

Public Comment

Summary of Public Comments for 2011-2016 Consolidated Plan

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
10/21/09 Janet Hawkins CCFC—Poverty Action Council	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Planning and policy development staff member of the Poverty Action Council. The economic crisis has thrown formerly middle class individuals into poverty with a very steep increase in child poverty. PAC has a project called family economic security project to make sure working families are aware of tax-credit programs and to provide financial education.</p>	<p>We are aware of the impact of the economic situation on family poverty and, in particular, on child poverty. The jurisdictions have directed additional ARRA funds to the Short Term Rent Assistance program to assist in stabilizing families in housing.</p>
10/21/09 Brenda McSweeney Poverty Action Council	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Single parent of a five and nine year old. She is not able to work full time and support her children. With a low income it's hard to provide, especially with a special needs child. It's difficult with a low income, and works to get the most important bills paid first. She works with as many assistance agencies as possible to make ends meet.</p>	<p>There is significant unmet need for assistance for families that include persons with disabilities.</p>
10/21/09 Lynne Walker	<p><i>The complete comments are on file; this is a summary.</i></p> <p>There are more households new to poverty, and the city and county are doing a wonderful job, but could apply a bit of pressure to agencies that are not fulfilling their mission. For example, Tri-Met doesn't get enough information out in different languages. Special need for increased Spanish information such as the Rose City Resource.</p>	<p>The Portland Housing Bureau is in the midst of a strategic planning process, expected to be concluded in Fall 2010. Its influence agenda is expected to include working with its partners to promote equitable service provision by addressing language barriers and other barriers to participation by communities of color.</p>
10/21/09 Steve Messinetti Habitat Humanity	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Serve Portland and Gresham and all of Multnomah county and are now targeting East Portland or communities with low homeownership; 80% are families of color. This past year has shown more families in fragile situations. Habitat for Humanity has placed 170 families in homes, with a zero percent foreclosure rate. This affects the economy positively keeping families in one place and not having to move children.</p>	<p>Equity building strategies are included in Priority 3. Staff appreciates Habitat's work to place households of color in homeownership. The City continues to emphasize foreclosure prevention strategies.</p>

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<p>10/21/09 Frieda Christopher David Douglas School Board</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Been a resident of outer East Portland for 33 years, been on the David Douglas for 19 years. Previously worked on the east Portland action plan. David Douglas is growing, and the recession is hitting hard with little affordable housing. Want to be careful of dense low-income housing. Also need increased economic opportunity and jobs.</p>	<p>The shortage of affordable family housing elsewhere in Portland and gentrification dynamics have indeed resulted in an increase in families with children in East Portland. The Portland Housing Bureau is in the midst of a strategic planning process, expected to be concluded in Fall 2010. Its influence agenda is expected to include working with its partners to promote While PHB's focus is on affordable housing, its influence agenda is expected to include promoting economic opportunity and educational opportunity for East Portland residents.</p>
<p>10/21/09 Barry Joe Stull Soapbox Under the Bridge</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>As an advocate for social justice, I grew up poor and was taught at an early age not to trust. I am now homeless and trying to begin my non-profit, and find that there is little kindness toward the homeless. We need to understand how we got here; HUD did not adequately fund affordable housing for 25 years. There aren't enough homes.</p>	<p>The shortage of housing for households with incomes at 0-30% MFI is well-documented. Developing housing for very low income persons is within Priority 1.</p>
<p>10/21/09 Deborah Turner Portland Community</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We provide affordable housing in N/NE Portland 700 houses. African Americans are impacted most by homelessness; most funds should go to organizations that serve those most impacted by the recession. There is not enough affordable housing to meet the need. We need to give families stability. Some are able to take advantage of the new homeownership tax credit, and our organization helps and stays with families for two years or so to help them through the process.</p>	<p>The shortage of affordable housing for very low income households is well-documented and contributes to homelessness. Providing more housing is within Priority 1. Housing is central to family stability. Increasing homeownership – particularly among households of color – is Priority 3.</p>

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<p>10/21/09 Julie Massa Oregon Opportunity Network</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Talk today about impact of recession on what we are able to do and provide/ maintain in the work we do. What I'm hearing from developers is that the foreclosures are affecting credit markets. There is also a high turn-back rate for section 8 rentals. The frozen credit market is affecting development, causing a domino effect. Properties have little cash flow, which is linked with unemployment, and it affects what people are able to pay for rent. When projects are underwritten, services should be tied into the cost.</p>	<p>The frozen credit markets have certainly affected development. Many projects have been cancelled or postponed because of the inability to assemble financing. CDBG-R dollars allowed some smaller projects to proceed. The City is working with our state and federal legislative delegations to address this issue.</p> <p>The Section 8 turn back rate has declined to some extent. Staff are continuing to monitor this.</p> <p>The underwriting issues are under discussion in many different venues.</p>
<p>10/21/09 Carmen (No Last Name Submitted)</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Want to speak to the idea that the City of Portland has a lack of wheelchair accessible housing in multifamily rentals, senior housing or in single occupant housing. If you can't fit families into the right size housing, you end up pushing them into more expensive/less affordable units. Families are forced to look at 3-4 bedroom housing just to get an adequate bathroom, and then housing tends to be in far-east side areas/ not in Portland. Waitlists for wheelchair accessible homes are 2-3 years long.</p>	<p>The City funds the Fair Housing Council of Oregon to investigate complaints of discrimination, including failure to design and construct units in accordance with the FHAA of 1988. Accessible, family sized apartments are part of Priority 1. The City is working to get a better understanding of demand for universally-accessible family-sized units.</p>
<p>10/28/09 Tammi Blanc Central City Concern</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>19 months ago was homeless and went to recovery mentor program and got into recovery supported housing. Now in fair market housing. Ms. Blanc is grateful to be able to utilize these services to gain work at Portland Clean and Safe, many people come up to ask "where I can get a job like yours." Recovery mentor program from CCC helped get her get stabilized with addiction/alcohol problem. She also worked with employment specialists. Would be nice if funds were available for services such as this for others in need.</p>	<p>Funding for transitional housing programs and services is within Priority 2.</p>

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10/28/09 Jacqueline Seely Open Meadows Client	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Went through the Open Meadows program and would not be there without the job training program. Since went through training, now going to school for being a nurse. Youth need programs to get credit for themselves and to get into good jobs that turn into careers.</p>	<p>Education and job training are key elements of mobility out of poverty for youth. Funding for Economic Opportunity Initiative programs serving youth that offer these elements are within Priority 3.</p>
10/28/09 Lee Rappaport	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Need for youth employment programs, comprehensive program, employment and training. Need employment opportunities that lead to livable jobs, and full time jobs. Continuing funding is imperative.</p>	<p>Funding for Economic Opportunity Initiative programs serving youth that offer these elements are within Priority 3.</p>
10/28/09 Julie Massa Oregon ON	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Discovery on the Health equity workgroup had a presentation on Oregon Opportunity Network. We are concerned about recent discovery about 20-minute Neighborhoods/Vision PDX plan. Planning has involved many stakeholder groups, but not many low-income individuals and families.</p>	<p>Portland Housing Bureau staff conveyed this feedback to the Planning Bureau. The Planning Bureau has taken constructive steps to involve more low income households and households from communities of color in the creation of the Portland Plan.</p>
10/28/09 Felicia Wells Thomas Miso Micro Enterprise Services of Oregon	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Working with small business development, projects goal is to increase income and to achieve financial goals. Program retention rate 90%, 90% are still in business. Other 10% were able to get jobs. Micro-enterprise is lower risk and allows others such as homeless to gain jobs. Some kind of investment vehicle needs to be developed to seed small businesses until they are viable.</p>	<p>Funding for Economic Opportunity Initiative microenterprise programs are within Priority 3.</p>
10/28/09 Lisa Graham	<p><i>The complete comments are on file; this is a summary.</i></p> <p>From the community alliance of tenants, heard that services would be cut for the Neighborhood Inspection Team which would be disastrous. This would create a situation where renters have rights but no way to enforce them.</p>	<p>Housing inspections are an important strategy for ensuring that tenants live in healthy homes. PHB has continued to fund the Neighborhood Inspection Program, although overall funding for the program has diminished as a result of budget cuts.</p>

