for housing homeless families there.

A staff member from Human Solutions has begun contacting each church to determine which are actually willing to house homeless families and which will provide support by sending volunteers or cooking meals.

Kafoury says she is pleased with the response generated by the letter and the news story but recognizes that with the Human Solutions staff already stretched thin, capitalizing speedily on the church offers will not be easy.

And that, Kafoury says, is what got her thinking about a staff position that exists in many city and county governments around the country — a government liaison to work with the faith-based community.

Kafoury says she has initiated talks with Fish about finding joint city/county funding for the position. The model would be the local office of sustainability, which is funded by both the city and county.

Kafoury said after she and Fish sent the letter of appeal, she received criticism from churches that said they did not have anyone in government to work with on a regular basis.

“I thought it would be symbolic in showing we are serious and committed to true partnership,” Kafoury said. “We do outreach to communities of color and other interest groups, but we haven’t had anybody who’s done outreach to the faith community.”

David Leslie, executive director of Ecumenical Ministries of Oregon, a statewide association of churches, says the liaison could be a welcome addition.

“It’s a very evocative idea,” Leslie says. “The thing I’m most complimentary about with this idea is it does recognize the integral relationship between the public sector and the religious community.”



FISH

## **In Rockwood, one building will house eight social service agencies**

The grassy, vacant lot along Northeast 181st Avenue in Gresham sits next to a dead-end street and several low-income apartment complexes. The site at one point was farmland, and until a few years ago, traveling carnivals pitched their tents there.

But in the next several weeks, if all goes as planned, the lot will be transformed into a construction site where crews will build a \$17 million facility for eight social service providers. By the time it's finished next summer, the building is expected to be a hub for residents in and around Gresham's poverty-stricken Rockwood neighborhood.

The agencies will provide day care, employment assistance and Head Start classes, among other services. And nearly four dozen low-income apartments will be a part of the complex.

Human Solutions, a social service agency with offices in Portland and east Multnomah County, is coordinating the project.

The hope is that the facility will provide one-stop services for residents who would otherwise have to hopscotch from one agency to another in a traffic-choked neighborhood.

"In one building, everything will be much faster and more convenient," said Serghei Zaharia, a former Human Solutions client who now works at the agency.

Rockwood has long been one of the poorest neighborhoods in the county, with about one in five people in the school district that serves the area living below the poverty level. Nine out of 10 students at the two elementary schools in the area receive federally subsidized meals.

And the need for services is far greater than the assistance that's available, said Jean DeMaster, Human Solutions executive director. Her agency turns down thousands of requests each year for help with rent, utility bills and shelter because funding can't keep up with the demand.

Concerns have been raised about how a large social service center will affect the neighborhood, said Lori Stegmann, an insurance agent and vice chairwoman of the Rockwood Business Coalition.

But the Rockwood Neighborhood Association favors the development. And Stegmann believes the facility is a necessary addition.

"These services are really needed," Stegmann said. "If you have to go to downtown Portland to get the assistance you need, it's much more difficult."

The building will be on Northeast 181st Avenue between Couch and Davis streets. It will be three stories, with the social services and a community room on the first floor and 47 apartments on the top two floors. Fifteen of the apartments will be reserved for homeless families.

The Human Solutions office will replace its two Gresham offices.

Funding has come from about 40 sources, DeMaster said. A fundraising campaign provided \$1.5 million, and a loan from the U.S. Department of Housing and Urban Development totaled \$1.3 million.

Construction is expected to start late this month or in early August, after final approval from the Gresham City Council.

In addition to housing and anti-poverty assistance, advocates also hope the building will provide a boost for development in Rockwood. Already, a new courthouse is planned. The city also intends to develop a vacant parcel formerly occupied by a Fred Meyer store.

The apartment residents and about 60 people who will work below are expected to increase demand for restaurants, retail services and, perhaps, additional housing.

"We hope that will stimulate a lot more building in that area," DeMaster said.

--**Stephen Beaven**

# Portland Tribune

## Rockwood project gains \$2.5 million

*State and federal funds, tax credits bring effort closer to reality*

BY MARA STINE

*The Gresham Outlook, Nov 26, 2008. Updated Oct 30, 2009*

**Thanks to a combination of grants and tax credits totaling more than \$2.5 million, Human Solutions is one step closer to building a mixed-use building in Rockwood.**

The state and federal dollars are part of the Oregon Housing and Community Services Department's 2008 funding cycle, which this month granted nearly \$75 million to 15 low-income housing projects across the state.

"We're very pleased," said Jean DeMaster, executive director of Human Solutions.

Human Solutions' \$19.2 million project is simply called The Rockwood Building. It will house 47 units of affordable housing – 17 units for homeless war veterans and their families and 30 for low-income residents – as well as a 25,000-square foot multi-service center for seven other agencies on Northeast 181st Avenue between Couch and Davis streets.

Tentative partners include: Human Solutions, Metropolitan Family Services, Loaves & Fishes, El Programa Hispano, Outside In and Mt. Hood Head Start, LifeWorks Northwest and Wallace Medical Concern/Multnomah County Health Department, which might have its mobile van there one day a week.

The structure also will include an elevated courtyard and parking under the building, as well as street-level commercial/retail space.

Rockwood has the highest poverty levels in Multnomah County but relatively few services, DeMaster said. Many residents don't have cars and those that do often can't afford gas or insurance.

"We wanted to have all these services under one roof so people don't have to drive all over East Multnomah County to get the services they need," she said.

The building also could help better coordinate services now available in Rockwood. For example, an elderly resident could eat a meal at Loaves and Fishes and get a flu shot at the same time.

In addition, DeMaster plans for the building to provide a community meeting place for everything from neighborhood association meetings to cooking classes.

Myhre Group Architects, which has worked on many of highly visible new buildings in downtown Gresham, is designing the project.

Human Solutions still needs \$2.5 million for the housing piece, which costs \$12.8 million to build, and \$4.5 million for the \$6.4 million service center.

Once funding is secured, the building could be complete as soon as autumn of 2010.



CONTRIBUTED GRAPHIC  
This is an artist's depiction of what The Rockwood Building would look like upon completion.



**DRAFT**



**MULTNOMAH COUNTY, OREGON**

**CAPER**

**July 1, 2009 to June 30, 2010**

**Multnomah County**  
**2009-10 C A P E R**

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# Executive Summary

Multnomah County's Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2009-10 is the fifth-year report of the 2005-2011 Consolidated Plan of the Consortium that includes Multnomah County, the City of Gresham, and the City of Portland. The Reporting period has been changed to add an additional year that will allow the City of Portland time as they reorganize their bureau.

This report describes the progress made by Multnomah County from July 1, 2009 to June 30, 2010, towards the goals set out in the Consolidated Plan. The County expended approximately \$325,727 in Community Development Block Grant (CDBG) and Program Income funds for Housing Rehabilitation, Public Services, and Public Improvements/Infrastructure projects and includes administration. Highlights of accomplishments in each of the project category are described throughout this report.

The Multnomah County jurisdiction consists of the small cities in East Multnomah County as follows: Fairview, Unincorporated Lake Oswego, Maywood Park, Troutdale, Wood Village as well as unincorporated areas within the county.

While currently the cities of Fairview and Wood Village qualify by population income to receive funding for infrastructure and public improvement projects, very low and low-mod income citizens within the jurisdictional area may receive the benefits of housing rehab and public services projects.

All projects aim to further the objectives of the Consolidated Plan and are directly tied to the priorities and principles of the Annual Action Plan.

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.

## Summary of Resources and Distribution of Funds FY 2009-10

The small cities that form the Multnomah County entitlement area are committed to serving the lowest income residents with the greatest needs in their communities. The priority needs and objectives of the Consolidated Plan for future projects are kept in mind as they are being developed. This includes ongoing public facilities improvements and infrastructure projects, housing rehabilitation projects and other public services provided to eligible east county residents.

Program income has dwindled significantly in the last few years and has come in well under the \$25,000 limit that requires reporting. The County has adjusted the Program Income reporting criteria for future years, but this year the Program Income received, \$21,512, was used to increase funding for housing rehab and infrastructure projects. Unused administrative dollars in the amount of \$7,655 will be carried over for program use in 2010-11.

2009-10 Entitlement Grant	\$311,870
2009-10 Program Income	\$ 21,512
<b>Total</b>	<b>\$333,382</b>

For the activities funded in 2009-10, program dollars were allocated following the percentage guidelines in the box below. Some variance to the guidelines was necessary due to limited project applications in Public Facilities and program income.

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

The table below reflects actual percentages of funding for PY2009.

Project	Projected	Spent	Percent of Funds
Public Facilities	\$ 91,700	\$ 91,700	28%
Public Services	\$ 48,552	\$ 48,552	15%
Housing Rehab	\$121,300	\$127,812	38%
Administration	\$ 62,879	\$ 57,663	17%
Carryover	<\$7,655>		2%

## Public Facilities & Improvements

Public Facilities & Improvements projects address the national objective of benefit to low-moderate income persons on an area basis.<sup>1</sup>

The cities of Fairview and Wood Village qualify as an “exception area” by meeting the “upper quartile percentage” for Multnomah County, which was established by the 2000 census at 37.8%.<sup>2</sup> Projects are concentrated in areas of lowest income using available census information.

The **City of Fairview** completed Phase 3 of sidewalk improvement projects that was focused in Old Town in a residential area adjacent to an elementary school. This project was located in a low-mod area as follows:

Census Tract: 010100	Block Group: 1	Population: 739	Low/mod Pct: 61.1
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(The charts and maps in the following pages show jurisdictional population by race and Hispanic origin, the pockets of poverty in the census tract areas as well as the changes in race and ethnicity where County funds are focused).

## Housing Rehabilitation

The City of Wood Village with their Sewer Lateral Replacement Loan Program Phase II The City identified a multi-family residential complex of 108 units. Using an intake process the complex was certified with more than 51 percent low-mod income residents. The project entailed a new and innovative process by which the existing faulty laterals were lined with “cured-in-place” pipe. This particular area was a main contributor of stormwater overflow.

Housing rehab projects provided by Unlimited Choices, Inc. (UCI) Adapt-a-Home and Mend-a-Home projects and Community Energy Project’s Weatherization for Seniors and Disabled Persons served low-mod income persons in the east county area: Fairview, Wood Village, Troutdale, as well as unincorporated cities such as Corbett. Clients are served on a first come first served basis.

Unlimited Choices has reported that a majority of clients requesting rehab services in the east county area are extremely low-income and live in mobile homes. The Mend-a-Home program serves low and very low-income homeowners by replacing dangerously dry rotted floors, bathtub surround due to leaking faucets, and roof and gutter repair. The Adapt-a-Home project installs handrails and grab bars, raised toilets, step in showers, ramps, and other measures that help to allow the elderly and disabled to live in their homes longer.

The Community Energy Project, Inc. (CEP) was able to apply in-home small measure weatherization for homes in East County. They do a tremendous amount of outreach to let people know about their services by attending calendar events in the community, creating flyers for workshops and contacting mobile home parks as well as school districts to seek distribution of the flyers.

flyers for workshops and contacting mobile home parks as well as school districts to seek distribution of the flyers.

## **Public Services**

Multnomah County provides public service funding to four agencies: Fair Housing Council of Oregon, Human Solutions, Inc., Community Energy Projects, Inc., and Catholic Charities/El Programa. Due to limited resources available, the County will continue to focus on existing on-going projects in public services. We prioritized the Transitional Housing project and allot them the biggest share of the public services dollars, however, the Fair Housing Project, Do-It yourself WX and Workshops project, and the Emergency Services and Life Skills Project all serve an important role for extremely low and low- income families in the east county jurisdiction.

<sup>1</sup>An activity must meet the identified needs of L/M income persons residing in an area where at least 51% of the residents (or less if the "upper quartile" applies to the grantee, as described below) are L/M income persons.

<sup>2</sup>*Upper Quartile Percent* refers to a provision by statute that has been made for communities to use a percentage other than 51% to qualify an area benefit activity based on serving an area that contains a percent of L/M income persons that is not lower than that contained in the grantee's (Multnomah Co.) upper one-fourth of all areas within its jurisdiction in terms of degree of concentration of L/M income population.

**Multnomah County  
Community Development Program  
2009-10 CAPER  
Narrative**

Multnomah County's CDBG funds for the Program Year July 1, 2009 through June 30, 2010 were used for programs and activities that primarily benefited low and moderate-income persons. These funds are used to leverage other public and private funds to help create suitable living environment and decent housing for very low-moderate income communities in the East Multnomah County area.

Multnomah County reviewed the **needs and objectives** for the reporting period through the program's Policy Advisory Board, non-profit participants, and program staff. Due to the limited resources available, the County continues to focus on existing on-going projects in public services and public works/facilities in projects in East Multnomah County. The applications were rated by qualification, experience and correlation to the Principles and Priorities of the 5-Year Consolidated Plan.

The areas of **priority needs** assessed by the County are shown in proceeding pages Accomplishments Table and summarize the program accomplishments against the proposed long-range goals and objectives of the 2005-2010 Consolidated 5-year Plan.

Multnomah County funded activities with **limited clientele benefit** for the following:

Project Title	Limited Clientele Benefit
Transitional Housing Program	Homeless population-presumed but use intake forms
WX for Seniors & Disabled	Client intake forms w/income
Fair Housing Project	Client intake forms w/income
Emergency Services & Life Skills Project	Client intake forms w/income

As part of **affirmatively furthering fair housing**, Multnomah County funded the Fair Housing Council of Oregon, which processes fair housing complaints and provides fair housing training and landlord tenant counseling. When appropriate, referral is made to agencies such as the Multnomah County Legal Aid Services of Oregon.

Multnomah County supports and funds the development of **affordable housing** from sources other than CDBG. Because CDBG funding is limited, the County utilizes its tax foreclosed properties program for non-profit agencies to develop affordable housing. The County's Affordable Housing Development Program (AHDP) transferred 3 properties to two different agencies in the 2009 operating year. All of the properties will be redeveloped

for land trust homeownership opportunity. The properties will be offered for sale to low-income families with equity appreciation restrictions and 99-year resale restrictions.

The City of Portland, as Multnomah County consortium partner, provides for **Continuum of Care** for homeless people as described in the Consolidated Plan 2005-10.

Multnomah County did not undertake projects that resulted in displacement. No economic development projects were solicited as the small entitlement and limited resources were put to eligible uses more critical to the needs of the small, mostly residential east county cities.

### **Monitoring - Multnomah County Projects**

Monitoring of CDBG funded projects that include Public Facilities and Improvements, Public Services and Housing Rehab entails telephone, e-mail or on-site contact using checklists and other tools to ensure compliance of federal requirements. Contracts, which outline requirements, are signed and in place before work begins. Technical assistance in regard to federal regulation is offered as projects are introduced and during set-up.

Public Facilities project monitoring included completion of environmental review before work began. Subcontractors are informed and made familiar with the grant regulations including Davis-Bacon, payroll submission and timeliness of project completion at preconstruction meetings. All payrolls are submitted and approved before payment is authorized. Site visits are made as work is in process when possible and upon completion of projects.

Public Services and Housing Rehab projects, subject to risk analysis review may be monitored on-site yearly. An on-site visit includes review of client files to determine appropriate documentation is obtained, with discussion about any issue or problems that may need resolved or clarified—particularly for new programs. Multnomah County and the City of Gresham work together to schedule monitoring of shared projects. For projects without at-risk issues, site visits generally occur every second or third year.

Project file review determines that invoices and documentation are in place. Ongoing communication by phone or e-mail, and on-site visits provides technical assistance or problem solving of identified issues. Quarterly reporting is mandatory for all ongoing projects to determine that projects are on schedule and in compliance.

