

Full text of Consolidated Plan and Fair Housing Plan

- AI: www.portlandonline.com/phb/fairhousing
- Con Plan: www.portlandonline.com/phb/conplan

ORDINANCE NO. 184672

* Adopt and authorize the submission of the 2011-2016 Consolidated Plan, the FY 2011-2012 Action Plan application, for the Community Development Block Grant, HOME Investment Partnership, Emergency Shelter Grant, and Housing Opportunities for Persons with AIDS Programs, and the 2011 Analysis of Impediments to Fair Housing Choice to the U.S. Department of Housing and Urban Development. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds that:

1. The City of Portland, as a local government, is eligible to receive four federal housing and community development entitlement grants ("Formula Grants") from the U.S. Department of Housing and Urban Development (HUD):
 - a. Community Development Block Grant, pursuant to Title I of the Housing and Community Development Act of 1974, as amended;
 - b. HOME Investment Partnership grant, for the development of affordable housing for low and moderate income households, as authorized by The HOME Investment Partnership Act, as amended;
 - c. Emergency Shelter Act grant, pursuant to Title VI of McKinney-Vento Homeless Assistance Act of 1987 (P.L.100-71, 416 (b)), as amended; and
 - d. Housing Opportunities for Persons with AIDS (HOPWA) grant, pursuant to the AIDS Housing Opportunity Act [42 U.S.C. 12901], as amended.
2. Since 1995, the U.S. Department of Housing and Urban Development (HUD) has required a single consolidated submission for the planning and applications aspects of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships, and Housing Opportunities for Persons with Aids (HOPWA) formula programs. The multi-year Consolidated Plan and annual Action Plans have replaced the Comprehensive Housing Affordability Strategy (CHAS), the HOME program description, the Community Development plan and the CDBG final statement, and the ESG and HOPWA applications.
3. The CDBG program regulations provide that jurisdictions may create a consortium for the purpose of making application for formula grants through submission of a multi-year Consolidated Plan and annual Action Plans. The City of Portland has formed a Consolidated Plan Consortium with the City of Gresham and Multnomah County, Oregon, for this purpose each year since 1991. The City of Portland is the lead jurisdiction in the Consolidated Plan Consortium. The most recent Consortium agreements were executed in 2011.
4. The HOME program regulations provide that jurisdictions may create a consortium for the purpose of receiving and administering their HOME grants. The City of Portland has formed a HOME Consortium with the City of Gresham and Multnomah County, Oregon, for this purpose each year since 1991. The City of Portland is the lead jurisdiction in the HOME Consortium. The most recent HOME Consortium agreements were executed in 2010.

5. The City of Portland has been designated by HUD as the lead applicant for the HOPWA grant on behalf of Clackamas, Clark, Columbia, Multnomah, Skamania, Washington, and Yamhill Counties. City staff plans for the allocation of these funds with representatives from the seven counties.
6. Matching funds estimated to equal \$1,000,000 are required for the HOME program. The members of the HOME consortium will each contribute their *pro rata* share of match. Key sources of match are expected to include local Tax Increment funds; local General Funds; grant funds from the State Housing Trust Fund, value of below market financing using the Oregon Affordable Housing Tax Credit; value of donated property and donated labor; the value of property tax exemptions for low- and moderate-income home ownership properties developed in distressed neighborhoods; the value of property tax exemptions for low- and moderate-income rental housing owned by charitable non-profits and rented to income-qualified tenants; the value of property tax exemptions for low- and moderate-income housing developed under the New Multi-Unit Housing program; the value of building permit fee waivers and system development charge waivers; and the value of contributions from charitable and corporate sources. Although General Fund match may be available, federal regulations do not require a General Fund match for the HOME grant.
8. Dollar-for-dollar matching funds are required for the ESG program. The source of the \$441,899 match is expected to be General Fund allocated in the Portland Housing Bureau budget to Housing Access & Stabilization programs benefitting people experiencing homelessness.
9. Federal regulations do not require a local match for the CDBG, and HOPWA grants.
10. HUD has notified the City of Portland that, with its partners in the Consolidated Plan Consortium, the HOME Consortium and the HOPWA EMSA, it is entitled to funding for Fiscal Year 2011-2012 in the following amounts:

Grant	Amount	Entitlement Area
Community Development Block Grant	\$9,031,902	City of Portland
HOME Investment Partnership Program	\$4,039,900	Portland HOME Consortium
Emergency Shelter/Solutions Grant	\$440,000	City of Portland
Housing Opportunities for Persons with AIDS	\$1,086,484	City of Portland for EMSA (Clackamas, Clark, Columbia, Multnomah, Skamania, Washington, and Yamhill Counties)

11. The City of Portland, as the lead jurisdiction in the Consolidated Plan Consortium, has complied with public notice and hearing requirements set forth in the Consolidated Plan regulations and the Consortium's duly adopted Citizen Participation Plan (included in the Consolidated Plan as Appendix A), as amended.