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10/28/09 Pat Daniels	<p><i>The complete comments are on file; this is a summary.</i></p> <p>People need help finding jobs. Those with criminal backgrounds have a very difficult time. Need some life skills training with mentors. Need some services outside Portland's city limits to reach those in the outer areas. Now people mostly hear through word of mouth.</p>	<p>Funding for Economic Opportunity Initiative programs and other workforce training programs is within Priority 3. Many of these programs include peer mentors. Human Solutions Inc. offers workforce programs in East County.</p>
10/28/09 Andre Channel	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Kids that do not make it through the programs are happening more often. Need to ask for continued support, recruit businesses to help, and community partners need to focus on extending services past the summer programs for youth.</p>	<p>Funding for Economic Opportunity Programs that serve youth is within Priority 3. Funding for housing and services to serve homeless youth is within Priorities 1 & 2.</p>
10/28/09 Deborah Willoughby 211 Info	<p><i>The complete comments are on file; this is a summary.</i></p> <p>211 Information and referral specialist. 44% of calls are from East County. It's a good snapshot of the need, and information is shared with local non-profits. Call volume is high, not always enough to cover all the calls. People call 211 Info for a variety of needs from finding a job to dental work. Hope is that more funds will be available for those who are helping.</p>	<p>Funding for information and referral is within Priority 2. Staff agrees that 211 data provides a good snapshot of current need.</p>
10/28/09 Brian Franz Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Central City Concern services have been tremendous and would like to see the same kind of services extended to the outlying areas. Now working full time and in college part time after being homeless three years ago.</p>	<p>Funding for transitional housing programs and services is within Priority 2.</p>
10/28/09 Jim Buck Faith Based Orgs	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Char of East county faith-based organizations, and wants to extend a compliment for undertaking these hearings. But, I find it ironic that we are discussing access to services and had to drive 20 miles to come to a hearing on access. It speaks to the issues of accessibility outside of Portland.</p>	<p>As more low-income people move to East County, more services should be available in that part of the County. In a recent housing RFP, 57% of the available funds went to East County recipients.</p> <p>Note that Consolidated Plan Hearings were held at 8 locations throughout the County. All hearings were reachable by mass transit. In addition, Staff accepted comments by e-mail, on the website, and over the phone.</p>

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10/28/09 Annabel Carlos Hispanic Chamber	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Work at Hispanic Chamber of commerce, providing technical assistance to continuing funding for Latinos. Demands have changed, and more services are needed such as access to credit repair and pilot services. Need additional funding for these programs.</p>	<p>Funding for Economic Opportunity Initiative programs serving Latino adults and youth are within Priority 3. The EOI has in the past offered credit repair services to participants.</p>
10/28/09 Keith Vann	<p><i>The complete comments are on file; this is a summary.</i></p> <p>There is a need to invest in communities that are underserved. Many of the programs are offered by the city, but it's difficult as people don't always feel comfortable participating outside their communities. We should have recruiting leaders to go out into communities to get people to participate in programs.</p>	<p>Priority One calls for service to members of underrepresented communities. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities.</p>
10/28/09 Andrew Mason Open Meadows	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Executive Director of Open Meadows alternative schools. Working with youth to gain job skills; job training in the long run is very important. Open Meadows is not allowed to recruit at public schools for the job training courses, however.</p>	<p>Education and job training are key elements of any asset building strategy. Funding for Economic Opportunity Initiative programs serving youth that offer these elements are within Priority 3.</p>

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11/4/09 Barbra Stone	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Program Manager for shared housing, exchange services for rent. You don't always have to build housing to make homes available. Serves singles primarily with very low operating costs. No new infrastructure is needed, other than maybe ramps or grab bars. This method increases the livability of communities.</p>	<p>Shared Housing is a very efficient, economical, and sustainable approach to the severe shortage of deeply affordable housing that confronts our community. Funding for these programs is within Priority 1 and 2.</p>
11/4/09 Julie Massa Oregon ON	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Frozen credit markets are impeding development. Foreclosure crisis is also linked to the rental market, current housing stock just does not meet the need. Thousands are vulnerable to becoming homeless. Need more rent subsidies, planning for affordable housing, and more government options. CDBG funds should be used on preservation of affordable housing stock.</p>	<p>The increase in foreclosures and the difficulty homebuyers confront in securing financing has indeed trapped many households in the rental market, and rents have been rising. Portland has dedicated its Federal HPRP allocation to providing short term rent assistance to households at risk of homelessness. The Portland Housing Bureau has been using CDBG and a Section 108 loan secured by CDBG to fund efforts to preserve existing affordable housing.</p>
11/4/09 Sarah Zahn Human Solutions	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Human Solutions Director. Working in East Portland, affordable housing is not a focus east of 82nd avenue. There is a great need for affordable housing, and there are a disproportionate number of low-income families. Gentrification is also an issue causing dislocation in communities of color.</p>	<p>There is certainly a need for deeply affordable housing East of 82nd Avenue. Addressing this need is within Priority 1. Recent allocations of federal funding have benefitted projects East of 82nd Avenue.</p>
11/4/09 Sarah Stephenson	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Working with 840 units of chronically homeless. The greatest need is capital; operating costs are more for families, and they are the ones really struggling right now.</p>	<p>The priorities recognize that successful supportive housing requires funding both a significant up-front capital investment (Priority 1) and on-going operating costs (Priorities 1 & 2).</p>

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<p>11/4/09 Jen Matheson</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Here representing Portland's Native American Communities. Public funds should be prioritized to fund industries that understand the needs such as non-profits, and focuses on equitable access to different communities. We need careful consideration to the people in neighborhood where projects are coming, and have equitable distribution of resources based upon populations. There is an excessive rent burden for Native community, and housing vouchers are not being used by Native Americans due to various screening barriers.</p>	<p>Priority One calls for service to members of underrepresented communities. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community. The Portland Housing Bureau is aware that one consequence of new investment in a blighted area can be displacement of existing residents and small businesses. As it undertakes new development projects, it will seek opportunities to mitigate the impact of new investment.</p>
<p>11/4/09 Patrick Nolen</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Affordable Housing has changed a lot in my lifetime, with serious reductions of funding and shelter beds replacing housing. People in need are not getting the funding they need; help is going toward people who have higher incomes.</p>	<p>It is true that the supply of open market affordable housing has declined, as previously low-cost neighborhoods have gentrified. However, Portland has invested its federal and local funding in developing a supply of housing intended to be affordable for a minimum of 60 years. Federal funds may be used to benefit household with incomes up to 80% MFI.</p>

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<p>11/4/09 Barry Joe Stahl</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>There is a flaw in the system and aid is going to people who don't really need the money. For example, food stamps go to help those who may not really need the assistance. Shelter beds are also higher cost than putting someone in a permanent apartment. Shelter beds cost \$40 per day, \$1200 per month.</p>	<p>Staff have no knowledge of or control over the food assistance programs. It is true that shelter can be more expensive than permanent housing, however, until there is sufficient housing for all people experiencing homelessness, shelter remains an important strategy for providing people with safety off the streets.</p>