The schedule of program monitoring for the year follows.



MULTNOMAH COUNTY      COMMUNITY DEVELOPMENT PROGRAM

**CDBG Projects for  
Monitoring: 2009-10**

<b>Project</b>	<b>Monitoring Date</b>	<b>Year Funded</b>	<b>Budget</b>	<b>Other Partners</b>	<b>Financial</b>	<b>Program</b>	<b>Notes</b>
<b>Catholic Charities</b> Emergency Svc & Life Skills Project	10/7/10	2009-10	\$6,500	None	No	Yes	Site Visit
<b>Fair Housing Council</b> Fair Housing Program	10/09/10	2009-10	\$6,000	None	No	Yes	Site Visit
<b>Human Solutions, Inc.</b> Transitional Housing Prog.	10/18/10	2009-10	\$31,552	City of Gresham	No	Yes	Site Visit
<b>Unlimited Choices, Inc.</b> Adapt-a-Home / Mend-a-Home	10/19/10	2009-10	\$56,300 / \$45,512	None City of Gresham	No	Yes	Site Visit Site Visit
<b>Community Energy Proj.</b> DIY Wx In-Home Wx for Seniors	11/01/10	2009/10	\$4,500 \$5,000	None	No No	Yes Yes	Site Visit
<b>City of Wood Village</b> Grants for Lateral Sewer Replacement Phase II	11/03/10	2009/10	\$21,000	None	Yes	Yes	Site Review
<b>City of Fairview</b> Sidewalk Improvement Phase III	11/03/10	2009-10	\$46,700	None	Yes	Yes	Site Review

**Multnomah County**  
**CAPER 2009-10**  
**Additional Narrative Information**

**Leveraging of other public and private resources**

The Multnomah County project application requires that applicants list other resources as they develop project applications. Some of these resources are private grants or contributions from state and local funding; other sources are in-kind services. During the application scoring process, applicants are awarded "points" for providing match or leverage. The following are leveraged funds included in project budgets:

<b>Project</b>	<b>Dollar Value of Leverage or Match</b>	<b>Source</b>
Main Street Sidewalk Improvements (Phase 3)	\$105,000	Local, In-kind
Neighborhood Pollution Control Vault	\$15,000	Local
Grants for Lateral Sewer Pipe Replacement/Repair.	\$7,009	Private, In-kind
Transitional Housing Program (units & child care)	\$98,296	Federal, Local, Private
Fair Housing Project	\$1,500	Private
Emergency Services & Life Skills Project	\$32,556	Local, Private, In-kind
DIY Wx & Energy Ed. Workshops	\$1,700	State, In-kind
Wx for Seniors & Disabled Persons	\$2,130	State, Private, In-kind
Adapt-a-Home	\$1,055,146	Federal, State, Private
Mend-a-Home	\$1,070,146	Federal, State, Private
<b>Total</b>	<b>\$2,417,427</b>	

Multnomah County expended approximately \$325,727 plus \$21,512 in Program Income funds during the reporting period with matching dollars totaling over \$2 million. The partnership of public and private resources is working very well to provide benefit to low and moderate-income persons.

**Resources**

Multnomah County, whenever possible, pursued all available resources to deliver programs or projects that met the Principles and Priorities as presented in the Consolidated Plan. With the County's small allocation of CDBG funds, it becomes increasingly important to partner with the cities of Portland and Gresham. Without such partnerships, eligible projects would likely not be implemented as quickly. Most often the County's CDBG contribution is a small but vital infusion.

**Public Services Documentation**

Multnomah County provides public services funding to four (4) agencies: Community Energy Projects, Fair Housing Council of Oregon, Human Solutions, Inc., and Catholic Charities/El Programa. In each case, clients who are served with block grant funds are

required to complete either an application or an intake sheet that requires income data for each member of the family. The intake system seems to be working well to document low and moderate-income users.

### **Housing Rehab Resources**

Multnomah County provided funds for four (4) small housing rehab programs. Unlimited Choices Adapt-a-Home project provides grants to both owner-occupied and rental units. Landlords are encouraged to continue renting the accessible units as they come available to individuals with handicaps. The Mend-a-Home Rehab projects provide grants for work undertaken in owner-occupied homes.

Community Energy Projects provides small measure weatherization services for seniors and persons with disabilities using primarily infiltration barrier methods.

Both agencies report that the participation of Multnomah County as well as the cities of Gresham and Portland as important funders, which attract private and corporate funding as well.

Wood Village was able to work with local multi-housing project where more than 51 percent of the residents were low-mod income. Private and In-kind funds were leveraged and a new, innovative, cost-effective system was used to repair crumbling lateral sewer pipes at the resident.

### **Fair Housing**

The Consortium strives to address many of the impediments called for in the Analysis of Impediments (AOI). Multnomah County funds projects/organizations that serve seniors and disabled populations and/or that addresses impediments identified in the AOI. These organizations include: Fair Housing Council of Oregon, Community Energy Projects, and Unlimited Choices.

The Fair Housing Council of Oregon provides fair housing enforcement, referral, information, and advice to renters on their rights and responsibilities.

Unlimited Choices Adapt-a-Home, Mend-a-Home Rehab projects, and Community Energy Project, Do-It-Yourself Weatherization and Energy Ed Workshops as well as their Weatherization project provide services for seniors and persons with disabilities.

### **Continuum of Care for Homeless People**

Multnomah County coordinates funding services for homeless families through the Sun Services System and other community based service providers. This continuum includes funding specific agency emergency shelter sites, scattered sites, some day shelters, and transitional housing units.

### **Lead-Based Paint**

Multnomah County is a partner in the regional consortium that deals with lead-based paint issues. The consortium has worked to increase contractor capacity, address contractors' insurance issues, promote testing, and develop policies and standards for LBP abatement. The County participates in planning for HUD's Lead Based Paint Hazard grant and meets

to strategize the grant-funded work for addressing requirements contending with lead-based paint in residential construction or rehab.

**Environmental**

Multnomah County has been a partner in the environmental group that has met over the past several years to address the requirements of the Endangered Species Act. An annual project review meeting is set up for the jurisdictions to meet with staff from US Fish and Wildlife Services (USFWS), Oregon Fish and Wildlife office and the National Oceanic and Atmospheric Administration (NOAA). A list of projects is provided to them and clearance is given prior to the start of the new program year.

## **Multnomah County Community Development Program 2009-10 CAPER**

### **Self-Evaluation**

Multnomah County's Community Development priorities for the urban county have focused on three program areas: Public Facilities and Improvements, Public Services and Housing Rehabilitation. Within these areas, strategies and program policy have been adjusted as possible, to address the CDBG grant objectives to create decent housing, suitable living environment and economic opportunity.

Multnomah County continues its small program with guidance from the Policy Advisory Board. We are committed to serving the lowest of income residents in the small cities of the east county area utilizing CDBG funds, often as a last resort, where services and benefits, as well as resources for infrastructure projects to this area are sorely lacking.

Geographic distribution of the public works allocation has been balanced between two qualified low moderate-income communities in the east county area.

Public services funds were distributed to four programs serving all cities in the Multnomah County jurisdiction including the unincorporated areas of the county.

Multnomah County funds transitional housing and services for homeless families through Human Solution's Willow Tree. This project provides free childcare while parents attend anti-poverty educational classes on topics related to self-sufficiency and housing stability including housing readiness, parenting, employment readiness, domestic violence prevention, ESL and computer skills building.

Funds are distributed to the Fair Housing Council of Oregon for the Fair Housing Project. Their Enforcement and Education Programs provide outreach, education, and enforcement services in regard to the rights and responsibilities of renters. When appropriate, callers are referred to other resources such as Legal Aid Services.

Catholic Charities/El Programo, was funded by Multnomah County to serve the Latino population of East County providing immediate intervention to address crisis for families and then offers life skills classes to help prevent future crisis.

Community Energy Projects received an award to offer workshops to low-income households in East Multnomah County where participants are presented with energy-saving ideas and are both provided with and taught to install weatherization materials.

Housing Rehabilitation programs funds were directed to Unlimited Choices Inc. (UCI) for Adapt-a-Home and Mend-a-home projects and Community Energy Projects, Inc. (CEP) for In-Home weatherization for seniors and persons with disabilities. UCI serves the low-income residents in the east county area with accessibility needs for seniors and those with disabilities, and critical home repair for low-income homeowners. CEP provides basic weatherization to homes for residents in East

County who are seniors and/or disabled using primarily infiltration barrier methods to help increase comfort in their homes as well as lower utility bills.

Multnomah County receives a small amount of funds from repayment of a Rental Rehab loan. As those monies are available, they are allocated to the Mend-a-Home program along with CDBG dollars to both the Mend-a-Home and Adapt-a-Home programs. Multnomah County remains committed to extending and maintaining the housing resources of low-income residents in the East County area.

The County looks to collaborate with community partners to use existing resources to achieve common goals in light of the continuing reductions of entitlement grants. The cities of Portland and Gresham along with Multnomah County have continued a consortium relationship in meeting the requirement of the Consolidated Plan. By working in a joint partnership on a few select projects, the principles by which the jurisdictions implement their programs are incrementally being realized. Activities such as citizen participation hearings and regional work on meeting goals of federal requirements such as lead based paint have been best and most effectively addressed jointly. In addition a Regional Affordable Housing Strategy Task Force continues to strategize on how to best pursue limited affordable housing resources and consequently impact the housing supply.

The Principles and Priorities of the Consolidated Plan and the single integrated Citizen Participation Plan will address accessibility requirements.

During the 2009-10 grant year, Multnomah County produced activities that met the following Identified Needs highlighted in the Consolidated Plan.

*Programs to increase the range of housing opportunities affordable to households with incomes at or below 50% of the area's Medium Family Income.*

**Willow Tree Inn Transitional Housing Units**

- Provides stable, decent, affordable housing for households with the greatest housing needs
- Assists low-income individuals and families (0-50% MFI) to locate, obtain, and maintain housing.

**Adapt-a-Home/Mend-a-Home**

**Weatherization for Seniors & Disabled Persons**

**Do-It Yourself WX & Energy Education Workshops**

- Develops, maintains, repairs, rehabilitates, preserves, and addresses lead-based paint or other severe environmental hazards in housing stock for low-moderate-income people.

**Grants for Lateral Sewer Pipe Replacement**

- Offers grants for low-mod income households to help with cost of lateral sewer pipe replacement

*Programs focused on preventing and ending homelessness*

**Willow Tree Inn Transitional Housing Units**

**Fair Housing Council of Oregon**

**Emergency Services & Life Skills Project**

- Provides immediate housing for chronically homeless families, linking to services needed to succeed.
- Mitigate the barriers that make it difficult for households experiencing homelessness to re-establish housing stability
- Streamline access to existing services to prevent and reduce homelessness
- Provides supportive services, such as case management, job training, childcare, education for adult and child members of low-income households.

*Programs that invest in and stabilize low-income communities*

**Sidewalk Improvements Project Phase III**

**Neighborhood Pollution Control Vault (formerly: Neighborhood Filtered Catch Basin)**

**Sewer Lateral Replacement**





**Part II: Contracts Awarded**

1. Construction Contracts: Sidewalk Improvement, Pollution Control Vault, Sewer Pipe Repair

A. Total dollar amount of all contracts awarded on the project	\$ 112,700
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ 0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	0 %
D. Total number of Section 3 businesses receiving contracts	0

2. Non-Construction Contracts: 0

A. Total dollar amount all non-construction contracts awarded on the project/activity	\$
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	%
D. Total number of Section 3 businesses receiving non-construction contracts	

**Part III: Summary**

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- Other; describe below.

Section 3 requirements are included in bid documentation for construction projects. As general contractors are preparing their bids, they are aware that they are to make an effort to include low-income area residents in the work as well as to purchase materials and supplies from area businesses. Because Multnomah County's project awards are so small and the area of project activity is suburban or even rural in nature (there are very few suppliers in the area) it makes Section 3 actions challenging.

Public reporting for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensures that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.



## **Public Notice**

### **City of Troutdale Residents**

**Multnomah County has awarded East Multnomah County federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2009 through June 30, 2010. Public works projects have been completed in East County during this time.**

**You may obtain project, beneficiary, and expenditure information through the annual performance report by contacting Carol Cade at 503-988-6295, extension 26598 or [carol.j.cade@co.multnomah.or.us](mailto:carol.j.cade@co.multnomah.or.us). The draft report can be viewed at <http://www.portlandonline.com/phb/index.cfm?c=26428>**

**Comments may be submitted by e-mail or in writing by to Multnomah County, Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204 by September 28, 2010. All citizen input will be included in the final annual performance report as required by federal regulations.**

**Please feel free to call 503-988-6295, extension 26598 for any program information.**

City of Fairview  
City of Wood Village  
City of Troutdale

**Post Dates: September 13, 2010 through September 28, 2010**



## **Public Notice**

**City of Wood Village Residents**

**Multnomah County** has awarded the **City of Wood Village** federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2009 through June 30, 2010. One Housing Rehab project and one public works project was completed in your community during this time.

You may obtain project, beneficiary, and expenditure information through the annual performance report by contacting Carol Cade at 503-988-6295, extension 26598 or [carol.j.cade@co.multnomah.or.us](mailto:carol.j.cade@co.multnomah.or.us). The draft report can be viewed at <http://www.portlandonline.com/phb/index.cfm?c=26428>

Comments may be submitted by e-mail or in writing by to Multnomah County, Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204 by September 28, 2010. All citizen input will be included in the final annual performance report as required by federal regulations.

Please feel free to call 503-988-6295, extension 26598 for any program information.

