Cities of Portland and Gresham

Multnomah County, Oregon

Consolidated Plan

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Section One:

Introduction and Overview

2011-2016 Consolidated Plan

Introduction & Overview

The Consolidated Plan 2011-2016 (Plan) is both a combined housing and community development plan and an application to the U.S. Department of Housing and Urban Development (HUD) for funds available to cities and counties under four formula grant programs. HUD allows these funds to be used to benefit low-and moderate-income people and neighborhoods, within specific priorities established by the local jurisdictions.

This Plan for 2011-2016 represents the fifth multi-year cycle of coordinated planning that began with the Comprehensive Housing Affordability Strategies (CHAS) adopted in 1991 by the Consortium. The members of the Consortium are the City of Portland (as the lead agency), the City of Gresham, and Multnomah County (representing the unincorporated portions and smaller cities within its boundaries). HUD requires that the Consortium establish priorities for the allocation of federal resources.

Over the next five years, the Consortium will make investments of federal housing and community development resources according to the following priorities. These priorities should be construed broadly, to include all activities that might reasonably advance the policy objective, and are not presented in Priority Order.

Consortium Priority One: Rental Housing

Increase the production and preservation of rental housing, with an emphasis on rental homes for households who face the greatest challenges finding housing in the private market.

- We will preserve the affordability of existing, privately-owned, federally-subsidized rental housing projects covered by affordability contracts that would otherwise expire.
- We will invest in programs that improve the quality of rental housing.
- We will invest in housing units that are affordable and accessible to people transitioning out of homelessness.
- We will promote fair and non-discriminatory access to quality affordable rental housing for all households in all neighborhoods throughout Multnomah County.
- We will work to align non-capital resources like Section 8, Continuum of Care and homeless service funding to the production of new housing units to support both the financial

stability of the housing and the people calling the units home over the long haul.

Gresham-specific rental housing sub-priorities:

- Focus on rental homes affordable to households with incomes at or below 50% of the area's Median Family Income.
- Focus on housing senior citizens and special needs populations.

Portland-specific rental housing sub-priorities:

- Emphasize the production of deeply affordable units.
- Establish appropriate production targets for a range of housing affordable and desirable to Portland's diverse population whose housing needs are not met by the private market, including our low-wage workforce.
- Develop geographic priorities for capital investment in housing to promote complementary goals of economic revitalization, prevention of residential displacement and sustainable communities.
- Manage existing housing assets to meet the community's housing needs while conserving public resources.
- Work with community partners to leverage the family-wage construction jobs and other opportunities for economic participation created by housing production to advance PHB's equity goals.

Multnomah County-specific rental housing sub-priority:

- Invest in housing programs that focus on providing decent, stable housing for those with greatest need.

Consortium Priority Two: Homelessness Prevention

Invest in programs with a proven ability to transition people quickly and permanently from homelessness to housing and in programs that efficiently and sustainably prevent homelessness.

- While we will maintain a basic safety net that includes shelter and services that provide a level of safety off the street, we will give a higher priority to investments that truly prevent or end homelessness. Over time, we believe investing in programs under this priority will reduce the need for shelters.

- Preventing homelessness through limited interventions like rent assistance, foreclosure and eviction prevention, and low-cost repairs to that make housing safe and accessible for low-income owners and renters, is cost-effective and makes sense.

- We will shift resources from less-focused, more costly programs to the strategies with a proven track record for efficiency and success.

- We will ensure that investments under this priority equitably benefit all communities experiencing homelessness or the threat of homelessness.

- We will work to reduce time spent in shelter beds waiting for housing placement by better aligning programs like rental assistance that help move people into permanent housing.

Multnomah County-specific homelessness prevention sub-priority:

  - Invest in housing programs that focus on providing decent, stable housing for those with greatest need.

Consortium Priority Three: Homeownership

Invest in programs and strategies proven to assist low and moderate income families to sustainably purchase a home or retain a home they already own.

- We will promote fair and non-discriminatory access to quality affordable homeownership for all households in all neighborhoods throughout Multnomah County.

- Maximize the impact of investments in homeownership by

focusing on strategies like limited down payment assistance and the community land trust model that fairly balance the level of public investment against the goals of assisting a greater number of households and ensuring that assisted families can sustain their ownership over time.

- Focus investments on cost-effective programs that are effective in helping existing low-income minority homeowners maintain the health and safety of their homes.