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11/5/09 Carrie Ellen Christian Habitat for Humanity	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I want to show support Habitat For Humanity as one of twenty families that acquired home in 2007. I am a single mom with mold problems in my former apartment. The cost of transportation offsets savings of finding affordable housing outside the city. Habitat causes a chain reaction of positive things for people. I now have ties with my neighbors. For more opportunities like mine, Habitat needs the ability to gain more land.</p>	<p>Staff agrees that a measure of financial burden that includes both housing and transportation cost would be more useful to policy makers than the current cost burden measure which looks only at housing cost. Staff anticipates that the Sustainable Communities Initiative will promote use of integrated cost measures. Habitat would be eligible for funding under Priority 3.</p>
11/5/09 Heather Gramp Habitat for Humanity	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Homeownership is an important part of the continuum of housing solutions. Habitat serves 36-60 % MFI which represents 20% of all Portlanders. There is evidence that homeownership roots families in neighborhoods. People need four times the median earnings to be able to afford a home. This is not just a city of wealthy homeowners; Habitat helps the other citizens. 80% of new Habitat homeowners are families of color, which helps avoid gentrification.</p>	<p>Homeownership is an acknowledged anti-displacement strategy for gentrifying neighborhoods. Funding for both shared-equity homeownership and traditional homeownership is within Priority 3.</p>
11/5/09 Amy Ludtke Proud Ground Client	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I am a single parent and I bought my home though proud ground. As a full-time worker, getting assistance from my father, it was not enough. The Land Trust is an excellent program; I watch many of my friends pay more in rent in smaller places farther out of town. I am here to live for life, that I can pass on to my son.</p>	<p>Shared equity homeownership programs like those offered by Proud Ground are within Priority 3.</p>
11/5/09 Lynda Moore Proud Ground Client	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Partner bought my home little over a year ago from proud ground. I want to highlight the deeper sense of connectedness with my neighborhood. We would not qualify now for a traditional mortgage. With a grant from PDC, funds helped us fix up the property.</p>	<p>Shared equity homeownership and home repair programs are within Priority 3.</p>

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<p>11/5/09 Jessie Beason Proud Ground Director</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>As the Director of Proud Ground I have seen the median home price increase by \$80K more than what it was in 1999. The average family now spends 30% of their income--up from 20%--on housing costs. The minority homeownership gap is very real and most pronounced in low- and moderate-income levels. Portland is facing market forces that will displace residents disproportionately along racial lines. There is an unmet need for low-income homeownership, which was outlined in the last Consolidated Plan. We need to make good on pledges.</p>	<p>Shared equity homeownership programs like those offered by Proud Ground are within Priority 3. Homeownership is a proven strategy against involuntary displacement during periods of gentrification.</p>
<p>11/5/09 Omar Martinez Hacienda CDC</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Hacienda CDC is trying to bridge the homeownership gap through education, providing financial literacy. Seeing how the housing crisis is developing, people wish they could have gone through more education processes to avoid bad loan situations. We need more affordability outside Portland, but with clear public transportation options; public transit is not always easy to navigate.</p>	<p>Programs to increase homeownership among households of color. Including homeownership education programs, are within Priority 3. Improving transit so that residents of low- and moderate-income neighborhoods enjoy equal access to education, employment, recreation, and commercial opportunities is extremely important if we intend to advance social equity. This should be an objective of the region's Sustainable Communities work.</p>
<p>11/5/09 Jen Mathisen NAYA</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>As a homeownership program specialist, we are trying to increase homeownership for communities of color. Portland's Native American community is 25% experiencing higher loan-denial rates, and pay more than 50 percent of income for homeownership. Organizations of communities of color have identified strategies but have seen little change. We need more services that are culturally specific in other languages. Families also want to stay in their communities, and down payment assistance is critical. A moderate amount of assistance can make the difference between long-term stability and continued moving.</p>	<p>Priority 1 calls for service to members of underrepresented communities. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community. Homeownership falls within Priority 3.</p>

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11/5/09 Dianne Riley New Columbia Resident	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Equity agenda coordinator for Coalition for Livable Future, and a resident of New Columbia. I am also a student of urban planning. I want to challenge the notion that problem of foreclosure comes from the irresponsibility of people who took out loans. The problem is promoting the idea that the market can address the needs of a capitalist society. We need an economy with strong partnerships between the private and public sectors. We need to shift ideas to emphasize solutions instead of blame.</p>	<p>Staff appreciates Ms. Reilly's solution-oriented approach. Staff also agrees that the foreclosure crisis cannot fairly be attributed to irresponsible consumers. Unscrupulous lenders and investors operating within a largely unregulated industry bear the lion's share of the responsibility.</p>
11/5/09 Joseph Portillio Hacienda CDC	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Board member of Hacienda, also a loan officer. I want to talk about education—education about homeownership is the best thing that we can do to solve problems with minorities. There are opportunities for homes, but people aren't ready because they need more education about programs, credit, down payment assistance, and information about what it takes to buy a house. There is a real difference between homebuyers who have taken a class and those who have not. We need to invest in education and down payment assistance to help more people get into homeownership.</p>	<p>Homeownership education and down-payment assistance are included within Priority 3.</p>
11/5/09 Janis Khorsi	<p><i>The complete comments are on file; this is a summary..</i></p> <p>I grew up in Portland, but previously lived in Boston and was able to buy a house there. I was laid off, and then had to rent a house in SE Portland. It took a year to find a job, and renting was unhealthy for me but all I could afford. If I could buy a house in Boston, there's no reason I can't buy in Portland. I am now a homeowner, which could not have happened without Portland Housing Center and Proud Ground.</p>	<p>Both shared equity and traditional homeownership programs are within Priority 3.</p>
11/5/09 Mari Ruth Petzing Ecumenical Ministries	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I am from Ecumenical Ministries; we match people who need housing with people that need renters. Working with homeowners with large homes in need of extra income, we help them by renting out rooms in home. Many homeowners are facing financial crisis and are looking to rent out rooms. We help to come up with a rental agreement, monitoring, mediation, referral to other services, and check in regularly. We also provide education about landlord-tenant laws so renting out rooms doesn't become a nightmare. This creates individuals helping each other, without subsidies. It allows homeowners to keep their homes without cost from the government or other services, and it invites new people into neighborhoods without having to build additional housing.</p>	<p>Shared Housing is a very efficient, economical, and sustainable approach to the severe shortage of deeply affordable housing that confronts our community. Funding for these programs is within Priority 1 and 2.</p>

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<p>11/5/09 Laura Kuperstein 211 Info</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>211 info is partnering with the Housing Bureau, trying to gain support using federal dollars to help people remain in homes. We also need legitimate counseling services to enable people to avoid scams. People hearing about public resources in a variety of ways. 211 Info sees a lot of calls about foreclosure. Services are not always known to the public.</p>	<p>There is a clear need for more homeownership education. It is one of the most effective ways to prevent foreclosure. Homeownership education programs fall within Priority 3.</p>
<p>11/5/09 Barry Joe Stull</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>By taking funds for projects and putting them into subsidizing homeownership, 60% of subsidies end up going to people who make over \$55K per year. If you are not a person with a disability then the waitlist for HAP is too long. There are too many inequities in our culture.</p>	<p>Programs to provide housing for low income households are Priority 1, and receive the majority of federal funds. Homeownership programs, including those that seek to address continuing inequities in homeownership rates between white households and households of color, are within Priority 3. Staff believes there is need for – and room for – both types of programs.</p>

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11/12/09 Donita Fry NAYA	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Enrolled member of the Shoshan tribe, currently on Portland Youth and Elders Council. The Native Community needs stable homes, which lead to thriving communities. One in three Native Americans live in affordable housing but many more need it, 8.6% experience homelessness. There is a lack of affordable housing, and many Natives experience racism; Native Americans are most likely to be discriminated against. We need equitable funding based on the need and who is more affected negatively.</p>	<p>Priority One calls for housing for members of underrepresented communities. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community.</p>
11/12/09 Jason Long Person with disabilities	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Shortages of affordable housing are obstacles to all but shortages to those with disabilities are an even bigger problem. Low-income renters are finding it harder to gain access to affordable housing, but locations of the affordable housing that is out there is a major barrier to those of us with disabilities. The distance to community centers or things like park and rides are a barrier. Need more integration of affordable housing, jobs, and amenities.</p>	<p>Staff is attempting to quantify the shortage of accessible units, and to develop a way for persons with disabilities to have first crack at accessible units. The location of accessible units is a function of what regulations were in effect at the time the housing was developed or rehabilitated.</p>
11/12/09 Barry Joe Stahl	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Noticed Maxine Fitzpatrick, Executive Director for PCRI appeared in court Contempt of Court—Destroyed Property PCRI, 30 Day no cause.</p>	<p>Staff has no knowledge and cannot comment on this landlord-tenant dispute.</p>
11/12/09 Deneen Hayward	<p><i>The complete comments are on file; this is a summary.</i></p> <p>In applying for a rental unit, rental was denied because my boyfriend/ roommate was African American. There was no other basis for denial. I contacted the Fair Housing Council, and followed a long road to a resolution. I understand why people give up on the process since it took three years. I could not believe this is still a problem. Money needs to be spent to resolve this issue. And the appeal process needs to be streamlined as it took so long to resolve.</p>	<p>Activities to further fair housing are within Priority 1. Staff will be preparing an update to the local Fair Housing Plan (a.k.a. the Analysis of Impediments to Fair Housing) during FY 2010-2011, and will investigate whether the timeline for resolving complaints on appeal can be streamlines.</p>