City of Fairview  
City of Wood Village  
City of Troutdale

Post Dates: September 13, 2010 through September 28, 2010



## **Public Notice**

**City of Fairview Residents**

**Multnomah County has awarded the City of Fairview federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2009 through June 30, 2010. Public works projects have been completed in your community during this time.**

**You may obtain project, beneficiary, and expenditure information through the annual performance report. The report can be viewed at**

**<http://www.portlandonline.com/phb/index.cfm?c=26428>**

**Or, by contacting Carol Cade at 503-988-6295, extension 26598 or [carol.j.cade@co.multnomah.or.us](mailto:carol.j.cade@co.multnomah.or.us).**

**Comments may be submitted by e-mail or in writing by September 28, 2010 to Multnomah County Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204. All citizen input will be included in the final annual performance report as required by federal regulations.**

**City of Fairview  
City of Wood Village  
City of Troutdale**

**Post Dates: September 13, 2010 through September 28, 2010**

**Multnomah County**  
**2009-10 CAPER**

**IDIS REPORTS**

**PR02**

**PR06**

**PR23**

**PR26** (not available at time)

**PR83**

U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 List of Activities By Program Year And Project  
 MULTNOMAH COUNTY, OR

DATE: 09-13-10  
 TIME: 12:07  
 PAGE: 1

REPORT FOR CPD PROGRAM : 2009  
 PGM YR : ALL

Funding Agency: MULTNOMAH COUNTY

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount	Balance
2009	1	PHASE 3 OLD TOWN SIDEWALK IMPROVEMENTS-THIRD STREET	236	PHASE 3 OLD TOWN SIDEWALK IMPROVEMENT	Completed	CDBG	\$46,700.00	\$46,700.00	\$0.00
		Project Total					\$46,700.00	\$46,700.00	\$0.00
	2	NEIGHBORHOOD POLLUTION CONTROL VAULT	237	NEIGHBORHOOD POLLUTION CONTROL VAULT	Open	CDBG	\$37,744.55	\$37,744.55	\$0.00
		Project Total					\$37,744.55	\$37,744.55	\$0.00
	3	FAIR HOUSING PROJECT	238	FAIR HOUSING PROJECT	Open	CDBG	\$5,556.61	\$5,556.61	\$0.00
		Project Total					\$5,556.61	\$5,556.61	\$0.00
	4	TRANSITIONAL HOUSING PROGRAM	239	TRANSITIONAL HOUSING WITH SERVICES	Open	CDBG	\$27,805.57	\$27,805.57	\$0.00
		Project Total					\$27,805.57	\$27,805.57	\$0.00
	5	DO-IT-YOURSELF SMALL MEASURES WX & ENERGY EDUCATION	240	DO-IT YOURSELF WX & ENERGY ED WORKSHOPS	Completed	CDBG	\$4,500.00	\$4,500.00	\$0.00
		Project Total					\$4,500.00	\$4,500.00	\$0.00
	6	EMERGENCY SERVICES AND LIFE SKILLS PROJECT	241	EMERGENCY SERVICES & LIFE SKILLS PROJECT	Open	CDBG	\$6,238.04	\$6,238.04	\$0.00
		Project Total					\$6,238.04	\$6,238.04	\$0.00
	7	ADAPT-A-HOME	242	ADAPT-A-HOME	Open	CDBG	\$55,353.11	\$55,353.11	\$0.00
		Project Total			Cancelled	CDBG	\$0.00	\$0.00	\$0.00
	8	MEND-A-HOME	243	MEND-A-HOME	Open	CDBG	\$55,353.11	\$55,353.11	\$0.00
		Project Total					\$43,040.03	\$43,040.03	\$0.00
	9	IN-HOME WX FOR SENIORS & PERSONS WITH DISABILITIES	244	IN-HOME WX FOR SENIORS AND/OR DISABLED	Completed	CDBG	\$43,040.03	\$43,040.03	\$0.00
		Project Total					\$5,000.00	\$5,000.00	\$0.00
	10	LATERAL SEWER PIPE REPLACEMENT, PHASE II	245	GRANTS TO REPLACE LATERAL SEWER PIPES	Open	CDBG	\$5,000.00	\$5,000.00	\$0.00
		Project Total					\$17,614.13	\$17,614.13	\$0.00
	11	GENERAL ADMINISTRATION	246	GENERAL ADMINISTRATION	Open	CDBG	\$17,614.13	\$17,614.13	\$0.00
		Project Total					\$50,654.92	\$50,654.92	\$0.00
	12	HOUSING & COMMUNITY DEVELOPMENT COMMISSION	247	HOUSING & COMMUNITY DEVELOPMENT COMM.	Completed	CDBG	\$50,654.92	\$50,654.92	\$0.00
		Project Total					\$5,908.00	\$5,908.00	\$0.00
	13	Lincoln Street Sewer Rehab Project	249	Lincoln Street Sewer Rehab Project	Completed	CDBG-R	\$5,908.00	\$5,908.00	\$0.00
		Project Total					\$73,187.00	\$73,187.00	\$0.00
	14	Administration of Recovery Grant	250	Recovery Grant Admin.	Completed	CDBG-R	\$73,187.00	\$73,187.00	\$0.00
		Project Total					\$8,131.00	\$8,131.00	\$0.00
		Program Total				CDBG	\$8,131.00	\$8,131.00	\$0.00
							\$306,114.96	\$306,114.96	\$0.00



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 PR06 - Summary of Consolidated Plan Projects for Report Year

IDIS

Plan IDIS Year Project Project Title and Description

Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw
2009 1	PHASE 3 OLD TOWN SIDEWALK IMPROVEMENTS-THIRD STREET	CDBG HOPWA	\$46,700.00	\$46,700.00	\$46,700.00	\$0.00
	INSTALLATION OF SIDEWALKS IN LOW-INCOME NEIGHBORHOOD ADJACENT TO ELEMENTARY SCHOOL WHERE CURRENT PEDESTRIAN SIDEWALKS ARE MISSING OR INADEQUATE RESULTING IN COMPROMISED SAFETY OF THE CHILDREN	HOME ESG	\$0.00	\$0.00	\$0.00	\$0.00
2	NEIGHBORHOOD POLLUTION CONTROL VAULT	CDBG HOPWA HOME HPRP CDBG-R ESG TCAP	\$45,000.00	\$37,744.55	\$37,744.55	\$0.00
	INSTALLATION OF FILTERED CATCH BASINS TO STOP DEBRIS AND REMOVE POLLUTANTS FROM ENTERING STORM DRAIN SYSTEMS.					
3	FAIR HOUSING PROJECT	CDBG HOPWA HOME	\$6,000.00	\$5,556.61	\$5,556.61	\$0.00
	THIS PUBLIC SERVICE PROJECT THROUGH THE FAIR HOUSING COUNCIL OF OREGON WILL PROVIDE HOUSING DISCRIMINATION COMPLAINT INTAKE, TESTING, INVESTIGATION AND REFERRAL FOR LITIGATION SERVICES, AS WELL AS OUT-REACH AND TRAINING.					
4	TRANSITIONAL HOUSING PROGRAM	CDBG HOPWA HOME HPRP CDBG-R ESG	\$31,552.00	\$27,805.57	\$27,805.57	\$0.00
	HUMAN SOLUTIONS, INC. PROVIDES TRANSITIONAL HOUSING FOR HOMELESS FAMILIES THAT INCLUDES SERVICES AND CHILD CARE WHILE PARENTS ATTEND SKILL-BUILDING CLASSES.					
5	DO-IT-YOURSELF SMALL MEASURES WX & ENERGY EDUCATION	CDBG HOPWA HOME ESG	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00
	WORKSHOP PARTICIPANTS ARE PRESENTED WITH ENERGY-SAVING IDEAS AND ARE BOTH PROVIDED WITH AND TAUGHT TO INSTALL WEATHERIZATION MATERIALS.					
6	EMERGENCY SERVICES AND LIFE SKILLS PROJECT	CDBG HOPWA HOME ESG	\$6,500.00	\$6,238.04	\$6,238.04	\$0.00
	PROJECT PROVIDES IMMEDIATE HELP TO CLIENTS IN CRISIS, FOLLOWED UP BY INFORMATIONAL WORKSHOPS AND LIFE SKILLS CLASSES TO HELP AVOID CRISIS IN THE FUTURE.					
7	ADAPT-A-HOME	CDBG HOPWA HOME ESG	\$53,800.00	\$55,353.11	\$55,353.11	\$0.00
	PROJECT ADDRESSES THE NEEDS OF LOW-INCOME PEOPLE WITH PHYSICAL DISABILITIES TO CREATE ACCESSIBLE LIVING SPACES AND PRESERVE EXISTING AFFORDABLE HOUSING.					
8	MEND-A-HOME	CDBG HOPWA	\$41,500.00	\$43,040.03	\$43,040.03	\$0.00
	PROJECT PROVIDES CRITICAL HOME REPAIRS FOR LOW-INCOME HOMEOWNERS.					



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 PR06 - Summary of Consolidated Plan Projects for Report Year

IDIS

Plan IDIS Year Project Project Title and Description

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw
2009 8	MEND-A-HOME	HOME	\$0.00	\$0.00	\$0.00	\$0.00
	PROJECT PROVIDES CRITICAL HOME REPAIRS FOR LOW-INCOME HOMEOWNERS.	HPRP	\$0.00	\$0.00	\$0.00	\$0.00
		CDBG-R	\$0.00	\$0.00	\$0.00	\$0.00
		ESG	\$0.00	\$0.00	\$0.00	\$0.00
9	IN-HOME WX FOR SENIORS & PERSONS WITH DISABILITIES	TCAP	\$0.00	\$0.00	\$0.00	\$0.00
	WEATHERIZES HOMES FOR RESIDENTS WHO ARE SENIORS AND/OR DISABLED; USING PRIMARILY INFILTRATION BARRIER METHODS TO INCREASE COMFORT AND LOWER UTILITY BILLS.	CDBG	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
		HOPWA	\$0.00	\$0.00	\$0.00	\$0.00
		HOME	\$0.00	\$0.00	\$0.00	\$0.00
		ESG	\$0.00	\$0.00	\$0.00	\$0.00
10	LATERAL SEWER PIPE REPLACEMENT, PHASE II	CDBG	\$21,000.00	\$17,614.13	\$17,614.13	\$0.00
	PROJECT WILL PROVIDE GRANTS FOR LOW-MOD INCOME HOME DWELLERS TO HELP WITH COSTS TO REPLACE LATERAL SEWER PIPES.	HOPWA	\$0.00	\$0.00	\$0.00	\$0.00
		HOME	\$0.00	\$0.00	\$0.00	\$0.00
		HPRP	\$0.00	\$0.00	\$0.00	\$0.00
		CDBG-R	\$0.00	\$0.00	\$0.00	\$0.00
		ESG	\$0.00	\$0.00	\$0.00	\$0.00
11	GENERAL ADMINISTRATION	TCAP	\$59,429.00	\$50,654.92	\$50,654.92	\$0.00
	GENERAL ADMINISTRATION PROVIDES SUPPORT FOR THE CDBG PROGRAM AND INCLUDES DEVELOPMENT OF GRANT APPLICATION, PROGRAM REGULATORY REQUIREMENTS SUCH AS ENVIRONMENTAL REVIEW, LABOR STANDARDS ENFORCEMENT, PROGRAM MONITORING, PROGRAM REPORTING, AND GENERAL OVERSIGHT OF PROJECTS.	CDBG	\$0.00	\$0.00	\$0.00	\$0.00
		HOPWA	\$0.00	\$0.00	\$0.00	\$0.00
12	HOUSING & COMMUNITY DEVELOPMENT COMMISSION	HOME	\$0.00	\$0.00	\$0.00	\$0.00
	THE HCDC IS A MULTI-JURISDICTIONAL BODY OF CITIZENS VOLUNTEERS WHO OVERSEE HOUSING AND COMMUNITY DEVELOPMENT POLICY, PROJECTS AND ACTIVITIES.	CDBG	\$5,908.00	\$5,908.00	\$5,908.00	\$0.00
	MULTNOMAH COUNTY, AND THE CITIES OF PORTLAND AND GRESHAM PROVIDE STAFFING TO THE HCDC.	HOME	\$0.00	\$0.00	\$0.00	\$0.00
	Replaces deteriorating concrete pipes with plastic pipe to reduce the amount of groundwater that enters the sanitary sewer system.	ESG	\$0.00	\$0.00	\$0.00	\$0.00
13	Lincoln Street Sewer Rehab Project	CDBG	\$73,187.00	\$0.00	\$0.00	\$0.00
		HOPWA	\$0.00	\$0.00	\$0.00	\$0.00
		HOME	\$0.00	\$0.00	\$0.00	\$0.00
		CDBG-R	\$0.00	\$73,187.00	\$73,187.00	\$0.00
		ESG	\$0.00	\$0.00	\$0.00	\$0.00
14	Administration of Recovery Grant	CDBG	\$8,131.00	\$0.00	\$0.00	\$0.00
		HOPWA	\$0.00	\$0.00	\$0.00	\$0.00
		HOME	\$0.00	\$0.00	\$0.00	\$0.00
		CDBG-R	\$0.00	\$8,131.00	\$8,131.00	\$0.00
		ESG	\$0.00	\$0.00	\$0.00	\$0.00

2

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 PR23 (1 of 7) - Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

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Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Housing	Rehab; Single-Unit Residential (14A)	2	\$98,393.14	1	\$0.00	3	\$98,393.14
	Rehab; Multi-Unit Residential (14B)	1	\$17,614.13	0	\$0.00	1	\$17,614.13
	Energy Efficiency Improvements (14F)	0	\$0.00	1	\$5,000.00	1	\$5,000.00
Public Facilities and Improvements	Water/Sewer Improvements (03J)	3	\$116,007.27	2	\$5,000.00	5	\$121,007.27
	Street Improvements (03K)	1	\$37,744.55	0	\$0.00	1	\$37,744.55
	Sidewalks (03L)	1	\$0.00	0	\$0.00	1	\$0.00
		0	\$0.00	1	\$46,700.00	1	\$46,700.00
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	2	\$37,744.55	1	\$46,700.00	3	\$84,444.55
	Public Services (General) (05)	1	\$27,805.57	0	\$0.00	1	\$27,805.57
		2	\$11,794.65	1	\$4,500.00	3	\$16,294.65
General Administration and Planning (20)	General Program Administration (21A)	3	\$39,600.22	1	\$4,500.00	4	\$44,100.22
		0	\$0.00	2	\$5,908.00	2	\$5,908.00
		1	\$50,654.92	0	\$0.00	1	\$50,654.92
		1	\$50,654.92	2	\$5,908.00	3	\$56,562.92
		9	\$244,006.96	6	\$62,108.00	15	\$306,114.96

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 PR23 (2 of 7) - CDBG Sum of Actual Accomplishments by Activity Group and  
 Accomplishment Type

IDIS

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	34	11	45
	Rehab; Multi-Unit Residential (14B)	Housing Units	0	0	0
	Energy Efficiency/Improvements (14F)	Housing Units	0	8	8
Public Facilities and Improvements	Water/Sewer Improvements (03J)	Persons	34	19	53
	Sidewalks (03L)	Persons	2,710	0	2,710
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	0	701	701
	Public Services (General) (05)	Persons	2,710	701	3,411
			50	0	50
			210	32	242
		260	32	292	
		3,004	752	3,756	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 PR23 (3 of 7) - CDBG Beneficiaries by Racial / Ethnic Category

IDIS

Housing-Non Housing	Race	Total Persons	Hispanic Persons	Total Households	Hispanic Households	Total
Housing	White	0	0	140	17	
	Black/African American	0	0	2	0	
	Asian	0	0	9	0	
	Black/African American & White	0	0	4	0	
	Amer. Indian/Alaskan Native & Black/African Amer.	0	0	4	0	
	Other multi-racial	0	0	4	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>1</b>	
Non Housing	White	268	82	163	18	
	Black/African American	47	0	0	0	
	American Indian/Alaskan Native	6	0	0	0	
	Native Hawaiian/Other Pacific Islander	3	0	0	0	
	American Indian/Alaskan Native & White	434	432	0	0	
	Other multi-racial	985	983	0	0	
	<b>Total</b>	<b>1,743</b>	<b>1,497</b>	<b>0</b>	<b>0</b>	
Total	White	268	82	140	17	
	Black/African American	47	0	2	0	
	Asian	0	0	9	0	
	American Indian/Alaskan Native	6	0	0	0	
	Native Hawaiian/Other Pacific Islander	3	0	0	0	
	American Indian/Alaskan Native & White	434	432	0	0	
	Black/African American & White	0	0	4	0	
	Amer. Indian/Alaskan Native & Black/African Amer.	0	0	4	0	
	Other multi-racial	985	983	4	1	
	<b>Total</b>	<b>1,743</b>	<b>1,497</b>	<b>163</b>	<b>18</b>	

Public Facilities and Infrastructure

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	1,765	0	0	0	0	0	0	1,765
Totals :	0	0	1,765	0	0	0	0	0	0	1,765

Number of Households Assisted										
with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

Public Services

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new (or continuing) access to a service	210	0	0	50	32	0	0	0	0	292
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	210	0	0	50	32	0	0	0	0	292



Economic Development (continued)