Portland-specific homeownership sub-priority:

  - Focus investments on families from Portland's communities of color to address the low rates of minority homeownership that have resulted from historic legal barriers and current institutional patterns and practices.
  - Invest in programs that effectively prepare and position low and moderate income families of color to purchase and retain their homes in an effort to overcome historic gaps in homeownership rates while fully complying with the laws and regulations that further fair housing.

Consortium Priority Four: Short-Term Shelter

Maintain a community safety net that provides short-term shelter, information and referral services to County residents facing homelessness or housing crisis.

- We will maximize the availability of shelter to those most vulnerable to the debilitating effects of street homelessness.
- We will work to reduce time spent in shelter beds waiting for housing placement by better aligning programs like rental assistance that help move people into permanent housing.
- We will maintain a set of basic community services that provide low-cost, time sensitive information and referral so households facing homelessness, eviction or foreclosure

can help themselves or find the help they need in the community.

- We will work to ensure that investments under this priority equitably benefit all communities experiencing homelessness or the threat of homelessness.

Consortium Priority Five: Economic Opportunity

Invest in comprehensive, evidence-based programs that assist adults and youth to improve their economic condition by increasing their incomes and assets.

Multnomah County-specific economic opportunity sub-priority:

- o Support social service operations for organizations assisting homeless families, low-income citizens and special needs populations to expand economic opportunities.

City of Gresham Priority Six: Infrastructure Development

Invest in community infrastructure development and redevelopment in low- and moderate-income neighborhoods to safeguard public health, improve livability and promote economic development.

City of Gresham Priority Seven: Economic Opportunities

Increase economic opportunities through redevelopment and job-creation activities.

Multnomah County Priority Eight: Infrastructure

Invest in infrastructure and public facilities development to stabilize and revitalize low- and moderate-income communities.

Partner Organizations and Agencies

Organization/ Agency	Product	Market Segment
US Dept of Housing & Urban Development	Program funds, loan guarantees	Low- and moderate-income housing and community development activities
Coalition for a Livable Future	Equity advocate, equity atlas.	All
Conventional Lenders	Private and public/private partnership housing; single family mortgage loans	All
Corporation for Supportive Housing	Policty recommendations & best practices	Chronically homeless persons
Ecumenical Ministries of Oregon	Shared housing, advocacy on poverty and homelessness issues.	Low-income households; families and individuals experiencing homelessness.
Enterprise Community Partners	Technical assistance for neighborhood and nonprofit developers, limited predevelopment loans	80% MFI or below
Equity Investors	Equity participation as owner orjoint venture partner for housing developments, tax credit investments	Development for households at 50-60% MFI
Federal Consumer Financial Protectection, Bureau of the Department of the Treasury	Created in 2010, the CFPB is charged with empowering consumers with the information abou tthe costs and features of financial services that they need to make sound financial decisions.	Mortgages, credit cards, other consumer financial products and services.
Federal Funding Oversight Committee	Peside at public hearings on shared elements of the Con Plan; make recommendations to the jurisdictions based on findings that Citizen Participation Plan was followed and Action Plans are reasonable.	Con Plan Process
Fair Housing Council of Oregon	Education on fair housing; audit testing; enforcement of federal housing law.	Rental, homeownership, and financial services.

Partner Organizations and Agencies

Organization/ Agency	Product	Market Segment
Federal Interagency Council on Homelessness	Program funds for efforts to end chronic homelessness.	Chronically homeless persons
Federal Home Loan Bank	Wholesale source of long-term credit for housing	All
Federal Home Loan Mortgage Corporation (FHLMC) /Government National Mortgage Association (GNMA)	Conduit for single-family and multi-family loans	Low- and moderate-income households
Federal National Mortgage Association (FNMA)	Conduit for single-family and multi-family loans	Low- and moderate-income households
Gresham Urban Design and Planning	Federal funds administrator for loans and grants, City of Gresham	Very low- to moderate-income neighborhoods and individuals.
Gresham Community Development and Housing Sub-committee (CDHS)	Policy recommendations	Very low-, low- and moderate-income households
Government National Mortgage Association	Conduit for single family and multi-family loans.	Low and moderate-income households.
Oregon Housing Alliance	State-wide advocacy for Opportunity Agenda, including new resources to increase housing affordability for renters and first-time homebuyers.	0-80% MFI, with an emphasis on 0-30% MFI
Home Forward (formerly Housing Authority of Portland)	Developer and funder of affordable housing in Mulntomah County, Public Housing, HOPE VI, Section 8 programs, Shelter + Care, bonding capacity.	Very low- and low-income
Housing and Community Development Commission (HCDC) (1991-2010)	Until it was dissolved in December 2010, HCDC provided policy advice, plans and reports required by HUD.	Advocate for system change to benefit very low-, low-, and moderate-income households; advocate for increase number of minority homeowners.