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<p>11/12/09 Brenda McSweeney</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>There are issues around finding housing for low-income people. Many don't accept Section 8 vouchers, others won't accept pets, or have issues with children. We need more desirable affordable places to stay to keep kids in the same school district.</p>	<p>The connection between stable housing and education attainment has been well-documented. Programs to assist families to remain housed are within Priority 1. In previous years, funding was available under the Schools Families Housing program for this express purpose. Currently, that program has been absorbed into the Short Term Rent Assistance program administered by HAP.</p> <p>It is illegal for a landlord to discriminate on the basis of familial status. The members of the Consortium fund the Fair Housing Council of Oregon to provide community education and to investigate complaints of unlawful discrimination.</p>

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<p>11/12/09 Karla Danley Also via email and mail</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>My family has experienced difficulty gaining access to ADA housing. ADA rules are for public structures, but housing is often a private issue and needs some attention for accessibility regulations. Tri-Met goes above and beyond for disabled citizens, and the Housing Bureau should take a page out of their book in terms of fair housing. Affordable rental units are too small, even with multiple bedrooms you can't get around with a motorized chair. Other cities have figured it out, such as Beaverton and Gresham, but Portland is behind in terms of accessible housing.</p>	<p>The Fair Housing Act governs accessibility in most private market housing. The Portland Consortium funds the Fair Housing Council of Oregon to investigate complaints of discrimination. Current building codes meet the requirements of the Fair Housing Amendments Act of 1988, but do not meet the more rigorous universal design standards favored by advocates for persons with disabilities. Staff is attempting to quantify the need for additional accessible units of different sizes. The accessibility of units depends on the regulations in effect at the time the building was developed or rehabilitated.</p>
<p>11/12/09 Leah Grey</p>	<p><i>The complete comments are on file; this is a summary..</i></p> <p>I have testified before, I am an activist organizer for tenants rights. I have homeless 3 or 4 times in my life, and recently got my family settled again after being homeless. I had a hard time gaining housing because of background and credit checks. People are pushed out of the market, and held back by various barriers from their pasts.</p>	<p>A number of programs to assist households to overcome barriers to housing are funded within Priority 1 and 2. One example is the Fresh Start program.</p>

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Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Ibrahim Mubarich Homeless Liberation Front	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Representing the Homeless Liberation Front, I have been in the homeless community for 10 years. The homeless should be seen as deserving people, but with a history of homelessness people have a hard time getting out. Estimating the true number of homeless individuals is very difficult with people living elsewhere in abandoned buildings and in neighborhoods. Even shelter beds are often avoided by the homeless because they are targeted by the police. Homelessness has been criminalized.</p>	<p>The jurisdictions are implementing the 10 Year Plan to End Homelessness, focusing on prevention, rapid rehousing, permanent supportive housing for chronically homeless adults, and safety off the streets for people who have not yet been placed in permanent housing.</p>
11/18/09 Rachel Post Supportive Housing Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Director for Supportive Housing at Central City Concern. There is a need for the community to have drug/alcohol rehabilitation housing. Getting help and housing is what is really needed, housing is the key. There is a waitlist for these services, so there is a need for more funding.</p>	<p>Funding for transitional housing and drug-and-alcohol-free housing is within Priority 2.</p>
11/18/09 Michelle Grimm	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I was homeless for 3 years, moving between couches. I would spend holidays in shelters. I was able to get stable housing and then my apartment burned down. Shelter is very difficult to get into, TANIF does not cover all the contingencies. Impact NW has really helped me, I am now getting good grades and on the Dean's List studying childhood education. I am thankful for the help I got, and there needs to be more resources like this out there.</p>	<p>Programs to assist people experiencing homelessness are within Priority 2. Programs to assist low-income individuals with education, training and support into career-path, living wage employment are within Priority 3.</p>
11/18/09 Mindy Stone	<p><i>The complete comments are on file; this is a summary.</i></p> <p>The homeless population has grown because of predatory lending practices. It is a crime to let people be homeless. Basic human rights must be protected. Homeless people often resort to desperate measures; we have to take care of one another. The camping ordinance should be reconsidered. Being homeless doesn't automatically mean mental health problems or drug problems.</p>	<p>Programs to assist people experiencing homelessness are within Priority 2. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies.</p>

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11/18/09 Mary Lindsey	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Receiving services from Central City Concern. I was homeless for 10 years until CCC, and have now been with the program for 1 year. I am going back for my GED. The biggest contribution to success is drug/alcohol housing. When you are homeless, it's difficult to get things like I.D. Card/ library card, other services. Homeless services should get additional funding.</p>	<p>Transitional housing programs, including alcohol and drug-free housing programs, are within Priority 2.</p>
11/18/09 Patrick Johnson	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Portland is one of the most friendly to homeless.</p>	<p>Our Ten Year Plan to End Homelessness seeks to remove the stigma that often attaches to homelessness, by documenting the severe shortage of housing affordable to the lowest-income households.</p>
11/18/09 Rodney Costellano	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Involved with services with Central City Concern, and the mentorship program. I was incarcerated because of drugs. With housing I was able to stay clean and sober. I would even have an ID card without these services. Just living in a drug and alcohol free community opened up doors and good things are now happening.</p>	<p>Transitional housing programs, including alcohol and drug-free housing programs, are within Priority 2.</p>
11/18/09 Adam Sperando	<p><i>The complete comments are on file; this is a summary.</i></p> <p>A year ago this month I was homeless. I went to Hooper Detox Center, and from that point on graduated the program and got treatment. I was able to get a job, and am now ¾ of the way to self-sufficiency. Many people mentored me. I am now about to get my own apartment and will be paying rent.</p>	<p>Transitional housing programs, including alcohol and drug-free housing programs, are within Priority 2.</p>
11/18/09 Robert Cully	<p><i>The complete comments are on file; this is a summary..</i></p> <p>In the Richard Harris build/ clean & sober house. I was in jail because of heroin addiction, and Central City Concern helped me get into treatment. I got out of jail and went to Hooper Detox. I lost everything because of addiction, and CCC saved my life. I am a changed person.</p>	<p>Transitional housing programs, including alcohol and drug-free housing programs, are within Priority 2.</p>
11/18/09 Brad Dennis	<p><i>The complete comments are on file; this is a summary..</i></p> <p>Part of Homeless youth continuum, I am seeing with youth a trend in 18-23 year olds becoming pregnant, dealing with domestic violence, out of school. Teens without help sometimes trade sex for housing or money, and they are put in very vulnerable situations. Some organizations like NAYA work with youth that are trending toward these situations. We need to look at East County, North Portland, it's difficult for teens to come into the city for help. Services need to be more accessible.</p>	<p>Services for homeless youth are within Priority 2. People who work with women in situations of domestic violence are citing a need for more affordable housing more than ever before. Staff will attempt to quantify this need.</p>