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Sustain	Access	Sustain	Access	Sustain	
Professional	0	0	0	0	0	0	0
Technicians	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0
Of jobs created, number with employer sponsored health care benefits	0	0	0	0	0	0	0
Number unemployed prior to taking jobs	0	0	0	0	0	0	0
Total Number of Jobs Retained	0	0	0	0	0	0	0
Types of Jobs Retained							
Officials and Managers	0	0	0	0	0	0	0
Professional	0	0	0	0	0	0	0

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Economic Development (continued)

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Technicians	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0
Of jobs retained, number with employer sponsored health care benefits	0	0	0	0	0	0	0
Acres of Brownfields Remediated	0	0	0	0	0	0	0





Rehabilitation of Rental Housing (continued)

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Sustain	Access	Sustain	Access	Sustain	
Of those, number for the chronically homeless	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0

Construction of Rental Housing

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Sustain	Access	Sustain	Access	Sustain	
Total LMH* units	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0
Of Total, Number of 504 accessible units	0	0	0	0	0	0	0
Units qualified as Energy Star Affordable units	0	0	0	0	0	0	0
Of Affordable Units Number occupied by elderly	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0

Construction of Rental Housing (continued)

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Sustain	
Number subsidized with project based rental assistance by another federal, state, or local program	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0



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Development of Homeowner Housing

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Sustain	Access	Sustain	Access	Sustain	
Total LMH* units	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0
Of Total, Number of Affordable units	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0
504 accessible units	0	0	0	0	0	0	0
Units occupied by households previously living in subsidized housing	0	0	0	0	0	0	0
Of Affordable Units	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0
Number of housing units for homeless persons and families	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0

Housing Subsidies

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Total Number of Households	0	0	0	0	0	0	0
Of Total:							
Number of households receiving short-term rental assistance (< = 3 months)	0	0	0	0	0	0	0
Number of households assisted that were previously homeless	0	0	0	0	0	0	0
Of those, number of chronically homeless households	0	0	0	0	0	0	0

Shelter for Homeless Persons

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Number of beds created in overnight shelter/other emergency housing	0	0	0	0	0	0	0
Number of homeless persons given overnight shelter	0	0	0	0	0	0	0

Homeless Prevention

	Create Suitable Living		Provide Decent Housing		Create Economic Opportunities		Total
	Access	Afford	Access	Afford	Access	Afford	
Number of Persons Assisted that received emergency financial assistance to prevent homelessness	0	0	0	0	0	0	0
that received emergency legal assistance to prevent homelessness	0	0	0	0	0	0	0

## IV. HOME Narrative

### Assessment of Relationship of HOME Funds & Consolidated Plan Goals & Objectives

In 1991, the Cities of Portland and Gresham along with the urban Multnomah County formed a Consortium for the purposes of applying for and administering the HOME grant. Each member of the Consortium plans and executes within their own jurisdiction and when the opportunity arises, the Consortium may collaborate on joint projects and system-wide programs. The Consortium Agreement was renewed again in 2009 and that document runs through FY 2012.

The Portland HOME Consortium proposed to use the FY 2009-2010 HOME funds to expand and improve the supply of affordable housing to low and moderate income families in accordance with the priorities set out in the 2005-2010 Consolidated Plan.

The Consortium has utilized its HOME funds to expand and preserve the supply of affordable housing in Gresham, Multnomah County, and Portland – an activity listed as a high priority in the Consolidated Plan. HOME resources were utilized to assist both rental and owner units. Specifically, the following table illustrates how the Consortium distributed HOME funds across the categories of housing needs set out in the Consolidated Plan.

Housing Need Category	HOME-funded Program	Outcome
<p><b>Priority One</b> Programs to provide affordable rental housing for homeless individuals or families and very low-income households (earning less than 50% MFI) who pay more than 50 percent of their income in housing related expenses. This includes people with special needs such as mental and physical disabilities, people with AIDS, and the elderly.</p>	<ul style="list-style-type: none"> <li>• PDC Rental Housing Development</li> <li>• HAP- RASP Program</li> <li>• Multnomah County and Gresham Special Needs Housing Development</li> </ul>	<p>PDC closed, committed and reserved a total of \$4,567,333 in HOME funds to rental housing projects in Priority One during FY 2009-2010.</p> <p>HAP's Rent Assistance Program provided 64 households with rent assistance during FY 2009-2010.</p> <p><b>The City of Gresham</b> provides 109 households with emergency short term rent assistance in FY 2009-2010 through a contract with Human Solutions.</p>
<p><b>Priority Two</b> Programs to provide assistance for very low-income existing homeowners to maintain their homes. Programs should preserve the stock of affordable housing and stabilize neighborhoods by providing basic support services such as case management, job training, childcare, and education. Programs should provide funds for the rehabilitation and</p>	<p>No HOME funds allocated to this priority. Programs of this nature are funded with CDBG.</p>	

Housing Need Category	HOME-funded Program	Outcome
maintenance of basic systems (plumbing, structural, electrical, and roofs) and to make improvements to allow elderly and persons with disabilities to remain in their homes.		
<p><b>Priority Three</b>            Programs should assist first-time homebuyers. These programs should focus on innovative types of housing and lower-income populations unable to access the increasingly unaffordable market. Homebuyer programs should also be targeted as an important community development tool to reinvest in and stabilize deteriorating neighborhoods. Public funding of these programs should emphasize the leveraging of private funding.</p>	<ul style="list-style-type: none"> <li>• No Home funds allocated to City of Gresham for Home Buyer Assistance</li> </ul>	

**Progress Toward Meeting Affordable Housing Goals with HOME Funds**

As demonstrated above, HOME funds were spent to assist 115 housing units which included (34 permanent supportive housing units) during the report period.

**Assessment of Affirmative Marketing Efforts**

The Portland HOME Consortium’s Affirmative Marketing Plan and Minority and Women Business Enterprise Outreach Program is detailed in the Consolidated Plan.

Outreach efforts to MBE/WBE contractors have continued pursuant to the Outreach Program detailed in the Consolidated Plan and have resulted in the creation of opportunities for MBE/WBE contractors. No changes to the program are recommended at this time. Affirmative marketing efforts have continued pursuant to the Consolidated Plan and have been very successful at attracting eligible persons to rental housing and homebuyer projects.



## ON SITE HOME UNITS INSPECTIONS

**Total number of HOME-assisted units subject to inspection by your agency during the current Reporting Period?** 612 units: PDC: 577; Gresham: 35

**How many HOME-assisted units did your agency physically inspect during the current Reporting Period?** 174 units or 28%: PDC: 163; Gresham: 11

**Of these, how many units passed initial inspection during the current Reporting Period?** 170 units or 98% of inspected projects: PDC: 159; Gresham: 11

**How many HOME-assisted tenant files did your agency inspect during the current Reporting Period?** 175 tenant files or 29%: PDC: 164; Gresham: 11

**How many units passed reinspection after failures from the 2008/2009 Reporting Period.**

**SITE:** 4 Projects (7 units): **6 of 7 PASSED. 1 unit – reinspect 2010/11 (Otesha Place, owned by Sabin CDC) – See comments below.**

**FILE:** 4 Projects (7 units): **All 7 units PASSED.**

**Jubilee Fellowship Ministries – Redwoods II:** All eight (8) units are HOME-designated. This project was quickly inspected and files reviewed. This project is in “review status” concerning ongoing non-compliance with rental criteria, recordkeeping, etc. Owner wants to sell the project that currently houses persons in danger of becoming homeless. There are no formal processes for qualifying tenants, rental agreements, income verifications, etc and both the on-site manager and the residents are suspicious of everyone and everything. It is a very difficult project to work with to meet HOME requirements. **Note: Failure of the three (3) unit and file inspections for this project were not tallied into the totals above.**

**Sabin CDC - Otesha Place:** All 11 units are HOME-designated. This project was called out on last year’s report due to an ongoing issue concerning the building envelope (siding, windows, flashing, roof). NOAH has been involved and the project has applied for additional funding to assist in paying for the corrections needed.

In October 2008, a new management company, Cascade Community Management (CCM), was hired to manage the project. They have experience difficulties in managing the project as Sabin CDC insisted on handling all maintenance requests in-house. In addition, unit turnovers were to be handled by Sabin maintenance and many items were never completed. CCM has just been provided notice of termination of their services effective September 1, 2010. It is the understanding that Sabin CDC plans to take all management activities in-house. PHB management has been advised.

This year’s site inspection, outside of the building envelope issues, passed with generally minor corrections needed. The exception is to Unit #2 (which is scheduled for reinspection next cycle). This unit had a problem with mice, holes through the bedroom walls to the exterior, exposed bathroom fans, bathroom mildew and mold, and missing knobs for the stove/oven. It was reported that these items were corrected.

How many units are pending because of inability to schedule both physical and file inspections during this Reporting Period? 0 units.

How many units are scheduled for reinspection during the 2010/2011 Reporting Period? HOME Site Inspection: 5 units at 4 projects;

HOME Tenant Files: 2 unit files did not pass (Carriage Hill, owned by HAP and operated by Cascade Aids Project (CAP)). CAP may need some additional training in qualifying tenants to meet HOME requirements; they qualify tenants to meet HOPWA threshold and do not have sufficient back-up and other information in files to meet HOME Program requirements. Plan to inspect all 3 unit files in 2010/11.

NOTE: PDC Asset Management complies with CDBG project monitoring by collection of our annual reporting of all borrowers receiving CDBG funding.

**Portland Housing Bureau/ Federal Funds (HOME, CDBG, CDBG-R, Section 108, HOPWA and City)  
Loan Construction - Contracting Dollars  
Reporting Period 7/1/09 Through 6/30/10**

Project Type	General Contractor	Total Construction	PHB Invested Amount	Basis for M/W/ESB Goal	Majority Firms	ESB	%	WBE	%	MBE	%	Total M/W/ESB	% of Basis for M/W/ESB Goal
Eastgate Station	Walsh Construction	\$10,000,000	\$2,636,170	\$10,000,000	\$5,436,500	\$518,307	5.18%	\$46,860	0.47%	\$1,721,749	17.22%	\$2,286,916	22.87%
Walnut Park	LMC Construction	\$2,241,050	\$1,641,000	\$2,241,050	\$1,276,476	\$66,143	2.95%	\$0	0.00%	\$364,190	16.25%	\$430,333	19.20%
Villa De Suenos	LMC Construction	\$889,783	\$2,825,000	\$889,783	\$433,168	\$2,715	0.31%	\$2,838	0.32%	\$213,643	24.01%	\$219,196	24.63%
Hewitt Place Town Homes	LMC Construction	\$1,663,892	\$686,494	\$1,663,892	\$798,111	\$59,179	3.56%	\$0	0.00%	\$493,719	29.67%	\$552,898	33.23%
Roselyn Apts	Walsh Construction	\$878,856	\$878,856	\$878,856	\$315,502	\$59,443	6.76%	\$72,788	8.28%	\$50,839	5.78%	\$183,070	20.83%
Rosewood Apts	Team Construction	\$540,610	\$937,000	\$540,610	\$407,441	\$76,524	14.16%	\$7,500	1.39%	\$49,145	9.09%	\$133,169	24.63%
Upshur House Apts	Walsh Construction	\$1,824,986	\$430,000	\$1,824,986	\$708,043	\$54,842	3.01%	\$23,810	1.30%	\$299,159	16.39%	\$377,811	20.70%
<b>Total</b>		<b>\$18,039,177</b>	<b>\$10,034,520</b>	<b>\$18,039,177</b>	<b>\$9,375,240</b>	<b>\$837,153</b>	<b>4.64%</b>	<b>\$153,796</b>	<b>0.85%</b>	<b>3,192,444</b>	<b>17.70%</b>	<b>\$4,183,393</b>	<b>23.19%</b>

## V. Emergency Shelter Grant (ESG)

The City of Portland is the only jurisdiction in Multnomah County that receives a direct award of Emergency Shelter Grant (ESG) funds. Programs funded completely or partially by ESG funds are important an important part of the City's Continuum of Care system of homeless services.

During FY 2009-2010, the City used ESG dollars to provide operating and services support for three programs:

- Alcohol and Drug Free Communities (ADFC) Transitional Housing, operated by Central City Concern
- Clark Center, operated by Transitional Projects
- Glisan Street Shelter, operated by Transition Projects

All three programs deliver essential housing and supportive services to adults who are experiencing homelessness, including individuals who were chronically homeless, and/or experienced chemical addictions, mental illness and other barriers to housing and self-sufficiency.

A short description of the three ESG-funded programs and activities are provided below:

### **Alcohol and Drug Free Community (ADFC) Transitional Housing** **Operated by: Central City Concern** **ESG Funded Amount: \$265,431**

#### *Description*

Alcohol and Drug Free Community (ADFC) Transitional Housing provides 95 units of transitional housing for single adults who are early in their recovery from chemical dependency and are experiencing homelessness and/or chronic homelessness. The purpose of the program is to support the chemical dependency treatment and early recovery efforts of participants with a focus on permanent housing placement and self sufficiency. The program is designed to support the development of positive peer networks, financial stability, and active involvement in other necessary services towards the attainment of permanent housing placement and increased income. All participants receive the basic services with individual plans to reflect specific needs.

#### *ESG Funds*

Of the total \$265,431 ESG funds for the program, \$86,815 was allocated for Operational Costs, which covered costs associated with the operation of 95 Single Room Occupancy (SRO) units of ADFC transitional housing. The remaining \$178,616 was for Essential Services, which provided a range of services for residents to move towards more permanent housing and greater self-sufficiency, including case management, recovery support, housing placement assistance and housing retention services.

#### *Non-ESG Match*

ESG funding for the ADFC transitional housing program was supplemented with \$100,095 in General Funds from the City of Portland and \$160,603 in HUD Supportive Housing Program (SHP) funds for ADFC. Central City Concern leveraged the remaining costs of operating the program.

**Clark Center**  
**Operated by: Transition Projects, Inc.**  
**ESG Funded Amount: \$91,235**

*Description*

The Clark Center is a 90-bed emergency shelter facility for homeless adult men located at 1431 SE Martin Luther King, Jr. Boulevard. Guests can stay for up to 16 weeks in a clean, safe, low-barrier and supportive environment. Through the program, clients gain access to case management, housing placement assistance, referrals to support services and financial support.

*ESG Funds*

Of the total \$91,235 ESG funds for the program, all was allocated for Operational Costs to provide for costs of operating the Clark Center, a 90-bed transitional housing program for homeless/chronically homeless men. Costs included utilities, rent and supplies.

*Non-ESG Match*

ESG funding for the Clark Center was supplemented with \$115,213 in CDBG Funds and \$407,145 from the City of Portland General Funds.

**Glisan Street Shelter**  
**Operated by: Transition Projects, Inc.**  
**ESG Funded Amount: \$69,306**

*Description*

The Glisan Street Shelter is a 90-bed emergency shelter facility for homeless adult men, located at 475 NW Glisan Street. Guests can stay up to 16 weeks in the program, in a clean, safe, low-barrier and supportive environment. Through the program, clients gain access to case management, housing placement assistance, referrals to support services and financial support.

*ESG Funds*

Of the total \$69,306 ESG funds for the program, all was allocated for Operational Costs to provide for costs of operating the Glisan Street Shelter, a 90-bed emergency shelter program for homeless/chronically homeless men. Costs included utilities, rent and supplies.

*Non-ESG Match*

ESG funding for the Glisan Street Shelter was supplemented with \$331,130 in CDBG Funds and \$207,732 from the City of Portland General Funds.