Partner Organizations and Agencies (continued)

Organization/ Agency	Product	Market Segment
Housing Authority of Portland (HAP)	See Home Forward	
Housing Development Center (HDC)	Techincal assistance with affordable housing development	Very low- and low-income rental housing, limited low-income homeownership
Human Solutions, Inc.	Transitional housing, job training and rent assistance, advocacy	Low-income and homeless families
Metropolital Service District (Metro)	Technical assistance for housing and transportation policy and planning, including planning for sustainable development.	All incomes, with special focus on affordable housing to households with income of 80% MFI and below, and housing located in town centers along mass transit.
Multnomah County Commission on Children, Families & Community	Anti Poverty Framework, School-Age Policy Framework and the Early Childhood Framework	Very low-income (30% MFI and below) families
Multnomah County Department of County Human Services (DCHS)	Administration of federal, state and local service funds, direct social service delivery, contact for social service delivery, policy recommendations, coordination of county housing programs, housing development grants, sale/lease of surplus county properties for special needs and supportive special needs housing in Multnomah County, administration of community development funds, donation of tax-foreclosed properties, social service delivery grants.	Supportive housing for low-income elderly, physically disabled, mentally ill, alcohol or drug addicted, and developmentally disabled.
Neighborhood Partnership Fund	Technical assistance to local non-profit CDCs; admin of Bridges to Housing program.	80% MFI and below; Bridges to Housing limited to high-need homeless families who are high-resource users.

Partner Organizations and Agencies (continued)

Organization/ Agency	Product	Market Segment
Network for Oregon Affordable Housing (NOAH)	Line of credit for working capital, bridge and construction loans; maintain preservation database and provides techincal assistance on preservation of expiring use properties.	Primarily below 80% MFI
Nonprofit Developers (CDCs)	Single- and multi-family housing, both homeonwership and rental	Primarily below 80% MFI
Operation HOME	Strategies, support and technical assistance	Minority homeownership
Oregon Corporation for Affordable Housing (OCAH)	Housing production support and technical assistance, capital general for tax-credit purchase	Low-income
Oregon Opportunity Network	Affordable housing policy, technical assistance, advocacy for new resources	Low- and moderate-income housing and community development activities and training, statewide scope
Portland Bureau of Development Services (BDS)	Regulatory oversight of building, hosuing and zoning codes	All
Portland Housing Advisory Commission (PHAC)	Portland-specific policy advice	All, with an emphasis on housing for households not served by the private market.
Portland Housing Bureau	Contract administrator for federal loan and grant programs and tax increment financing, operating support to community nonprofit developers, leading policy initiatives, such as Operation HOME.	Rental and homeownership, community development, homeless persons. Serve households below 80% MFI; uses TIF affordable housing set-aside to fund 0-60% rental development and 0-100% homeownership programs.
Portland Bureau of Planning and Sustainability (BPS)	Long-range policy and Comprehensive Plan, Portland Plan, neighborhood and community planning, administration of tax exemption programs.	All

Partner Organizations and Agencies (continued)

Organization/ Agency	Product	Market Segment
Portland Development Commission (PDC)	Urban renewal agency, focusing on economic development activities	All
Portland Housing Center (PHC)	Information, education, and counseling for propsective homeowners and renters, financial service products.	Low- and moderate-income households.
Portland Proposal Review and Project Advisory Committee	Economic Opportunity Initiative project selection and policy recommendations.	Low-income people
State of Oregon Department of Housing and Community Services (OHCS)	Permanent financing via bonds, gap funding via the Housing Trust Fund, Oregon Affordable Housing Tax Credits, and Federal Low-Income Tax Credits; short-term financing for acquisition of preservation properties through the Oregon Housing Preservation Fund. Administer federal stimulus programs including Neighborhood Stabilization and "Hardest Hit" program	Very low- and low-income rental and homeownership
Unlimited Choices	Rehab and repair of homes; tenant advocacy	People with a physical disability; people who qualify as low and moderal low-income by HUD guidelines

Introduction & Overview

The following federal resources are subject to the Plan:

Community Development Block Grant (CDBG) Program. The cities of Portland and Gresham, and urban Multnomah County (the area of the County outside the city limits of Portland and Gresham) each receive CDBG funds which can be used for activities such as housing, public services, community facilities, public improvements, economic development, and community revitalization.