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11/18/09 Sam Horse	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Work For 211 info, on the front lines for assessing the needs of the community. According to our specialists, when people call for housing, they run into legal barriers. Sometimes it's parents with children, other times pregnant women. The hotline provides a lot of information about emergency warming shelters.</p>	<p>Programs that remove or mitigate barriers to housing are within Priority 2.</p>
11/18/09 Fast Buffalo Youth	<p><i>The complete comments are on file; this is a summary.</i></p> <p>When I went to NAYA, I got back to school. They trusted me, and helped me turn my life around. I want to be a better person now.</p>	<p>Priority One calls for housing for members of underrepresented communities. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community.</p>
11/18/09 Yesika Arevalo	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Here to express support that we should help assist homeless families and support services, and help people attain supportive housing. I escaped from domestic violence, and after living in homeless shelter got assistance from Human Solutions and one year later have secure home and achieved self sufficiency. My story proves that services work. Please continue to fund programs that support homeless families.</p>	<p>Services for homeless families, including those who are homeless due to domestic violence, are with Priority 2. Economic Opportunity Initiative Programs that offer education and training to youth and adults, including those from homeless families, are within Priority 3.</p>
11/18/09 Barry Joe Stull	<p><i>The complete comments are on file; this is a summary.</i></p> <p>The homeless population has grown because of predatory lending practices. It is a crime to let people be homeless. Basic human rights must be protected. Homeless people often resort to desperate measures; we have to take care of one another. The camping ordinance should be reconsidered. Being homeless doesn't automatically mean mental health problems or drug problems.</p>	<p>Programs to assist people experiencing homelessness are within Priority 2. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness though a number of housing strategies.</p>

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<p>11/18/09 Erika Silver</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I want to support equitable spread of resources to not leave out certain people. Homeless people are invisible; the homeless count helps, but there are more people on the streets now, including families. Many have short-term emergencies, illnesses, the loss of a job, need help paying rent. It's much cheaper to prevent homelessness than it is to treat it, and that should be the focus of funding.</p>	<p>Homelessness prevention is the most efficient and economical strategy. The jurisdictions in the Consortium have funded short term rent assistance programs under Priority 1 and 2. Staff agrees that it is difficult to obtain a complete and accurate count of people experiencing homelessness. We do our best, using point in time data supplemented by HMIS/Service Point data. We readily acknowledge that we undercount homeless families, who are less likely to use the shelter system or other public services.</p>
<p>11/18/09 David Regan</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We need to look at the bigger picture. There are more waiting lists for housing, shelter programs, and other services. The average homeless person is now there because they can't find work, or had substance abuse issues. People don't always need counseling services, some just need jobs. We're not aggressive enough, we need more work programs.</p>	<p>Staff concurs that the economic downturn is responsible for an increase in the number of people who are homeless and need housing and services. Economic Opportunity Initiative programs and other workforce programs that serve homeless and very low-income individuals are within Priority 3.</p>
<p>11/18/09 Mike O'Callaghan</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Shelterlessness is different than homelessness. It's easier to solve than homelessness. But it is inappropriate that humans should live in these conditions; no one wants to be on streets. People are there because there is nowhere to go. The Sit-Lie ordinance treats people like rats. We need a half-step to housing like Dignity Village.</p>	<p>The City is considering a variety of options to provide an alternative to shelter for people who have not yet been placed in permanent housing.</p>

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<p>11/18/09 Ava Hanson Dyer</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Homeless programs do not serve communities of color, and research is not conducted for communities of color. When it is conducted for communities, such as the Native American community, there is a legacy of distrust about the validity of the data. It's difficult for communities of color to have agencies and researchers tell communities what's best for them. I recommend practice-based programs and research that is more participatory.</p>	<p>Priorities 1 and 2 call for housing and services for members of underrepresented communities. The data Staff has reviewed suggests that homeless programs have indeed served communities of color. However, Staff agrees that equitable access to programs and services for communities of color is a continuing issue. Staff is supplementing Census data with research conducted by PSU in coordination with communities of color, in order to set better goals for service to communities of color. In addition, The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community.</p>
<p>11/18/09 Bobby Weinstock NW Pilot Project</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I work with Northwest Pilot Project; we need to address the shortage on collecting data. When there are not enough affordable units the pipeline freezes up. The basic problem is there is not enough affordable housing. We need to keep the spotlight on getting good data.</p>	<p>Staff endorses the call for better data. The data show the severity of the shortage of affordable housing units for very low income households (0-20% MFI). Portland's strategic plan is expected to include a data plan.</p>
<p>11/18/09 Duke Cardinal</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Housing is a human right. Northwest Pilot Project put out an inventory (downtown affordable housing inventory), 30% or less than MFI. The majority of units are being built for above 30%. Affordable housing is the only way, and we have to eliminate barriers.</p>	<p>The shortage of housing for households with incomes at 0-30% MFI is well-documented. Developing housing for very low income persons is within Priority 1.</p>

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11/18/09 Janet Smith	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Church looking at creating interim shelter in Gresham; holding a faith summit—time this to happen in Gresham and Pastors in the City.</p>	<p>The 10 Year Plan to End Homelessness contemplates that a variety of community organizations, including faith-based organizations, will play a role in ending homelessness.</p>
11/18/09 Heather Brown	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Outside IN—provide healthcare and work with homeless youth. Youth do not have access to affordable housing, help with substance abuse issues, they need support that is matched with housing. We are working with people who are not at the age of independence. We need more focus on these youths.</p>	<p>Housing and services for homeless youth are within Priorities 1 and 2.</p>
11/18/09 Ross Benet	<p><i>The complete comments are on file; this is a summary.</i></p> <p>This is a global problem; Dignity Village, along with other programs were key to success; if we're going to tackle this we have to think outside of the box; one dignity village is not enough.</p>	<p>Dignity Village has received financial support primarily from private donors. Federally-funded programs to assist people experiencing homelessness with housing and services are within Priorities 1 & 2. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness though a number of housing strategies. The Plan also contemplates continuing to invest in shelters and warming centers to secure safety off the streets, until there is enough housing for everyone now experiencing homelessness.</p>

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<p>11/18/09 Chris Shields Sisters of the Road</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>With most of the shelters, you are lucky if you get a bed. Until I went to JOIN, I got turned down or they wanted too much rent. I cannot afford \$1,000 for a deposit or rent. We need more shelters for people who are in between jobs and paychecks.</p>	<p>Programs to assist people experiencing homelessness are within Priority 2. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies. The Plan also contemplates continuing to invest in shelters and warming centers to secure safety off the streets, until there is enough housing for everyone now experiencing homelessness.</p>
<p>11/18/09 Ernest Williams</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Youth lack motivation, and have the mindset to stay outside. They see society looking down on them. Homeless youth need help with motivation, and they get caught up in esteem issues. More concentration on these youth groups is important.</p>	<p>Economic Opportunity Initiative programs to assist youth with education, job training, and peer supports are within Priority 3. Programs to address the housing and service needs of homeless youth are within Priorities 1 and 2.</p>

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<p>11/18/09 Brandy Tuck</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>At the Goose Hollow family shelter, there has been a dramatic increase of families with children who are homeless. There is shelter space for very few families. Half of dollars should go to family services. We need to utilize volunteers, which would be inexpensive but effective. And most important address the plan for more emergency shelter for families.</p>	<p>Data supports that there has been an increase in family homelessness. The 10 Year Plan to End Homelessness includes strategies addressed at preventing and ending family homelessness. The funding of homeless programs is in transition, as HUS changes its definition of homelessness. Congress has also made some additional funding available. Families have access to some resources, including TANF, that are not available to other homeless populations. Staff does not believe it is constructive for populations to fight for scarce resources. Staff supports efforts to increase the funding available to address all homelessness.</p>
<p>11/18/09 Sarah Case</p>	<p><i>The complete comments are on file; this is a summary..</i></p> <p>Speak to a few issues regarding gaps in resources. Primary areas that are hurting are basic staffing for mental health and drug and alcohol counselors. There is a need for satellite services outside the downtown core. There is also a lack of rental properties that accommodate youth with criminal backgrounds.</p>	<p>HUD regulations limit the amount that CDBG entitlement jurisdictions can spend on public services such as staffing and drug and alcohol counseling to 15% of the grant. The jurisdictions have aggressively sought new state and local resources to fund these services. The Bureau also has made an increased commitment to fund programs outside of the downtown core. Programs that address rental barriers are within Priority 3.</p>