**TABLE: SUMMARY OF ESG FUNDS**

ITEM	DOLLARS	PERCENTAGES
Renovation, Rehab, Conversion	\$0	0%
Essential Services	\$178,616	40%
Operational Costs	\$247,356	55%
Homeless Prevention	\$0	0%
Administrative Costs	21,312	5%
<b>Total</b>	<b>\$447,284</b>	<b>100%</b>

\$

***Discharge Coordination for Persons Experiencing Homelessness***

The City's ESG funds are used for Essential Services, Operation Costs and Administrative Costs. In FY 09-10, no funds were specifically allocated to Homeless Prevention activities, all programs did coordinate with the City of Portland, Multnomah County, the State of Oregon Department of Human Services and other government and community partners, has maintain discharge protocols and improved coordination for individuals experiencing homelessness who were being discharged from institutions in our community.

- Corrections - STATE: Senate Bill 913 was passed by the Oregon State Legislature during the 2005 Legislative Session. It became effective January 2006. The bill makes it possible to suspend Medicaid and not terminate benefits for SSI inmates who are incarcerated for 12 calendar months or less. The State Department of Human Services also implemented an optional procedure that allows the department to make Presumptive Medicaid determinations for Chronically Mentally Ill persons who are incarcerated for a total of 12 months or longer. This procedure is initiated 90 days prior to release, and inmates who are approved receive medical benefits upon release. It is the agreed upon protocol for the State that prison releases will be sent to the appropriate county, which will be responsible for their transition/housing. State policy affirms that a component of effective health care, mental health and developmental disability treatment planning is the development of long-range goals inclusive of discharge planning. As inmates near release, Health Services and Corrections Transition Services (CTS) assure that inmates are involved in planning for continuity of care into their particular community setting.
- Corrections - COUNTY: All prison releases to Multnomah County needing housing are referred to the Transition Services Unit (TSU), which provides offenders with pre-release planning, case coordination, housing, transportation, and medical and benefits assistance. One program individuals have access to is **Joint Access to Benefits (JAB)**, which was started to initiate the SSD/I disability application process for individuals who are being released from incarceration into Multnomah County or who have been released and need access to housing and services. At 150-120 days before the offender's slated release, a Department of Community Justice Transition Services Unit staff member will contact the appropriate institution Corrections Counselor to inquire about possible eligibility for SB913 or JAB. The Department of Community Justice coordinates the TSU in partnership with the Sheriff's Office, Aging & Disability Services, Oregon Department of Corrections, and the Social Security Administration. TSU participates in

partnerships such as the Service Coordination team which brings together community partners, Portland Police, and County Probation and Parole to connect heavy users of services with housing, treatment, and case management. Program staff review information about qualifying activities of daily living: mobility; eating; toileting/ bowel/bladder; and cognition. For individuals under age 65 the qualifying need for assistance must be due to a physical diagnosis (not driven by a mental health diagnosis or due to a developmental disability). ADS/SDP may serve individuals age 65 even with MH or DD diagnosis driving the need. The State and County continue to work on an ongoing basis to seek ways to improve discharge planning and re-entry services for both prison and jail releases.

- **Foster Care System:** In 2003, the Oregon Legislature passed SB 808, which put into statute Department of Human Services (DHS) policy requiring a plan for transition to independent living for each youth age 16 and older in DHS care and custody. The statute requires the plan to address the youth's need and goals related to: Supportive Relationships/Community Connections, Housing, Education, Employment, and Mental and Physical Health. SB 808 requires the Juvenile Court/Citizen's Review Board to review the plans to determine 1) Whether the plan is adequate to ensure the child's successful transition to independent living, 2) Whether the department has offered appropriate services pursuant to the plan, and 3) Whether the department has involved the youth in the development of the plan. Each youth completes a Comprehensive Transition Plan which meets the requirements of SB 808 and incorporates other plans that a youth may be involved with, such as Individual Education Plans, Vocational Rehabilitation Plan, Workforce Investment Act, etc. The plan must be signed by a judge prior to discharge and must include a comprehensive transition plan to ensure continued stability and self-sufficiency so that the youth does not end up becoming homeless. If a youth is unable to become self-sufficient, the youth may remain in DHS care up to age 21. If a discharged youth ends up homeless, local homeless youth providers work in close partnership with DHS to ensure the youth receives appropriate housing and services.
- **Health Care:** The City of Portland led a health care summit in late 2007 with local hospitals and health care providers to better engage them in the 10-Year Plan to End Homelessness. Participants included: Multnomah County Health Department, City of Portland/Bureau of Housing & Community Development, Providence Health System, Legacy Health System, Oregon Health Sciences University, Central City Concern, and the Salvation Army. Discussions are underway between the State of Oregon and County Health Departments regarding discharge protocol. In addition to this planning, several health care providers, along with public and private funders, fund respite beds to prevent patients from being discharged into homelessness. These include 25 respite beds sponsored by Central City Concern's Recuperative Care Program that serve homeless and chronically homeless individuals, most with acute medical conditions; and 40 beds through the Hospital to Home program sponsored by Northwest Pilot Project, which serves homeless seniors.
- **Mental Health:** Oregon statutes 426.490 to 426.500 direct the state's efforts with respect to people discharged from state psychiatric institutions. The statutes declare that the State shall assist in improving the quality of life of chronically

mentally ill persons by insuring the availability of a range of residential opportunities and support services. A written discharge plan is required for each chronically mentally ill individual who is a patient at a state mental institution prior to discharge. The plan, prepared jointly by the patient, mental health staff and a case manager, prescribes for the basic and special needs of the individual. Persons who have more significant barriers to community placement will often be assisted through the Extended Care Management Team. Persons who are under the jurisdiction of the Psychiatric Security Review Board are not released to the community without housing arrangements. The services to be provided are "subject to the availability of funds". Therefore, while the State must provide an array of community services and residential alternatives, it is only obligated to do so to the extent funding levels allow. Available resources in our community for housing persons discharged from the mental health system include several structured, 24/7 staffed residential buildings such as the Royal Palm and Bridgeview. While discharge protocols are currently followed as resources allow, our community hopes to reach full implementation within a year.

## **END HOMELESSNESS**

PHB funds allocated for homeless services support the community's Continuum of Care for homeless adults and youth as well as the City and County 10-year Plan to End Homelessness. Program activities focus primarily on the development and operations of homeless facilities along with providing associated services to each of three homeless populations: adults, unaccompanied youth, and those with serious mental illness. The City of Portland is responsible for planning, coordinating and funding services for homeless adults and the majority of Portland's CDBG funding for homeless programs is targeted towards homeless adults. Funds for services for homeless youth are contracted through Multnomah County. In this way, CDBG dollars are used to leverage other sources of County funding for homeless youth services.



## Accomplishments

During the FY 2009-2010, PHB supported its Consolidated Plan goals of homeless prevention through the direct funding of several programs providing shelter and services to over 10,446 homeless individuals and permanent housing placements to 1,195 over at-risk individuals and families (Homeless Adult Shared Outcomes Report). Contracts with Multnomah County provided emergency housing case management, and permanent housing placement services to individuals in households.

### CDBG Funded Homeless Facilities and Services

Program	Agency	Facility /Service	Number Served
Glisan Street Shelter*	Transition Projects, Inc.	A 90 bed, 24-hour men's shelter providing emergency housing and on-site services in order to support successful transition to safe and stable housing, including permanent housing.	1134 homeless men
Clark Center*	Transition Projects, Inc.	A 90 bed, 24-hour men's short-term housing facility with on-site services for men who are committed to staying clean and sober and working on ending their homelessness.	576 homeless men
Community Service Center	Transition Projects, Inc.	Provides intake and shelter access referrals, as well as a variety of basic need services.  A sub-set of the clients receive permanent housing placement or eviction prevention services, along with retention support and rent assistance.	2,755
Jean's Place	Transition Projects, Inc.	A 55 bed, 24-hour women's facility providing emergency and transitional housing with on-site support services in order to support successful transition to safe and stable housing, including permanent housing.	301 unduplicated homeless women
Bridgeview Community	Cascadia Behavioral Healthcare	A program that provides 64 individual SRO units for homeless and mentally ill adults. 49 transitional housing units (up to 2 years) for men and women, and 15 emergency housing units specifically for women.	81 unduplicated seriously mentally ill homeless men and women.
Senior Housing Program	Northwest Pilot Project	Services for homeless and at-risk seniors (age 55 and older) to obtain and maintain affordable, permanent rental housing. Includes transitional housing, permanent housing placement and retention support.	1904 unduplicated seniors 1250 households

\* Also receives ESG funds described in ESG Narrative.

Non-CDBG funded homeless facilities and services are described in the Continuum of Care Section,

## **SECTION 3 REPORT**

The process for outreach and making bid opportunities available to minority, women, and emerging small businesses (M/W/ESB) subcontractors on Portland Development Commission (PDC)/Portland Consortium supported construction projects entails the following. Prior to bidding the work PDC staff meets with the project developer and their prime contractor to discuss the M/W/ESB & Workforce Training and Hiring Program requirements with them, answering any questions they might have about the programs and offering assistance with outreach. Staff offers to help the prime contractor identify certified businesses per scope of work, assist with setting up an M/W/ESB targeted pre-bid meeting, assist with contacting M/W/ESBs to attend a pre-bid meeting and posting bid opportunities on the M/W/ESB page of PDC's website. Staff also attends the Oregon Association of Minority Entrepreneurs (OAME) monthly Contractors Committee meetings and the National Association of Minority Contractors of Oregon meetings to announce subcontracting opportunities when the prime contractor provides staff with the necessary information. PDC also participates in a number of tradeshows throughout the year (OAME Conference and Tradeshow, Minority Enterprise Development Week Tradeshow and Luncheon, Hispanic Metropolitan Chamber of Commerce contracting and employment tradeshow) where information is made available about any bidding opportunities and staff speaks with M/W/ESB contractors about the ways they can learn about upcoming opportunities (OAME Contractors meeting, PDC website and email distribution lists) and about the different services they can take advantage of because of their certification status (free construction classes at Portland Community College (PCC) and free basic computer classes.)



# **Housing Opportunities for Persons With AIDS (HOPWA) Program**

## **Consolidated Annual Performance and Evaluation Report (CAPER) Measuring Performance Outcomes**

**OMB Number 2506-0133 (Expiration Date: 12/31/2010)**

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The HOPWA CAPER report for formula grantees provides annual information on program accomplishments in meeting the program's performance outcome measure: maintain housing stability; improve access to care; and reduce the risk of homelessness for low-income persons and their families living with HIV/AIDS. This information is also covered under the Consolidated Plan Management Process (CPMP) report and includes Narrative Responses and Performance Charts required under the Consolidated Planning Regulations. The public reporting burden for the collection of information is estimated to average 45 hours per manual response, or less if an automated data collection and retrieval system is in use, along with 68 hours for record keeping, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Grantees are required to report on the activities undertaken only, thus there may be components of these reporting requirements that may not be applicable. This agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number.

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Overview. **The Consolidated Annual Performance and Evaluation Report (CAPER) provides annual performance reporting on client outputs and outcomes that enables an assessment of grantee performance in achieving the housing stability outcome measure. The CAPER, in conjunction with the Integrated Disbursement Information System (IDIS), fulfills statutory and regulatory program reporting requirements and provides the grantee and HUD with the necessary information to assess the overall program performance and accomplishments against planned goals and objectives**

HOPWA formula grantees are required to submit a CAPER, and complete annual performance information for all activities undertaken during each program year in the IDIS, demonstrating coordination with other Consolidated Plan resources. HUD uses the CAPER and IDIS data to obtain essential information on grant activities, project sponsors, housing sites, units and households, and beneficiaries (which includes racial and ethnic data on program participants). The Consolidated Plan Management Process tool (CPMP) provides an optional tool to integrate the reporting of HOPWA specific activities with other planning and reporting on Consolidated Plan activities.

**The revisions contained within this edition are designed to accomplish the following: (1) provide for an assessment of unmet need; (2) streamline reporting sources and uses of leveraged resources; (3) differentiate client outcomes for temporary/short-term and permanent facility-based assistance; (4) clarify indicators for short-term efforts and reducing the risk of homelessness; and (5) clarify indicators for Access to Care and Support for this special needs population. In addition, grantees are requested to comply with the Federal Funding Accountability and Transparency Act 2006 (Public Law 109-282) which requires federal grant recipients to provide general information for all entities (including subrecipients) receiving \$25,000+ in federal funds.**

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##### **PART 6: Certification of Continued Use for HOPWA Facility-Based Stewardship Units (Only)**

**Continued Use Periods.** Grantees that use HOPWA funds for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for ten years for HOPWA-eligible beneficiaries. For the years in which grantees do not receive and expend HOPWA funding for these activities, the grantee must submit an Annual Certification of Continued Project Operation throughout the required use periods. This certification is included in Part 5 in CAPER.

**Final Assembly of Report.** After the entire report is assembled, please number each page sequentially.

**Filing Requirements.** Within 90 days of the completion of each program year, grantees must submit their completed CAPER to the CPD Director in the grantee's State or Local HUD Field Office, and to the HOPWA

Program Office: Office of HIV/AIDS Housing, Room 7212, U.S. Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, D.C. 20410.

**Definitions: Facility-Based Housing Assistance:** All HOPWA housing expenditures which provide support to facilities, including community residences, SRO dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities approved by HUD.

**Grassroots Organization:** An organization headquartered in the local community where it provides services; has a social services budget of \$300,000 or less annually; and six or fewer full-time equivalent employees. Local affiliates of national or larger organizations are not considered "grassroots."

**Housing Assistance Total:** The non-duplicated number of households receiving housing subsidies and residing in units of facilities that were dedicated to persons living with HIV/AIDS and their families that were supported with HOPWA or leveraged funds during this operating year.

**In-kind Leveraged Resources:** These involve additional types of support provided to assist HOPWA beneficiaries such as volunteer services, materials, use of equipment and building space. The actual value of the support can be the contribution of professional services, based on customary rates for this specialized support, or actual costs contributed from other leveraged resources. In determining a rate for the contribution of volunteer time and services, use the rate established in HUD notices, such as the rate of ten dollars per hour. The value of any donated material, equipment, building, or lease should be based on the fair market value at time of donation. Related documentation can be from recent bills of sales, advertised prices, appraisals, or other information for comparable property similarly situated.

**Leveraged Funds:** The amount of funds expended during the operating year from non-HOPWA federal, state, local, and private sources by grantees or sponsors in dedicating assistance to this client population. Leveraged funds or other assistance used directly in HOPWA program delivery.

**Output:** The number of units of housing or households that receive HOPWA housing assistance during the operating year.

**Outcome:** The HOPWA assisted households who have been enabled to establish or better maintain a stable living environment in housing that is safe, decent, and sanitary, (per the regulations at 24 CFR 574.310(b)) and to reduce the risks of homelessness, and improve access to HIV treatment and other health care and support. The goal that eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care by 2011.

**Permanent Housing Placement:** A supportive housing service that helps establish the household in the housing unit, including reasonable costs for security deposits not to exceed two months of rental costs).

**Program Income:** Gross income directly generated from the use of HOPWA funds, including repayments. See grant administration requirements on program income for state and local governments at 24 CFR 85.25, or for non-profits at 24 CFR 84.24.

**Short-Term Rent, Mortgage and Utility Payments (STRMU):** Subsidy or payments subject to the 21-week limited time period to prevent the homelessness of a household (e.g., HOPWA short-term rent, mortgage and utility payments).

**Stewardship Units:** Units developed, where HOPWA funds were used for acquisition, new construction and rehabilitation, but no longer receive operating subsidies. Report information for the units subject to the three-year use agreement if rehabilitation is non-substantial, and those subject to the ten-year use agreement if rehabilitation is substantial.