12. Council has been fully apprised of the provisions of and has reviewed the 2011-2016 Consolidated Plan, the FY 2011-2012 Action Plan submission and the one-year budget included in it.
13. The Consolidated Plan 2011-16, the annual Action Plan for FY 2011-12, and the , applications and certifications for the aforementioned plans were due to be submitted to HUD on or before May 16, 2011. However, the City made a timely request to have the deadline extended to June 17, 2011. HUD granted that request by letter dated _March 30, 2011.
14. It is appropriate and in the public interest that the Mayor be authorized to apply for and receive these formula grant funds from HUD for the City of Portland and its inter-jurisdictional partners.

Section 2. The Council also finds that:

1. HUD requires each local government to submit a certification with its Consolidated Plan and annual Action Plan that it is Affirmatively Furthering Fair Housing (AFFH) (24 CFR 91). Each jurisdiction is required to (1) conduct an analysis of impediments to fair housing choice; (2) make recommendations and then take appropriate actions to overcome the effects of impediments identified through that analysis; and (3) maintain records reflecting the analysis and actions.
2. The City of Portland, as lead jurisdiction in the Consolidated Plan Consortium, prepared its first Analysis of Impediments to Fair Housing Choice (AI) in 1996. Portland updated the AI in 2005. For 2011, Portland has prepared a new Analysis of Impediments to Fair Housing Choice report (the 2011 AI Report). The 2011 AI Report outlines the identified impediments to fair housing choice, and lists prioritized recommendations for the Consolidated Plan Consortium jurisdictions to follow.
3. The City of Portland has complied with public notice and hearing requirements set forth in the Consolidated Plan regulations, the Consortium's duly adopted Citizen Participation Plan, as amended, and HUD's Fair Housing Planning Guide with respect to the development of the 2011 AI Report. A stakeholder advisory committee of twenty-three persons participated in the development of the 2011 AI Report and the names of these participants are listed within it.
4. Signed certifications that the City of Portland, City of Gresham, and Multnomah County are Affirmatively Furthering Fair Housing are included in the 2011-2016 Consolidated Plan.

NOW, THEREFORE, the Council directs:

- a. That the City adopt the 2011-2016 Consolidated Plan, the FY 2011-2012 Action Plan, and the 2011 Analysis of Impediments to Fair Housing Choice Report.


- b. The Mayor is authorized to apply to the U.S. Department of Housing and Urban Development for the following grants in the amounts specified and on behalf of the City of Portland and all other jurisdictions identified:

Grant	Amount	Entitlement Area
Community Development Block Grant	\$9,031,902	City of Portland
HOME Investment Partnership Program	\$4,039,900	Portland HOME Consortium
Emergency Shelter/Solutions Grant	\$440,000	City of Portland
Housing Opportunities for Persons with AIDS	\$1,086,484	City of Portland for EMSA (Clackamas, Clark, Columbia, Multnomah, Skamania, Washington, and Yamhill Counties)

- c. The Mayor is authorized to provide such assurances and information to the Department of Housing and Urban Development as may be required for application and orderly management of the grants.

Section 3. The Council declares that an emergency exists because delay in funding would interrupt the ability of the jurisdictions to carry out the programs and services as outlined in the 2011-2016 Consolidated Plan and the FY 2011-12 Action Plan; therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council: **JUN 15 2011**

LaVonne Griffin-Valade
Auditor of the City of Portland
By 

Commissioner: Nick Fish
Prepared by: Kate Allen & Beth Kaye
Date Prepared: June 1, 2011

Deputy

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<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Nick Fish</p> <hr/> <p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor /Finance and Administration - Adams</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish <i>Nick Fish by EA</i></p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Leonard</p> <hr/> <p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau: Portland Housing Bureau Bureau Head: Margaret Van Vleet <i>Margaret Van Vleet</i></p> <p>Prepared by: Kate Allen & Beth Kaye Date Prepared: June 1, 2011</p> <p>Financial Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Council Meeting Date June 15, 2011</p> <p>City Attorney Approval <i>Law</i></p>	<p>CLERK USE: DATE FILED <u>JUN 10 2011</u></p> <hr/> <p style="text-align: right;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <i>Nick Fish</i> Deputy</p> <hr/> <p>ACTION TAKEN:</p>
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AGENDA
<p>TIME CERTAIN <input checked="" type="checkbox"/></p> <p>Start time: 10:30</p> <p>Total amount of time needed: 30 mins (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input type="checkbox"/></p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Leonard	4. Leonard	✓	
Adams	Adams	_____	_____