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<p>11/18/09 Mike McGee</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Community Organizer—Meeting criteria for those that need services (those who do not have addiction issues do not qualify; waiting lists in 100's). The Coordinating Committee came up with camping guidelines but people are still being deprived of basic needs. Dignity Village is now far out, with the closest store three miles away, no internet access, in a flood plain in the middle of nowhere. How the homeless are treated needs to be changed.</p>	<p>Programs to assist people experiencing homelessness are within Priority 2. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The Plan assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies. The Plan also contemplates continuing to invest in shelters and warming centers to secure safety off the streets, until there is enough housing for everyone now experiencing homelessness.</p>
<p>11/18/09 Ashley Thirstrup NAYA</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>NAYA—Survey of 100 youth/shelters/ downtown/ found half of young people were of color and Native Americans. We are seeing a spike of youth living in dangerous situations. Issues are unique, but youth feel invisible. The biggest hurdle is not enough transitional programs outside of the downtown core.</p>	<p>Priority One calls for housing for members of underrepresented communities, a category that certainly includes Native American youth. The Portland Housing Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community. The Bureau also has made an increased commitment to fund programs outside of the downtown core.</p>

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<p>11/18/09 Patrick Nolan</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We need to start talking about long-term solutions like jobs. Long term solutions for housing is also necessary. Shelters cost \$30/night but long term solutions cost \$14/night. We need to look at solutions that are not temporary band-aid solutions.</p> <p>Advocate half-step to housing such as Dignity Village, 50-person tent cities/ self-governing. Look at long-term solutions, not just a bed for a night.</p>	<p>The workforce and microenterprise programs within the Economic Opportunity Initiative are within Priority 3. The jurisdictions in the Consortium are implementing the 10 Year Plan to End Homelessness. The goal of the plan is to end homelessness though a number of housing strategies. The Plan expresses a clear preference for long term solutions. The Plan also contemplates continuing to invest in shelters and warming centers to secure safety off the streets, until there is enough housing for everyone now experiencing homelessness.</p>

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Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Jenny Weinstein Portland State University</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Portland State Institute on Aging, works toward affordable senior housing. PSU provides special supportive services, sets aside units to house older adults. We also help elders find information about housing options. There is currently no central location for housing options for older adults. The information is fragmented. Senior housing that incorporates supportive housing for low income but not middle income.</p>	<p>There is a clear need for better information about the availability of housing options. We should consider whether Housing Connections could serve this need, and at what cost. Staff will consider including this as a strategy in the next Consolidated Plan, covering the period from 2006-2010.</p>
<p>12/2/09 Betty Marino</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I am here to support the needs of LBGTQI elders. They often have to “go back into the closet” to find affordable housing. They lack the supportive services needed. They also suffer from lack of equality in pension laws, etc. when their partners die. There also becomes a high incidence of alcoholism and depression. These elders need to be able to live their lives fully.</p>	<p>Staff appreciates that Ms. Marino brought information about the many challenges facing LBGTQI elders to our attention. Working with the community, we will explore whether and how housing policy or housing resources can address the elders’ housing -related needs. We will also include this issue in the update to our Fair Housing Plan (Analysis of Impediments to Fair Housing) that we will be preparing during FY 2010-2011.</p>

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<p>12/2/09 Sharron Rose Rainbow Vista Resident</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Current resident of Rainbow Vista active gay retirement community. LGBTQI people fear discrimination. Often, the person taking care of you doesn't want to be taking care of a gay person. Rainbow Vista is doing it right with reasonable costs, and an excellent quality of life. But there are no other places like it.</p>	<p>Staff appreciates that Ms. Rose brought information about the challenges facing LGBTQI elders to our attention. Working with the community, we will explore whether and how housing policy or housing resources can address the elders' housing-related needs. We will also include this issue in the update to our Fair Housing Plan (Analysis of Impediments to Fair Housing) that we will be preparing during FY 2010-2011.</p>
<p>12/2/09 David Hanson</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Studies show that 86% of renters are spending more than 30% of income on housing. Majority of adults 55 and over want to stay in their current residence as long as possible but 44% of those who had moved in the last five years had done so to reduce housing costs.</p> <p>Finding affordable housing is a concern, especially among renters</p> <p>Survey showed that 1/4 of adults surveyed reported needing repairs, changes or modification to remain in their home as they ages, while 32% of adults surveyed said that their home needed one or two repairs or changes, another 32% said their home needed five or more repairs or changes.</p>	<p>Staff appreciates the information and analysis provided by Mr. Hansen. We know that many households suffer under extreme rent burdens. The jurisdictions currently fund a Short Term Rent Assistance program, administered by the Housing Authority of Portland, to prevent households from becoming homeless. However, this seems to be a chronic issue. It is under discussion in the Portland Plan process, and we will address it in the next multi-year Consolidated Plan. With the community, we will examine what more can be done to address this situation within the limits of current resources. Significant new resources may be needed if we are to have a material impact on the problem.</p>

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<p>12/2/09 Darvel Lloyd Impact NW Volunteer</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Folks worry about being housebound, worry about basic chores and maintenance as age. Searching HUD website I counted 1400 units that are designated for elderly in Portland. 200 are designated for disabled(not sure if these are section 8. IMPACT NW long list of clients on a waiting list that is years long.</p>	<p>Mr. Lloyd's testimony illustrates the vast unmet need for subsidized housing for older adults. In the Portland Plan and in the next multi-year Action Plan, we will examine, with the community, what more can be done to address this situation within the limits of current resources. Significant new resources may be needed if we are to have a material impact on the problem.</p>
<p>12/2/09 Ian Jones Rainbow Vista Manager</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We need more education on sensitivity training for nursing assistance. More support from community to educate and get the word out about Rainbow Vista. It's about finding a place to be able to live.</p>	<p>It is important that all supportive housing residents be treated with respect by staff. We will communicate with our counterparts at the health department about the need for sensitivity training. We hear you loud and clear about the need for housing for LGBTQI older adults.</p>

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<p>12/2/09 Jason Long NAYA Family Center</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Community specialist for NAYA. What is needed for seniors:</p> <ul style="list-style-type: none"> - Seniors want a place to call their own. - A place to come and go without issues. - Able to manage home themselves. - Close to transit and services to be self-reliant. - Affordable housing and barriers: access is difficult; minority populations more likely to be discriminated against and substandard housing. - Need community centers - Housing units without stairs - Well lit - Centers feel welcome <p>These are also the wants and needs of others in community.</p>	<p>Staff appreciates the information Mr. Long brought to our attention about the needs of elders in the Native American community. The values of independence and self-reliance are shared by many people. We are working with the Fair Housing Council of Oregon to understand what barriers Native Americans and other people of color still face in renting housing. Over the coming year, working with the community, we will explore whether and how housing policy or housing resources can address the elders' housing -related needs. We will also include the barrier issue in the update to our Fair Housing Plan (Analysis of Impediments to Fair Housing) that we will be preparing during FY 2010-2011.</p>
<p>12/2/09 Brenda Jose Unlimited Choices</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>People do not want to move into nursing homes. There are many things we can do while building homes. We need a universal design that people are able to visit. It's about quality.</p>	<p>Alternatives to nursing homes are cost effective and more in keeping with the preferences of older adults to maintain their autonomy and independence.</p> <p>We will take a look at the universal design issue.</p>

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<p>12/2/09 Barbra Stone Ecumenical Ministries</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>We work to match people with housing needs, to those who want to share their home. Many are experiencing challenges as a result of rising utility costs. Home modification needs are presenting challenges to seniors. Sharing rooms with renters helps defray costs of rising costs of utilities.</p> <p>Ecumenical Ministries seeks finding sources that will permit the roll-out of services to rest of Multnomah County and areas outside Portland.</p>	<p>The Portland Housing Bureau funds the Shared Housing Program. Both Multnomah County and the City of Gresham use a public RFP process to allocate their federal housing and community development resources. Staff suggests that EMO check with staff for the County and Gresham about the timing of these funding opportunities.</p>
<p>12/2/09 David Fuks Cedar Sinai CEO</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Programs targeting housing needs of aging populations are important and are being addressed on a national level, particularly in the area of housing that is combined or linked to other services. Seniors suffering mental illness/special needs are a growing problem. Seniors who care for developmentally disabled children/adults will need assistance and services. Advocate using technology to allow seniors to live in own home longer.</p>	<p>Staff appreciates the leadership that Mr. Fuks and the non-profit Cedar Sinai have shown in the area of meeting the housing needs of aging adults, including those with developmental disabilities.</p>