**Tenant-Based Rental Assistance:** (TBRA): An on-going rental housing subsidy for units leased by the client, where the amount is determined based in part on household income and rent costs. Project-based costs are considered facility-based expenditures.

**Total by Type of Housing Assistance/Services:** The non-duplicated households assisted in units by type of housing assistance dedicated to persons living with HIV/AIDS and their families or services provided that were supported with HOPWA and leveraged funds during the operating year

**HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)  
 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT -  
 MEASURING PERFORMANCE OUTCOMES**

OMB Number 2506-0133 (Expiration Date: 12/31/2010)

**Part 1: Grantee Executive Summary**

As applicable, complete the charts below followed by the submission of a written narrative to questions A through C, and the completion of Chart D. Chart 1 requests general grantee information and Chart 2 is to be completed for each organization selected or designated as a project sponsor, as defined by CFR 574.3. In Chart 3, indicate each subrecipient organization with a contract/agreement of \$25,000 or greater that assists grantees or project sponsors carrying out their activities. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

**1. Grantee Information**

<b>HUD Grant Number</b> ORH09F001		<b>Operating Year for this report</b> <i>From (mm/dd/yy)</i> 7/1/09 <i>To (mm/dd/yy)</i> 6/30/10		
<b>Grantee Name</b> Portland Housing Bureau, City of Portland				
<b>Business Address</b>		421 SW 6 <sup>th</sup> Ave., Suite 500		
<b>City, County, State, Zip</b>		Portland,	Multnomah	OR      97204
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>		93-6002236		<b>DUN &amp; Bradstreet Number (DUNS) if applicable</b> 966220030
<b>Congressional District of Business Address</b>		Congressional District 1		
<b>*Congressional District(s) of Primary Service Area(s)</b>				
<b>*Zip Code(s) of Primary Service Area(s)</b>				
<b>*City(ies) and County(ies) of Primary Service Area(s)</b>				
<b>Organization's Website Address</b> <a href="http://www.portlandonline.com/phb/index.cfm?c=26428">http://www.portlandonline.com/phb/index.cfm?c=26428</a>		<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <b>If yes, explain in the narrative section how this list is administered.</b>		
<b>Have you prepared any evaluation reports?</b> <i>If so, please indicate the location on an Internet site (url) or attach copy.</i>				

\* Service delivery area information only needed for program activities being directly carried out by the grantee

## 2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

<b>Project Sponsor Agency Name</b> Cascade AIDS Project		<b>Parent Company Name, if applicable</b>		
<b>Name and Title of Contact at Project Sponsor Agency</b>		Kristin Kane, Director of Support Services		
<b>Email Address</b>		kkane@cascadeaids.org		
<b>Business Address</b>		208 SW Fifth Ave., Suite 800		
<b>City, County, State, Zip,</b>		Portland	Multnomah	OR 97204
<b>Phone Number (with area codes)</b>		503-223-5907		<b>Fax Number (with area code)</b> 503-223-7087
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>		93-0903383		<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> 180464919 [5VMP1]
<b>Congressional District of Business Location of Sponsor</b>		Representative Wu, 1 <sup>st</sup> Congressional District		
<b>Congressional District(s) of Primary Service Area(s)</b>		Representative Earl Blumenauer, 3 <sup>rd</sup> Congressional District		
<b>Zip Code(s) of Primary Service Area(s)</b>		97213, 97201, 97227, 97202, 97230		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>		Portland, Gresham, Milwaukie, and Beaverton, OR		Multnomah, Clackamas, and Washington Counties, OR
<b>Total HOPWA contract amount for this Organization</b>		\$812,478		
<b>Organization's Website Address</b> <a href="http://www.cascadeaids.org/">http://www.cascadeaids.org/</a>		<b>Does your organization maintain a waiting list?</b> XX Yes <input type="checkbox"/> No <b>If yes, explain in the narrative section how this list is administered.</b>		
<b>Is the sponsor a nonprofit organization?</b> XX Yes <input type="checkbox"/> No  Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>				

<b>Project Sponsor Agency Name</b> Clark County Public Health		<b>Parent Company Name, if applicable</b> N/A		
<b>Name and Title of Contact at Project Sponsor Agency</b>		David Heal, Region 6 AIDSNET Coordinator		
<b>Email Address</b>		david.heal@clark.wa.gov		
<b>Business Address</b>		1601 E Fourth Plain Blvd.		
<b>City, County, State, Zip,</b>		Vancouver,	Clark	WA 98661
<b>Phone Number (with area codes)</b>		360-397-8086		<b>Fax Number (with area code)</b> 360-397-8212
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>		91-6001299		<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> 030783757
<b>Congressional District of Business Location of Sponsor</b>		Congressional District 1		
<b>Congressional District(s) of Primary Service Area(s)</b>		Brian Baird, 3 <sup>rd</sup> Congressional District		
<b>Zip Code(s) of Primary Service Area(s)</b>		98601, 98604, 98607, 98631, *98639*, 98642, *98648*, 98675, 98660, 98661, 98662, 98663, 98664, 98665, 98666, 98667, 98668, 98671, 98680, 98682, 98683, 98684, 98685, 98686, 98687 *Skamania County*		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>		Vancouver, Camas, Washougal, Battle Ground, Yacolt, Amboy, Ridgefield, La Center, *North Bonneville, Carson, Stevenson*		Clark and Skamania  *Skamania County*

<b>Total HOPWA contract amount for this Organization</b>	\$129,377
<b>Organization's Website Address</b>  www.clark.wa.gov	<b>Does your organization maintain a waiting list?</b> Yes XX No  <b>If yes, explain in the narrative section how this list is administered.</b>
<b>Is the sponsor a nonprofit organization?</b> Yes XX No  <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>	



### 3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

<b>Subrecipient Name</b>		<b>Parent Company (if applicable)</b>	
Oregon Health and Sciences University		N/A	
<b>Name and Title of Contact at Subrecipient</b>		Dr. Todd Korthuis	
<b>Email Address</b>		korthuis@ohsu.edu	
<b>Business Address</b>		3181 SW Sam Jackson Park Road	
<b>City, State, Zip, County</b>	Portland,	OR	97239 Multnomah
<b>Phone Number (with area code)</b>	503-494-8044		<b>Fax Number (with area code)</b> 503-494-0979
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	93-1176109	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> 09-699-7515 0YUJ3	
<b>North American Industry Classification System (NAICS) Code</b>	N/A		
<b>Congressional District of Location</b>	Representative Wu, 1 <sup>st</sup> Congressional District		
<b>Congressional District of Primary Service Area</b>	Representative Earl Blumenauer, 3 <sup>rd</sup> Congressional District		
<b>Zip Code of Primary Service Area(s)</b>	97239		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Portland	Multnomah	
<b>Total HOPWA Contract Amount</b>	\$19,823 actually spent \$30,768 budgeted		
<b>Subrecipient Name</b>	<b>Parent Company (if applicable)</b>		
Quest Center for Integrative Health	N/A		
<b>Name and Title of Contact at Subrecipient</b>	David Eisen, Executive Director		
<b>Email Address</b>	david@quest-center.org		
<b>Business Address</b>	2901 E Burnside		
<b>City, State, Zip, County</b>	Portland, OR 97214		
<b>Phone Number (with area code)</b>	503-238-5203	<b>Fax Number</b> 503-238-5202	Multnomah
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	93-11211778		
<b>North American Industry Classification System (NAICS) Code</b>	N/A	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> 808704506	
<b>Congressional District of Location</b>	Representative Wu, 1 <sup>st</sup> Congressional District		
<b>Congressional District of Primary Service Area</b>	Representative Earl Blumenauer, 3 <sup>rd</sup> Congressional District		
<b>Zip Code of Primary Service Area(s)</b>	97214		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Multnomah		
<b>Total HOPWA Contract Amount</b>	\$35,806 actually spent \$39,998 budgeted		

<b>Subrecipient Name</b>		<b>Parent Company (if applicable)</b>		
<b>Central City Concern</b>				
<b>Name and Title of Contact at Subrecipient</b>	Sean Hubert, Director of Asset Management			
<b>Email Address</b>	shubert@centralcityconcern.org			
<b>Business Address</b>	709 NW Everett St.			
<b>City, State, Zip, County</b>	Portland,	OR	97209	Multnomah
<b>Phone Number (with area code)</b>	503-525-8483		<b>Fax Number (with area code)</b> 503-228-1696	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	93-0728816		<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> 054344676	
<b>North American Industry Classification System (NAICS) Code</b>	N/A			
<b>Congressional District of Location</b>	District 1 Representative Wu			
<b>Congressional District of Primary Service Area</b>	Representative Earl Blumenauer, 3 <sup>rd</sup> Congressional District			
<b>Zip Code of Primary Service Area(s)</b>	97213			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Portland		Multnomah	
<b>Total HOPWA Contract Amount</b>	\$65,993			

### **A. Grantee and Community Overview**

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD's website. *Note: Text fields are expandable.*

The Grant Organization is the City of Portland's Portland Housing Bureau (PHB). PHB supports new housing development and rehabilitation, supports homeownership programs, and works to end homelessness in Portland and Multnomah County.

The Portland Eligible Metropolitan Statistical Area (EMSA) serves seven-counties in Oregon and Washington. Oregon counties include Multnomah, Clackamas, Columbia, Washington, and Yamhill. Washington counties include Clark and Skamania.

3923 people in the Portland EMSA have HIV/AIDS. Last year this number was 3,952. The Centers for Disease Control and Prevention requires ongoing inter-state de-duplication of cases to get a national total of HIV/AIDS cases. There was an intense effort to find out if cases thought to have been diagnosed in Oregon were really diagnosed in another state first. There were a number of Oregon cases lost due to inter-state de-duplication.

People Living With HIV/AIDS in this EMSA are very low income. 75.7% of PLWH/A live below the Federal Poverty Level (FPL). The FPL is equal to 17% of Median Family Income (FMI). In real dollars, that is \$8,000 per year for one person.

The Portland EMSA expanded its Supportive Housing Program in July of 2009 to be an Enhanced Supportive Housing Program. We had been using a variety of rent assistance activities and new housing development to provide housing opportunities for People Living with HIV/AIDS within the EMSA. This was expanded to include a closer working relationship with Partnership Project, mental health treatment, alcohol & drug treatment, a peer mentor program, and the dedication of more resources to rent assistance.

Partnership Project provides medical case management to 900 People Living with HIV/AIDS in five of the seven counties of the EMSA. The improved working relationship has helped medical case managers and housing case managers to become clearer about their roles.

Clients receiving housing assistance can now be referred to Oregon Health Sciences University (OHSU) or Multnomah County Health Department (MCHD) for substance abuse counseling. The counselor is working with CAP to increase referrals.

The counselor created a system to have medical staff ask housing related questions during each HIV related medical appointment. If a patient expresses housing instability, a referral will be sent to the appropriate Housing Case Manager for follow up.

**THE PEER MENTOR PRIMARILY RESIDES AT QUEST, BUT IS AT CAP EVERY THURSDAY TO HELP INTEGRATE HIM INTO THE DEPARTMENT. THE MENTOR UTILIZES AN APPROACH TO WELLNESS BY MEETING INDIVIDUALS WHERE THEY ARE. THE MENTOR FACILITATES A MONTHLY SOCIAL NIGHT CALLED**

**“AT HOME TOGETHER,” WHICH IS AN OPPORTUNITY TO BUILD FRIENDSHIPS AND INCREASE ONE’S SOCIAL SUPPORT. ATTENDANTS WILL RECEIVE A NUTRITIOUS MEAL, PARTICIPATE IN A CRAFT-MAKING PROJECT RELATED TO HOUSING, AND PARTICIPATE IN A HOUSING EDUCATION ACTIVITY.**

**THE MENTOR WORKS TO:**

**IDENTIFY CHALLENGES TO CONNECT TO CARE OR RE-ENGAGE SERVICES**

**ASSIST IN PROBLEM-SOLVING AND RELATIONSHIP BUILDING**

**NAVIGATE HOUSING REQUIREMENTS**

**PROVIDE HEALTH EDUCATION**

Although more resources were dedicated to rent assistance, it was at the expense of the HOPWA housing development program. Because the estimated need for housing is so high and development of new units is expensive and takes years to build, the AIDS Housing Advisory Committee decided to dedicate those resources to the expanded supportive service program and additional rent assistance. The Portland EMSA added Short-Term Rental, Mortgage, and Utility assistance (STRMU) to our rental assistance activities to enable us to provide mortgage assistance which is invaluable during this difficult economic time.

Waitlist

Supportive Housing Program (SHP) applicants are screened and placed on a wait-list for Cascade AIDS Project’s emergency, short-term, and long-term housing programs, based on program availability, program eligibility and unit availability.

The Supportive Housing and Care Services Department Placement Committee meets weekly to review SHP eligible candidate information. Clients selected for CAP’s Supportive Housing Program are placed on a wait-list as needed. The wait-lists are created for each program and kept in an excel workbook. The wait-list is updated weekly after each Placement Committee.

Each housing program has different service components and priority levels based on program criteria. The following are general SHP priority situations: (not listed in any specific order)

- Zero income
- Street homeless
- Families with children
- Very poor health, due to HIV/AIDS
- Mental illness that is managed
- Substance abuse that is managed
- Barriers to housing due to criminal history
- Engaged in case management
- Engaged in medical care
- Willingness to Engage with Housing Program
- Motivation to create a goal plan
- Involved in parole or probation
- High risk of losing housing
- Citizenship status

Once a participant slot becomes available, clients on the wait-list are notified, assigned a Housing Case

Manager, and given a letter outlining program acceptance. Once notified, clients have two weeks to connect with their assigned Housing Case Manager to begin working together to secure a unit.

When applicable, clients who turn down a housing slot will be placed back on the wait-list and the available slot will be offered to the next person on the wait-list. Clients who turn down 3 slots will be removed from CAP's SHP wait-list and will need to reapply for CAP's Supportive Housing Programs at a future date.

**A. B. Annual Performance under the Action Plan**

Provide a narrative addressing each of the following four items:

**1. Outputs Reported.** Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans.

**2. Outcomes Assessed.** Assess program goals against actual client outcomes for achieving housing stability, reducing risks of homelessness, and improving access to care. If current year results are lower than the national program targets (80 percent of HOPWA clients maintain housing stability, avoid homelessness and access care), please describe the steps being taken to achieve the national outcome goal in next operating year.

**3. Coordination.** Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

**4. Technical Assistance.** Describe any program technical assistance needs and how they would benefit program beneficiaries.

1. **Outputs Reported** – The goal in the 09-10 Action Plan was to serve 47 clients with TBRA. In 09-10 the actual number served was 36. The goal for 09-10 should have been much lower as the two project sponsors had only intended on serving a maximum of 26 clients. The goal for units in facilities supported with operating costs was 37. The actual number served was 88. This is a case where the closer to the goal the better, because that means less turnover.

Funds were distributed in the following manner between the different eligible activity categories: Rent assistance 58.45%, Support Services 26.50%, Administration (including grantee administration) 7%, and 9% of allocated funds were unspent. These funds will be used next fiscal year to fund an employment specialist position for PLWHA. All counties within the EMSA receive either services or funding. Clark County Public Health serves Clark and Skamania Counties and Cascade AIDS Project serves Clackamas, Multnomah, Washington, Columbia, and Yamhill Counties.