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Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
<p>12/2/09 Rosaria Roberts</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I would like to refute the idea that we do not have enough data. We have a ton of data. Really we lack coordination and focus to move ahead. Many caregivers are not compensated yet providing a significant part of workforce for elder adults (Lack of data on this number and not counted in official reports). We're in the "sandwich generation" –working full time and taking care of an elder parent; this group needs appropriate support. Oregon will experience a 93% increase in Alzheimer's cases. The size of older population will double by 2030. Costs associated with care giving will escalate. 80% of care is provided by family members giving 18 hours per week. Increasing elder care needs. Many of the services are not targeted to those bellow poverty. We can reduce transportation needs by developing housing around services.</p>	<p>Staff appreciates the data that Ms. Roberts has brought to our attention, and the passion she has for the issues facing the 'sandwich generation' and our parents. Although we may not need more data to act, additional data would be helpful in order to measure our effectiveness and the degree of unmet need. Significant new resources may be needed if we are to have a material impact on the problem. Staff agrees that there is a need for more affordable housing in close proximity to services and transit. This strategy will appear in both the Portland Plan and the next multi-year Consolidated Plan.</p>

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<p>12/2/09 Paula Cardner</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>There are successful strategies for meeting the housing needs of low-income adults with special needs. There is little published data on people who reside in public /subsidized housing. Portland is lacking a plan to respond to vulnerable seniors with a combination of cognitive/physical disability/needs. We know that housing affordability is an issue; 86% renters and 68% of homeowners at/bellow 200% of Federal poverty levels. They are spending at least 1/3 income on housing. 85% of these individuals want to stay in current living arrangements but many feel like this may not be possible given their situation.</p>	<p>Staff appreciates that Ms. Carder brought information about the challenges faced by low-income seniors with a combination of cognitive/ physical disability/ needs. Working with the community, we will explore whether and how housing policy or housing resources can address these elders' housing and service -related needs. It is certainly important that we do what we can to maintain their independence. This topic is also under discussion in the context of the Portland Plan.</p>
<p>12/2/09 Allen De La Torre Student</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>I am currently studying sustainable and affordable housing for older adults. Aging in Portland: doubling of people who are 65 or older in the future. This is our window of opportunity; we are at a crucial stage in planning. Seeing increase in disabilities. Currently there is no housing policy that drives the City of Portland for this type of housing. We should focus on preservation of affordable housing units, maintaining existing housing stocks. Need more focus on accessible housing and environments. We should develop a Universal design with wide enough doorways, and zero barrier entries.</p>	<p>Staff appreciates the information and analysis provided by Mr. De La Torre. The Portland Plan, now under development, will include a policy statement about the need for housing for older adults. The City is actively seeking to preserve affordable housing units and to maintain existing housing, to the limit of our financial ability. With the community, we will consider other strategies in the context of the development of the next multi-year Consolidated Plan.</p> <p>We will ask the Bureau of Development Services to take a look at the universal design issue.</p>

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2/3/10 Erika Silver Human Solutions	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Continued funding of the Living Solutions Economic Opportunity program is very important. The people HSI serves through its program are not well served by WIAA. For a \$3,500 investment, the program increased individual's earnings by an average of \$16,000/year. The investment compares favorably with the cost of food stamps (\$2,400/year). Anyone with a job pays \$2,500 in taxes. Ms. Silver calculated that, by placing 77 people in career track jobs, HIS has brought \$1.34 million in additional revenues to the State.</p>	<p>Economic opportunity programs, such as Living Solutions, are within Priority.</p>
2/3/10 Mark LaRose Human Solutions Client	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Human Solutions provided him with access to computers. He is in the process of becoming a Certified Nursing Assistant, a career track job.</p>	<p>Economic opportunity programs, such as Living Solutions, are within Priority 3.</p>
2/3/10 Patricia McLean Human Solutions Employee	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. McLean is the lead social services person at HS. With funding from Gresham, HS has been able to help about 14 households a month. Over 7 months, HS served 98 households, with assistance ranging from \$118 - \$2,400. There is a need for more tenant based rent assistance.</p>	<p>Rent assistance is within Priority 1. The Consortium has dedicated federal HPRP funds to short term rent assistance.</p>
2/3/10 Maria Onestro Human Solutions (former client, current employee)	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. Onestro went through Human Solutions workforce program. The positive effect other employment rippled through her family. She now works as a family advocate with HS, assisting families that are experiencing homelessness.</p>	<p>Economic opportunity programs, such as Living Solutions, are within Priority 3.</p>
2/3/10 Gisela (no last name submitted) Participant in El Programa's "Towards Prosperity" program	<p><i>The complete comments are on file; this is a summary.</i></p> <p>The case management she received helped her to market herself. El Programa provided her with economic support and emotional support.</p>	<p>Economic opportunity programs are within Priority 3.</p>
2/3/10 Juan Serratos Human Solutions employee	<p><i>The complete comments are on file; this is a summary..</i></p> <p>Mr. Serratos manages the Living Solutions program. The clients the Living Solutions works with do not go to the work source agency. They lack computer skills, and the work source agency does not provide them with the 1:1 support that they need to complete even the initial assessment. There is a great need for economic opportunity programs in Rockwood. The average program participant has an income of \$3,500 at entry and \$21,000 on exit.</p>	<p>Economic opportunity programs, such as Living Solutions, are within Priority 3.</p>

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2/3/10 Cathy Sherick Police Activities League, HSI board member	<i>The complete comments are on file; this is a summary.</i> Champions the Priorities. Stable housing, services, and stable employment have a huge impact on children, on crime rates, and on rates of domestic violence. Ms. Sherick shares office space with Living Solutions has witnessed its impact on families.	Housing programs are within Priority 1. Services to assist families to maintain stable housing are within Priority 2. Economic opportunity programs, such as Living Solutions, are within Priority 3.
2/3/10 Steve Messinetti Habitat for Humanity Portland Metro East	<i>The complete comments are on file; this is a summary.</i> Habitat has produced 190 homes in Gresham. It just completed 36 in Rockwood. The average income of a new homeowner household is 41% MFI. The families Habitat has assisted into homeownership pay a total of \$150,000 in property taxes. Mr. Messinetti also cited some statistics from Fannie Mae about the positive impact of homeownership on other success outcomes for families with incomes below 60% MFI. Habitat has seen more than a 50% increase in the number of families coming to it for help. A \$30,000 subsidy from Tax Increment Funding or CDBG/HOME leverages \$120K in other resources and volunteer labor.	Homeownership programs are within Priority 3.
2/3/10 Valentina Stroc hek Human Solutions Client	<i>The complete comments are on file; this is a summary.</i> Ms. Stroc hek lost her job due to downsizing. Her husband also lost his job. She had a health crisis that generated \$12,000 in bills. She went to Human Solutions for rent assistance and received a broad spectrum of help. Her family, including two children, would have been homeless but for Human Solutions.	Rent assistance programs are within Priority 1. Economic opportunity programs, such as Living Solutions, are within Priority 3. Integrated approaches that prevent homelessness by providing families with comprehensive services can be extremely effective.
2/3/10 Brenda Jose Unlimited Choices	<i>The complete comments are on file; this is a summary.</i> Support the proposed Priorities. Unlimited Choices makes accessibility improvements to homes and apartments. Recently assisted an MIT Engineer disabled by a stroke and cancer. It cost \$90,000 to assist 60 homeowners. Allowing people to remain at home is very cost effective. If the 60 homeowners had to relocate to assisted living, the cost would have been \$2.5 million. If they had to relocate to adult foster homes, the cost would have been \$3.5 million. If they had to be moved to mid-range nursing homes, the cost would have been \$10 million.	HUD rules prevent Unliomited Choices from doing work in multi-family residences unless the owner can demonstrate that all building residents qualify as low-mod income. This program continues to be very useful for low-income homeowners.
2/3/10 Felipe (no last name submitted) Human Solutions Client	<i>The complete comments are on file; this is a summary.</i> This young man lives with his mom and two sisters. They became homeless, but received assistance from Human Solutions.	Rent assistance and services are within Priorities 2 and 3.

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<p>2/3/10 Dave Bachman President, Cascade Management</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Cascade Management manages 7,800 affordable housing units across Oregon, including 183 units in 6 properties in Gresham. CM employs 350 people. CM supports the priorities. Mr. Bachman observed that people underestimate the demand for affordable housing. More than 70% of tenants are rent-burdened (paying more than 1/3 of their income for rent). If utilities are included in the calculation, more than 90% of tenants are rent-burdened. When his company opens a new building, it is lased up in an average of 30 days. There is more demand for larger units. Lots of families are consolidating, with relatives moving in together to save on rent. The units CM manages are seeing more turnovers now due to job loss as a result of the poor economy.</p> <p>In response to a question from HCDC Commissioner Perkins, Mr. Bachman explained that his experience is that the degree of drug use is similar regardless of the level of affordability.</p>	<p>This analysis from the perspective of Cascade Management was very comprehensive and interesting. It supports the public's call for more large-sized apartments, and for more rent assistance.</p>
<p>2/3/10 Bill Wilmes Human Solutions Board Member</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Wilmes, who will be working for the Census, spoke about the high level of hidden poverty, and the scarcity of affordable housing. He noted the difficulty Multnomah County has experienced in trying to meet its "30 families housed in 30 days" pledge.</p>	<p>Our data shows that there is a persistently high level of poverty. More needs to be done to help families out of generational poverty, and to give them hope.</p>
<p>2/3/10 Warren Scott CDHS member</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Supports the Priorities and Principles. Believes they provide a huge foundational piece. Notes that the City of Gresham has changed its priorities this year to put more emphasis on funding public improvements. The percentage and amount that goes to public improvements or other activities will depend on the applications for funding that are received.</p>	<p>The Consortium appreciates the transparency of Gresham's process this year, and the many efforts by staff and board members to remain constructively engaged even as the news turned from bad to worse.</p>
<p>2/3/10 Cathy Olsen-Dennis CDHS member</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. Olsen-Dennis is a public health nurse. She sees many families who do not have enough of anything. She sees many Hispanic families who live together in multi-generational arrangement. It is hard to find jobs that pay enough to cover housing costs. It is hard for families to plan long-term when they are struggling day-to-day.</p>	<p>This underscores the need for more family-sized housing units, and for more culturally-specific service providers.</p>

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3/3/10 Gary Cobb Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Cobb expressed support for the Action Plan Priority 1 and 2 especially. Priority 3 is also important as the next step for economic opportunities. He shared that a little over nine years ago, he was homeless. He got into Hooper Detox, and a recovery program through Central City Concern, which greatly benefited him. Now he is paying part of a fair-market home, with a job for over eight years. Being in a safe place to live made all the difference, and he hopes to next use a VA home loan.</p>	<p>Drug and alcohol free housing is within Priority 2.</p>
3/3/10 Nicono Aaron Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. Aaron also expressed her support for Priority 2 in particular, as she was also homeless. Without the support she received, she said she wouldn't even be at this hearing caring about this issue. She expressed how hard it is to stay clean on the streets, so programs like the one at Central City Concern really need to continue. Having a safe home is very important, and the programs should be there for people after her who need the help.</p>	<p>Programs to support people seeking to end their homelessness are within Priority 2.</p>
3/3/10 Torrence Williams Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Williams wanted to thank HCDC for the opportunity to share his story, which greatly links to his support of Priorities 2 and 3. Coming from the federal prison system and the economy made it difficult for him to find employment, which led to his homelessness. The opportunity to get into the re-entry programs at Central City Concern and the Transition Center helped him. His situation helped him see the core issue; without housing, you can't establish yourself. Having a home has allowed him to complete his treatment and eliminate barriers to employment. The programs help people update skills and fill holes in resumes. Housing links it all together. Mr. Williams hopes people coming after him can also benefit to become productive members of society. He wanted to especially support Priorities 2 and 3, as well as Priority 1. Mr. Perkins asked Mr. Williams how he found out about the programs, are other prisoners aware?; Mr. Williams found out about the opportunities from the prison, through people he knew who had used the programs. A consolidated effort would help for prisoners to learn about the information, wraparound services.</p>	<p>People exiting the prison system face tremendous barriers. The Consortium will continue to use a variety of tools and to make strategic partnerships to mitigate or overcome these barriers. Such programs are within Priority 2.</p>
3/3/10 Lee Jackson Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Jackson expressed that this is a very important issue, as housing is a blessing in life. Growing up surrounded by bad role models, Mr. Jackson turned to substance abuse. Through incarcerations, he tried to figure out how to solve the problem. The housing piece and treatment component was the missing piece. The programs through Central City Concern were a platform to recovery. He also noted the importance of having these programs available to people coming after him. Mr. Jackson expressed his support for Priorities 1, 2, and 3, especially Priority 2.</p>	<p>Transitional housing with services is within Priority 2.</p>

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3/3/10 Kerry Lee Sumner Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Since the age of 15, Mr. Sumner lived a life of chronic homelessness, which led to a life of addiction and criminality. Alcohol and drug-free housing allows a safe place to develop life skills, and the treatment and mentoring programs are critical. Mr. Sumner expressed his support for Priorities 2 and 3. He is using employment access through Central City Concern, and has been able to develop his resume and other tools to gain employment.</p>	Transitional housing with services is within Priority 2.
3/3/10 Erin Salouin Central City Concern	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Ms. Salouin supports Priority 2, as she also suffered from drug addiction, homelessness, and prison. She very much wanted stability, and a safe place to call home. The programs at Central City Concern give people the opportunity to help themselves. Ms. Salouin has seen people who have come through before, and wants to see others coming after her. She has been able to recover and support her family.</p>	Transitional housing with services is within Priority 2.
3/3/10 Roosevelt Ross III Central City Concern Also submitted written testimony	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Ross recently became very involved in civic engagement, attending forums like this regularly. After an honorable discharge from the military, many problems led to criminality and alcohol. After being incarcerated, he became homeless. Along the way he heard about Central City Concern. Mr. Ross wants to support the continued funding for Priority 2, as without housing, there is no stability. Mr. Perkins asked if an individual has to be at a certain point to accept help and services, and Mr. Ross said that there will always be people who aren't ready for help, or don't use services to their potential. But they will hopefully be there when they are ready.</p> <p>Mr. Ross also included some written testimony, regarding Principle 4: There are many individuals that fall between the cracks and are unable to obtain housing assistance (especially Section 8). Someone like myself, I am single, no dependents, pay child support, pay taxes, have no disability, am a minority, and live in poverty. These types of people do not qualify for much housing assistance. Housing provides stability, which is critical to any positive, progressive, and healthy lifestyle. So please provide sufficient funding to help those that fall into the cracks.</p>	Transitional housing with services is within Priority 2.

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<p>5/5/10 Gary Cobb Central City Concern</p>	<p><i>The complete comments are on file; this is a summary.</i></p> <p>Mr. Cobb is the community outreach coordinator for Central City Concern, and is at the meeting to make a couple of comments. Mr. Cobb came to a previous meeting to testify on Priority two and three and after further reading, wants to support them further. In Priority Three it discusses evidence-based practices, and Mr. Cobb handed out Central City Concern's Employment Outcomes 2007-2009 (attached as Exhibit A). Mr. Cobb wanted to add that it seems we are moving in the right direction and keeping these services for homeless is very important; he succeeded using the programs and wants to ensure they are in place for future people who need assistance. Bruce Whiting asked a follow-up question regarding people with felony convictions as it is a major barrier to finding employment. Mr. Cobb noted that is an important piece to getting past those issues is getting into the support programs, such as at the Employment Access Center. Mr. Whiting also asked what the greatest need at CCC is, and Mr. Cobb explained that the waiting list is very long, at about 6-8 months long as demand is up. It seems many of the homeless people on the streets currently are not originally from Portland.</p>	<p>This testimony underscores the shortage of affordable units. Housing is within Priority 1 and services, including case management, are within Priority 2.</p>