2. **Outcomes Assessed** – Program goals for achieving housing stability, reducing risks of homelessness, and improving access to care were difficult to track because of problems with accessing information from the client database, ServicePoint. However, all programs did exceed national program targets of 80%.
3. **Coordination** – HOPWA – There are many partnerships between the HOPWA Subrecipients and

mainstream organizations. Cascade AIDS Project received substantial number of additional Shelter Plus Care vouchers from the Housing Authority of Portland. CAP received five additional housing vouchers from Cascadia to serve chronically homeless individuals. CAP partnered with the Housing Authority of Portland to have 15 units for elderly with HIV/AIDS at a beautiful new building in NW Portland. Human Solutions offered two spots for high resource using families for the Homes not Beds program.

4. Technical Assistance – Ongoing technical assistance is always a need and a benefit for HOPWA subrecipients. Training on CAPER reporting would benefit Subrecipients since I am requesting more and more that Subrecipients fill out parts of the CAPER.

Turnover in property management companies and social service organizations is fairly consistent. Although all subrecipients have been trained in correctly calculating the tenant’s portion of rent, ongoing annual training is beneficial. The Earned Income Disregard is fairly complicated and not used very often so training is helpful. Also, there are more and more relationships between service providers and housing providers. Training on writing Memorandums of Understanding (MOU’s) and which responsibilities should lie with whom will help improve relationships.

5.

**B. C. Barriers and Trends Overview**

Provide a narrative addressing items 1 through 3. Explain how barriers and trends affected your program’s ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

The climate in rental housing has shifted this year and is not expected to improve next year. Rents are increasing and flexible landlords are decreasing. For HOPWA clients, who often have additional issues such as past evictions, criminal convictions, and high debt, this shift is proving more challenging.

Permanent subsidized housing as well as affordable housing continues to be a challenge to secure. Market rate housing continues to rise. People on fixed incomes or unstable incomes are not able to rent market rate housing. Many units in the area rent for higher than fair market rate. Section 8 voucher holders have had a difficult time placing vouchers that meet the local housing authority’s payment standard.

<input type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input type="checkbox"/> Housing Availability	<input type="checkbox"/> Rent Determination and Fair Market Rents
<input type="checkbox"/> Discrimination/Confidentiality	<input checked="" type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input type="checkbox"/> Technical Assistance or Training
<input type="checkbox"/> Supportive Services	<input type="checkbox"/> Credit History	<input type="checkbox"/> Rental History	<input type="checkbox"/> Criminal Justice History
<input checked="" type="checkbox"/> Housing Affordability	<input type="checkbox"/> Other, please explain further		

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.

The demographics of HIV/AIDS are changing. 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 PLWHA is aging. Persons aged 50 and older account for 30.8% of all PLWHA 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 PLWHA.

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 PLWHA – almost three times higher.

PLWHA in the EMA have high rates of substance abuse (36.9%) and mental illness (58.6%) and (42.9%) have a recent criminal history.

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, representing 15.6% of the total PLWHA population within the EMSA. It is clear that HIV/AIDS disproportionately impacts the homeless population.

3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

None.

**D. Unmet Housing Needs: An Assessment of Unmet Housing Needs**

In Chart 1, provide an assessment of the number of HOPWA-eligible households that require housing assistance but are not currently served by HOPWA in this service area.

In Line 1, report the total unmet need of the geographical service area, as reported in *Unmet Needs for Persons with HIV/AIDS*, Table 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool. *Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.*

In Rows a through c, enter the number of HOPWA-eligible households by type of housing assistance whose housing needs are not met. For an approximate breakdown of overall unmet need by type of housing assistance refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds.

**1. Assessment of Unmet Need for HOPWA-eligible Households**

1. Total number of households that have unmet housing needs	= 749
<i>From Item 1, identify the number of households with unmet housing needs by type of housing assistance</i>	
a. Tenant-Based Rental Assistance (TBRA)	= 77
b. Short-Term Rent, Mortgage and Utility payments (STRMU)	= 68
c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities	= 604

**2. RECOMMENDED DATA SOURCES FOR ASSESSING UNMET NEED (CHECK ALL SOURCES USED)**

<input checked="" type="checkbox"/> = Data as reported in the area Consolidated Plan, e.g. Table 1B, CPMP charts, and related narratives
= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
= Data from client information provided in Homeless Management Information Systems (HMIS)
= Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on need
= Data from prisons or jails on persons being discharged with HIV/AIDS, if mandatory testing is conducted
<input checked="" type="checkbox"/> = Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
= Data collected for HIV/AIDS surveillance reporting or other health assessments, e.g. local health department or CDC surveillance data

**End of PART 1**



## **PART 2: SOURCES OF LEVERAGING**

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars.

[1] Sources of Leveraging		Total Amount of Leveraged Dollars (for this operating year)	
		[2] Housing Assistance	[3] Supportive Services and other non-direct housing costs
1.	Program Income <b>HOPWA</b>	=	=
2.	Federal government (please specify): Title II Part B	=	=
	Part A	= \$4,075	= \$6,087
	Part B		= \$6,633
	Medicaid Admin. Match	=	= \$1,464
	Medicaid – Case Management Revenue	=	= \$12,889
	Shelter Plus Care	= \$116,148	
	Section 8 Rent Assistance	= \$172,344	
	TPI Collaboration	13,177	3,168
	HUD Supportive Services Grant		= \$40,290
3.	State government (please specify)	=	=
	DOH - Omnibus	=	= \$3,791
	MVET	=	= \$3,586
		=	=
4.	Local government (please specify)	=	=
	Clark County Contribution	=	= \$6,657
	Ryan White – Multnomah County Health Dept.	=	= 65,621
	HPRP, STRA, and WESC	=	= 56,043
5.	Foundations and other private cash resources (please specify)	=	=
	CAP agency general funds-private	=	= 12,346
	OI Case Management	=	= 31,584
		=	=
6.	In-kind Resources	=	=
7.	Resident rent payments in Rental, Facilities, and Leased Units Clark County, CAP, Howard House, Cascadia Village, TVHP	= \$132,395	=
8.	Grantee/project sponsor (Agency) cash	=	=
9.	<b>TOTAL (Sum of 1-7)</b>	= \$438,139	= \$250,159

**End of PART 2**

### PART 3: ACCOMPLISHMENT DATA - PLANNED GOAL AND ACTUAL OUTPUTS

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families. *Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.*

#### 1. HOPWA Performance Planned Goal and Actual Outputs

<b>HOPWA Performance Planned Goal and Actual</b>		<b>Output Households</b>				<b>Funding</b>	
		HOPWA Assistance		Non-HOPWA			
		a.	b.	c.	d.	e.	f.
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual
<b>Housing Subsidy Assistance</b>		<b>Output Households</b>					
1.	Tenant-Based Rental Assistance	47	36	0	0	206,070	190,839
2a.	Households in permanent housing facilities that receive operating subsidies/leased units	79	88	0	0	286,242	253,809
2b.	Households in transitional/short-term housing facilities that receive operating subsidies/leased units	2	3	0	0	14,496	14,496
3a.	Households in permanent housing facilities developed with capital funds and placed in service during the program year	23	23	0	0	696,859	257,397
3b.	Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year	0	0	0	0	0	0
4.	Short-Term Rent, Mortgage and Utility Assistance	40	52	?		\$2,000	96,848
5.	Adjustments for duplication (subtract)	21	21				
6.	<b>Total Housing Subsidy Assistance</b>	168	179	0		1,285,667	\$813,389
<b>Housing Development (Construction and Stewardship of facility based housing)</b>		<b>Output Units</b>					
7.	Facility-based units being developed with capital funding but not opened (show units of housing planned)	3	3	0	0	0	0
8.	Stewardship Units subject to 3 or 10 year use agreements	22*	22*	0	0		
9.	<b>Total Housing Developed</b>	25	25		0	0	0
<b>Supportive Services</b>		<b>Output Households</b>					
10a.	Supportive Services provided by project sponsors also delivering HOPWA housing assistance	123	122			\$309,351	\$269,512
10b.	Supportive Services provided by project sponsors serving households who have other housing arrangements	0	0			0	0
11.	Adjustment for duplication (subtract)	0	0				
12.	<b>Total Supportive Services</b>	123	122			\$306,351	\$264,512
<b>Housing Placement Assistance Activities</b>							
13.	Housing Information Services	0	0			0	0
14.	Permanent Housing Placement Services	5	5			3,000	5,000
15.	Adjustment for duplication	0	0			0	0
16.	<b>Total Housing Placement Assistance</b>	0	0			3,000	5,000
<b>Grant Administration and Other Activities</b>							
17.	Resource Identification to establish, coordinate and develop housing assistance resources					\$0	\$0
18.	Technical Assistance (if approved in grant agreement)					0	0
19.	Grantee Administration (maximum 3% of total HOPWA grant)					\$30,506	\$30,506
20.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)					\$33,914	\$33,914
<b>Total Expenditures for program year (Sum of rows 6, 9, 12, 16, and 20)</b>						\$1,619,583	\$1,093,537

**\*Reported 2 units (Luke-Dorf) in the 2008 CAPER. Listed it here again because PHB spent \$39,859 last fiscal year and people did not move in until 3/16/10.**

**2. Listing of Supportive Services**

Report on the use of HOPWA funds for all supportive services. In Rows 1 through 16, provide the (unduplicated) total of all households and expenditures for each type of supportive service for all project sponsors.

Supportive Services		Number of <u>Households</u> Receiving HOPWA Assistance	Amount of HOPWA Funds Expended
1.	Adult day care and personal assistance	0	0
2.	Alcohol and drug abuse services	16	19,823
3.	Case management/client advocacy/ access to benefits & services	337	\$208,883
4.	Child care and other child services	0	0
5.	Education	0	0
6.	Employment assistance and training	0	0
7.	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310	0	0
8.	Legal services	0	0
9.	Life skills management (outside of case management)	0	0
10.	Meals/nutritional services	0	0
11.	Mental health services	50	35,806
12.	Outreach	0	0
13.	Transportation	0	0
14.	Other Activity (if approved in grant agreement). Specify: Household Supplies for Clients	5	5,000
15.	<b>Adjustment for Duplication (subtract)</b>	66	
16.	<b>TOTAL Households receiving Supportive Services (unduplicated)</b>	337	\$269,512

**End of PART 3**

**Part 4: Summary of Performance Outcomes**

HOPWA Long-term Performance Objective: *Eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care each year through 2011.*

**Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)**

In Column 1, report the total number of eligible households that received HOPWA housing assistance, by type. In Column 2, enter the number of households continuing to access each type of housing assistance, the following year. In Column 3, report the housing status of all households that exited the program. Columns 2 (Number of Households Continuing) and 3 (Exited Households) summed will equal the total households reported in Column 1. *Note: Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes.*

[A] Permanent Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Assessment: Number of Households Continuing with this Housing (per plan or expectation for next year)		[3] Assessment: Number of Exited Households and Housing Status	
Tenant-Based Rental Assistance	= 36	= 15		1 Emergency Shelter/Streets	= 0
				2 Temporary Housing	= 0
				3 Private Housing	= 6
				4 Other HOPWA	= 7
				5 Other Subsidy	= 4
				6 Institution	= 0
				7 Jail/Prison	= 1
				8 Disconnected/Unknown	= 1
				9 Death	= 2
Permanent Supportive Housing Facilities/Units	= 88	= 72		1 Emergency Shelter/Streets	= 2
				2 Temporary Housing	= 6
				3 Private Housing	= 1
				4 Other HOPWA	= 1
				5 Other Subsidy	= 2
				6 Institution	= 2
				7 Jail/Prison	= 1
				8 Disconnected/Unknown	= 0
				9 Death	= 1
[B] Transitional Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Of the Total Number of Households Receiving Housing Assistance this Operating Year		[3] Assessment: Number of Exited Households and Housing Status	
Transitional/Short-Term Supportive Facilities/Units	3	Total number of households that will continue in residences:	= 2	1 Emergency Shelter/Streets	=
		2 Temporary Housing	= 1		
		3 Private Housing	=		
		4 Other HOPWA	=		
		Total number of households whose tenure exceeded 24 months:	= 0	5 Other Subsidy	=
		6 Institution	=		
		7 Jail/Prison	=		
		8 Disconnected/unknown	=		
		9 Death	=		

**Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness (Short-Term Housing Assistance)**

Report the total number of households that received STRMU assistance in Column 1. In Column 2, identify the result of the housing assessment made at time of assistance, or updated in the operating year. (Column 3 provides a description of housing outcomes; therefore, data is not required.) In Row 1a, enter the total number of households served in the prior operating year that received STRMU assistance this year. In Row 1b, enter the total number of households that received STRMU Assistance in the 2 prior operating years that received STRMU assistance this year. *Note: The sum of Column 2 should equal the number of households reported in Column 1.*

**Assessment of Households receiving STRMU Assistance**

[1] STRMU Housing Assistance	[2] Assessment of Housing Status		[3] HOPWA Client Outcomes
= 52	Maintain Private Housing without subsidy (e.g. Assistance provided/completed and client is stable, not likely to seek additional support)	= 43	<i>Stable/Permanent Housing (PH)</i>
	Other Private Housing without subsidy	= 0	
	Other HOPWA support (PH)	= 6	
	Other housing subsidy (PH)	= 1	
	Institution (e.g. residential and long-term care)	= 0	
	Likely to maintain current housing arrangements, with additional STRMU assistance	= 1	<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
	Transitional Facilities/Short-term (e.g. temporary or transitional arrangement)	= 0	
	Temporary/non-permanent Housing arrangement (e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days)	= 0	
	Emergency Shelter/street	= 1	<i>Unstable Arrangements</i>
	Jail/Prison	= 0	
	Disconnected	= 0	
	Death	= 0	<i>Life Event</i>
	1a. Total number of households that received STRMU assistance in the prior operating year, that also received STRMU assistance in the current operating year.		
1b. Total number of those households that received STRMU assistance in the two (2 years ago) prior operating years, that also received STRMU assistance in the current operating year.			= 0

### Section 3. HOPWA Outcomes on Access to Care and Support

#### 1A. STATUS OF HOUSEHOLDS ACCESSING CARE AND SUPPORT BY PROJECT SPONSORS DELIVERING HOPWA HOUSING ASSISTANCE/HOUSING PLACEMENT/CASE MANAGEMENT

Use Table 1 A for project sponsors that provide HOPWA housing assistance/housing placement with or without case management services. In Table 1A, identify the number of client households receiving any type of HOPWA housing assistance that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. *Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 1C and 1D.*

<b>Categories of Services Accessed</b>	<b>Households Receiving Housing Assistance within the Operating Year</b>	<b>Outcome Indicator</b>
1. Has a housing plan for maintaining or establishing stable on-going housing.	135	<i>Support for Stable Housing</i>
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan..	134	<i>Access to Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan,	135	<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.	139	<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income.	102	<i>Sources of Income</i>

#### 1B. NUMBER OF HOUSEHOLDS OBTAINING EMPLOYMENT

In Table 1B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. *Note: This includes jobs created by this project sponsor or obtained outside this agency.*

<b>Categories of Services Accessed</b>	<b>Number of Households that Obtained Employment</b>	<b>Outcome Indicator</b>
Total number of households that obtained an income-producing job	0	<i>Sources of Income</i>

#### Chart 1C: Sources of income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> <li>• Earned Income</li> <li>• Unemployment Insurance</li> <li>• Supplemental Security Income (SSI)</li> <li>• Social Security Disability Income (SSDI)</li> <li>• Veteran's Disability Payment</li> <li>• General Assistance, or use local program name</li> <li>• Temporary Assistance for Needy Families (TANF) income, or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>• Veteran's Pension</li> <li>• Pension from Former Job</li> <li>• Child Support</li> <li>• Alimony or Other Spousal Support</li> <li>• Retirement Income from Social Security</li> <li>• Private Disability Insurance</li> <li>• Worker's Compensation</li> </ul>
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#### Chart 1D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> <li>• MEDICAID Health Insurance Program, or local program name</li> <li>• Veterans Affairs Medical Services</li> <li>• State Children's Health Insurance Program (SCHIP), or local program name</li> </ul>	<ul style="list-style-type: none"> <li>• MEDICARE Health Insurance Program, or local program name</li> <li>• AIDS Drug Assistance Program (ADAP)</li> <li>• Ryan White-funded Medical or Dental Assistance</li> </ul>
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**2A. STATUS OF HOUSEHOLDS ACCESSING CARE AND SUPPORT THROUGH HOPWA-FUNDED SERVICES RECEIVING HOUSING ASSISTANCE FROM OTHER SOURCES**

In Table 2A, identify the number of client households served by project sponsors receiving HOPWA-funded housing placement or case management services who have other and housing arrangements that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 2C and 2D.

<b>Categories of Services Accessed</b>	<b>Households Receiving HOPWA Assistance within the Operating Year</b>	<b>Outcome Indicator</b>
1. Has a housing plan for maintaining or establishing stable on-going housing.		<i>Support for Stable Housing</i>
2. Successfully accessed or maintained qualification for sources of income.		<i>Sources of Income</i>
3. Had contact with a primary health care provider consistent with the schedule specified in clients individual service plan.		<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.		<i>Access to Health Care</i>
5. Has contact with case manager, benefits counselor, or housing counselor consistent with the schedule specified in client’s individual service plan.		<i>Access to Support</i>

**2B. NUMBER OF HOUSEHOLDS OBTAINING EMPLOYMENT**

In Table 2B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. Note: This includes jobs created by this project sponsor or obtained outside this agency.

<b>Categories of Services Accessed</b>	<b>Number of Households that Obtained Employment</b>	<b>Outcome Indicator</b>
Total number of households that obtained an income-producing job	0	<i>Sources of Income</i>

**Chart 2C: Sources of income include, but are not limited to the following (Reference only)**

<ul style="list-style-type: none"> <li>• Earned Income</li> <li>• Unemployment Insurance</li> <li>• Supplemental Security Income (SSI)</li> <li>• Social Security Disability Income (SSDI)</li> <li>• Veteran’s Disability Payment</li> <li>• General Assistance, or use local program name</li> <li>• Temporary Assistance for Needy Families (TANF) income, or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>• Veteran’s Pension</li> <li>• Pension from Former Job</li> <li>• Child Support</li> <li>• Alimony or Other Spousal Support</li> <li>• Retirement Income from Social Security</li> <li>• Private Disability Insurance</li> <li>• Worker’s Compensation</li> </ul>
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**Chart 2D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)**

<ul style="list-style-type: none"> <li>• MEDICAID Health Insurance Program, or local program name</li> <li>• Veterans Affairs Medical Services</li> <li>• State Children’s Health Insurance Program (SCHIP), or local program name</li> </ul>	<ul style="list-style-type: none"> <li>• MEDICARE Health Insurance Program, or local program name</li> <li>• AIDS Drug Assistance Program (ADAP)</li> <li>• Ryan White-funded Medical or Dental Assistance</li> </ul>
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**PART 5: Worksheet - Determining Housing Stability Outcomes**

1. This chart is designed to assess program results based on the information reported in Part 4.

<b>Permanent Housing Assistance</b>	<b>Stable Housing</b> (# of households remaining in program plus 3+4+5+6=#)	<b>Temporary Housing</b> (2)	<b>Unstable Arrangements</b> (1+7+8=#)	<b>Life Event</b> (9)
Tenant-Based Rental Assistance (TBRA)	32	0	2	2
Permanent Facility-based Housing Assistance/Units	78	6	3	1
Transitional/Short-Term Facility-based Housing Assistance/Units	0	0	0	0
<b>Total Permanent HOPWA Housing Assistance</b>	110	6	5	3
<b>Reduced Risk of Homelessness: Short-Term Assistance</b>	<b>Stable/Permanent Housing</b>	<b>Temporarily Stable, with Reduced Risk of Homelessness</b>	<b>Unstable Arrangements</b>	<b>Life Events</b>
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)	50	1	1	0
<b>Total HOPWA Housing Assistance</b>	160	7	6	3



## **Background on HOPWA Housing Stability Codes**

### **Stable Permanent Housing/Ongoing Participation**

3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self sufficient arrangements) with reasonable expectation that additional support is not needed.

4 = Other HOPWA-funded housing assistance (not STRMU), e.g. TBRA or Facility-Based Assistance.

5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, public housing).

6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility).

### **Temporary Housing**

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

### **Unstable Arrangements**

1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).

7 = Jail /prison.

8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

### **Life Event**

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

**Tenant-based Rental Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item: 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Permanent Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Transitional/Short-Term Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Tenure Assessment.** A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

**STRMU Assistance:** Stable Housing is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance;

Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements Unstable Situation is the sum of number of households reported under housing status: Emergency Shelter; Jail/Prison; and Disconnected.

**End of PART 5**

**PART 6: Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)**

Grantees that use HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years. If non-substantial rehabilitation funds were used they are required to operate for at least three years. Stewardship begins once the facility is put into operation. This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility that had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

**1. General information**

HUD Grant Number(s)  <b>ORH09F001</b>	Operating Year for this report From (07/01/09) To (06/30/10) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; : <input type="checkbox"/> Yr5; XXX <b>Yr 6</b> ;  <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Portland Housing Bureau, City of Portland	Date Facility Began Operations (mm/dd/yy)  <b>1/28/04</b>


**2. Number of Units and Leveraging**

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	<b>3</b>	<b>\$14,040</b>

**3. Details of Project Site**

Name of HOPWA-funded project site	<b>Cascadia Village</b>
Project Zip Code(s) and Congressional District(s)	<b>98663 Congressional District 3</b>
Is the address of the project site confidential?	<input checked="" type="checkbox"/> <b>Yes, protect information; do not list.</b> <input type="checkbox"/> <i>Not confidential; information can be made available to the public.</i>
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>Jann Bagley</b> <b>360-597-0088</b> <b>jann@acecommunities.org</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official   	Signature & Date (mm/dd/yy)  08/12/10
Name & Title of Contact at Grantee Agency	Contact Phone (with area code)

(person who can answer questions about the report and program)	
Dawn Martin Housing Program Specialist	503-823-2378

### 1. General information

HUD Grant Number(s) <b>ORH09F001</b>	Operating Year for this report From (07/01/09) To (06/30/10) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <b>XX Yr 4</b> ; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6;  <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name  Portland Housing Bureau, City of Portland	Date Facility Began Operations (mm/dd/yy)  <b>4/20/07</b>

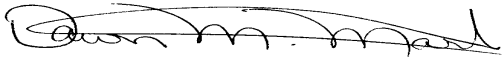
### 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	<b>4</b>	\$21,969

### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Howard House</b>
Project Zip Code(s) and Congressional District(s)	<b>97202 Congressional District 3</b>
Is the address of the project site confidential?	<b>XX Yes, protect information; do not list.</b> <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>Maralea Lutino</b> <b>503-231-4866</b> <b>mlutino@catholiccharitiesoregon.org</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
<b>Name &amp; Title of Authorized Official</b>	<b>Signature &amp; Date (mm/dd/yy)</b>  08/12/10
<b>Name &amp; Title of Contact at Grantee Agency</b> (person who can answer questions about the report and program)	<b>Contact Phone (with area code)</b>
Dawn Martin, Housing Program Specialist	503-823-2378

HUD Grant Number(s) <b>ORH09F001</b>	Operating Year for this report From (07/01/09) To (06/30/10) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <b>XX Yr 4</b> ; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6;
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	<input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name Portland Housing Bureau, City of Portland	Date Facility Began Operations (mm/dd/yy) 7/20/06

## 2. Number of Units and Leveraging

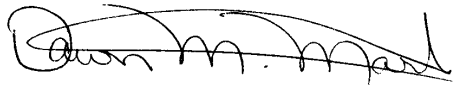
Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	12	Leveraging was reported on the APR for Competitive Grants

## 3. Details of Project Site

Name of HOPWA-funded project site	<b>Our House of Portland</b>
Project Zip Code(s) and Congressional District(s)	<b>97214 Congressional District 3</b>
Is the address of the project site confidential?	<b>XX Yes, protect information; do not list.</b> <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>Wayne Miya</b> <b>503-234-0175</b> <b>waynemiya@comcast.net</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.*

<b>Name &amp; Title of Authorized Official</b>	<b>Signature &amp; Date (mm/dd/yy)</b>  08/12/10
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i> Dawn Martin, Housing Program Specialist	<b>Contact Phone (with area code)</b> 503-823-2378
HUD Grant Number(s) <b>ORH09F001</b>	Operating Year for this report From (07/01/09) To (06/30/10) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <b>XX Yr 7;</b> <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name Portland Housing Bureau, City of Portland	Date Facility Began Operations (mm/dd/yy) <b>6/1/2003</b>

## 2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year

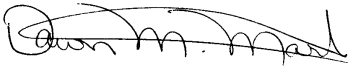
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	3	\$16,010
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### 3. Details of Project Site

Name of HOPWA-funded project site	<b>Villa Capri</b>
Project Zip Code(s) and Congressional District(s)	<b>97006 Congressional District 3</b>
Is the address of the project site confidential?	<input checked="" type="checkbox"/> <i>Yes, protect information; do not list.</i> <input type="checkbox"/> <i>Not confidential; information can be made available to the public.</i>
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	<b>Rhonda Brown</b> <b>503-641-5437</b> <b>r.brown@tvphousing.org</b>

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.*

<b>Name &amp; Title of Authorized Official</b>	<b>Signature &amp; Date (mm/dd/yy)</b>
	 08/12/10
<b>Name &amp; Title of Contact at Grantee Agency</b> <i>(person who can answer questions about the report and program)</i>	<b>Contact Phone (with area code)</b>
Dawn Martin, Housing Program Specialist	503-823-2378

**End of PART 6**

## **Exhibit 1. Citizen Comments**

### **Public Notice & Citizen Comments**

**The Consortium  
2009-2010 Consolidated Annual Performance and Evaluation Report  
Notice of Public Hearing and Opportunity to Comment**

**Wednesday, September 15, 2010, 4:00–5:00 pm  
Portland Housing Bureau  
421 SW 6<sup>th</sup> Avenue, Suite 500  
Portland, OR 97204**

The Portland/Gresham/Multnomah County Consortium's draft *Consolidated Annual Performance and Evaluation Report* (CAPER) for the 2009-2010 fiscal year on activities related to housing activities will be available for public review and comments starting on September 8, 2010. Public comments will be taken until September 22, 2010.

Copies of the draft *Consolidated Annual Performance and Evaluation Report* (CAPER) may be obtained at the City of Portland's Portland Housing Bureau, 421 SW Sixth, Suite 500, Portland, OR 97204 or by calling (503) 823-2383. A draft can also be viewed at our website: [www.portlandonline.com/PHB](http://www.portlandonline.com/PHB) beginning September 8, 2010.

At the hearing listed above, the City of Portland will accept public testimony on performance of programs for low and moderate-income housing, programs serving the homeless, and programs serving people with special needs. No advance sign-up is required.

The City of Portland will make reasonable accommodation for people with disabilities. Please notify us no less than three business days prior to the event by phone 503-823-2375, by the City's TTY at [503-823-6868](tel:503-823-6868), or by the Oregon Relay Service at 1-800-735-2900.

For more information or to comment please contact Stella Martinez, Portland Housing Bureau, 421 SW 6<sup>th</sup>, Suite 500, Portland, OR 97204, 503-823-2383, [stella.martinez@portlandoregon.gov](mailto:stella.martinez@portlandoregon.gov)



**Public Notice  
City of Wood Village Residents**

Multnomah County has awarded the City of Wood Village federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2008 through June 30, 2009. Public works projects were consigned in your community during this time.

You may obtain project, beneficiary, and expenditure information through the annual performance report either in writing or on-line by contacting Carol Cade at 503-988-6295, extension 26598. You may submit comments in writing by September 25, 2009 to Multnomah County Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204. All citizen input will be included in the final annual performance report as required by federal regulations.

Please feel free to call 503-988-6295, extension 26598 for any program information.

City of Fairview  
City of Wood Village  
City of Troutdale

Post Dates: September 10, 2009 through September 25, 2009





**Public Notice  
City of Fairview Residents**

Multnomah County has awarded the City of Fairview federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2008 through June 30, 2009. Public works projects have been completed in your community during this time.

You may obtain project, beneficiary, and expenditure information through the annual performance report either in writing or on-line by contacting Carol Cade at 503-988-6295, extension 26598. You may submit comments in writing by September 25, 2009 to Multnomah County Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204. All citizen input will be included in the final annual performance report as required by federal regulations.

Please feel free to call 503-988-6295, extension 26598 for any program information.

City of Fairview  
City of Wood Village  
City of Troutdale

Post Dates: September 10, 2009 through September 25, 2009



**Public Notice  
City of Troutdale Residents**

Multnomah County has awarded East Multnomah County federal Department of Housing and Urban Development (HUD) funds through the Community Development Block Grant Program for the period July 1, 2008 through June 30, 2009. Public works projects have been completed in East County during this time.

You may obtain project, beneficiary, and expenditure information through the annual performance report either in writing or on-line by contacting Carol Cade at 503-988-6295, extension 26598. You may submit comments in writing by September 25, 2009 to Multnomah County Community Development Program, 421 SW Oak Street, Suite 200, Portland, OR 97204. All citizen input will be included in the final annual performance report as required by federal regulations.

Please feel free to call 503-988-6295, extension 26598 for any program information.

City of Fairview  
City of Wood Village  
City of Troutdale

Post Dates: September 10, 2009 through September 25, 2009



## CITY OF GRESHAM PUBLIC NOTICE

On September 30, 2010, the City of Gresham will submit its Performance Report for 2009-10 to the U.S. Department of Housing and Urban Development. The report details the use of Community Development Block Grant funds for the year. The City is interested to learn of your comments on the City's past performance and your ideas for future projects. Your comments will be included in the Report if received at City Hall before September 17, 2010. For your information, copies of the draft Report are available in the City of Gresham file located at the Gresham Public Library, 385 NW Miller and the Rockwood Public Library, 17917 SE Stark, or by contacting Elaine Fultz, Urban Design & Planning, at City Hall, 1333 NW Eastman Parkway, Gresham OR 97030, (503) 618-2818.

A public hearing will be conducted by the Community Development & Housing Subcommittee September 16, 2010, at 6:30 p.m., at City Hall, in Springwater Trail Conference Room, Conference Center, 1333 NW Eastman Parkway, Gresham.

The public hearing is an opportunity to testify concerning Community Development Needs and Past Performance. Your comments will be included in the Public Record concerning this meeting.

Translation services and sign language interpretation are available with 48-hour notice. For additional information contact Elaine Fultz, (503)618-2818, at Gresham City Hall, 1333 NW Eastman Parkway, Gresham.

**Citizen Comments**

**Notice of Public Hearing and Opportunity to Comment 9/15/10 4:00-5:00**

**Jean DeMaster, Human Solutions, Executive Director:**

It is important to increase the number of families that are served. We hope that PHB uses the information gathered in the CAPER 2009-2010 to bring balance to the ratio of federal funds that serve homeless families and homeless single adults.

I request that we identify all of the sources for funding to end homelessness for singles and families in one place and one time, and use it in planning. I believe it will show that there is a need for more affordable housing for families from 0-30% MFI. The family system has fewer federal dollars available to use compared to the percent of families in the population than the single adult system. Federal dollars are not equitable for families at this point.