HOME Investment Partnership. The HOME program is authorized under Title II of the National Affordable Housing Act for the purposes of:

1. Expanding the supply of affordable housing for low and very low-income families with an emphasis on rental housing;
2. Building state and local non-profit capacity to carry out affordable housing programs; and
3. Providing coordinated assistance to participants in the development of affordable low-income housing.

The cities of Portland and Gresham and Multnomah County are partners in the HOME Consortium, with Portland designated as the lead jurisdiction. The jurisdictions work together to implement the Consolidated Plan.

Emergency Shelter Grant (ESG). ESG funds can be used for the rehabilitation or conversion of buildings into homeless shelters. This program also may fund certain related social services, operating expenses, homeless prevention and rapid re-housing activities, and administrative costs. HUD allocates ESG funds annually based on the formula used for the Community Development Block Grant (CDBG). The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds.

Housing Opportunities for Persons with AIDS (HOPWA) is an entitlement program administered by the City of Portland for a seven-county area including Multnomah, Washington, Clackamas, Yamhill, and Columbia Counties in Oregon, and Clark and Skamania Counties in Washington. Portland works closely with the other jurisdictions in planning and allocation of HOPWA resources. HOPWA funds are targeted to low-income individuals with HIV/AIDS or related diseases and their families. HOPWA funds may be used to support a wide range of services and

housing activities. Supportive services must be provided as part of any housing funded by HOPWA.

The Plan also describes how other sources of federal, state, local, and private funds contribute to the overall strategies adopted in the Plan.

Introduction & Overview

The City of Portland is the lead agency in the HOME Consortium. The Portland Housing Bureau (PHB) administers the HOME funds and as such is designated as the lead agency for the Plan. PHB has delegated much of the coordination of the Plan process and county-wide plan development to the Federal Funding Oversight Committee (FFOC).

INTER-AGENCY AND JURISDICTIONAL CONSULTATION

The Plan development process for Fiscal Years 2011-2016 continues the inter-jurisdictional, cooperative venture begun during the initial stages of the CHAS planning process. The Consortium established during the CHAS and first Five Year Plan began this Plan with oversight from the county-wide Housing and Community Development Commission (HCDC). However, in 2010, the Consortium shifted to a new public involvement and oversight structure. This change was prompted by the City of Portland's decision to form its own, jurisdiction-specific Portland Housing Advisory Commission, and to dissolve HCDC. The Consortium moved to a confederated structure designed to provide its member jurisdictions with greater policy independence and greater flexibility about when and where to hold hearings to maximize local participation. The new structure preserves efficiencies regarding County-wide strategy development, public notifications, public hearings, and document production

Federal Funding Oversight Committee

The Consortium's Citizen Participation Plan was amended to create a new multi-jurisdictional committee, the Federal Funding Oversight Committee. Each jurisdiction appoints two members to the FFOC. The FFOC is charged with overseeing the public involvement process on the development of confederated and joint elements of the Plan, including the priorities, the anti-poverty strategy and the other strategies, and the analysis of impediments to fair housing. Independent plan elements, such as each jurisdiction's annual action plan, will be overseen by the jurisdiction-specific advisory committees.

Consortium Staff

The Portland Housing Bureau provides lead staff for the Consortium. Also supporting the Consortium is an inter-agency team representing the Portland Bureau of Planning & Sustainability, Home Forward (formerly the Housing Authority of Portland), Multnomah County, and Gresham's Department of Urban & Design Planning. In addition, in

the course of Plan Development, Portland staff undertook extensive consultation with the Oregon Department of Housing and Community Services, Metro regional government, the surrounding counties (Clark, Clackamas and Washington), social service agencies providing services in Multnomah County, non-profit developers, for-profit developers, and service organizations.

Required Consultation for the Consolidated Plan

In preparing the Consolidated Plan, the Consortium has consulted with other public and private agencies that provide assisted housing, health services and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons). These consultations occurred in the course of regularly-occurring meetings of the Housing and Community Development Commission, the Coordinating Committee of the local Ten Year Plan to End Homelessness, and in special meetings and hearings sponsored by the City of Portland in conjunction with the creation of the new Housing Bureau and the development of a new Strategic Plan, and in specially notices Consolidated Plan hearings. Consultation occurred with both housing and service providers, the Housing Authority, homeless persons, people with disabilities, and organizations that provide services to homeless families, people with alcohol or drug addictions, people with developmental disabilities, HIV affected families, the elderly, homeless adults, children and families, and people with mental illness. Many provided additional testimony at the public hearings. (Please see *Appendix B.*)

The Consortium consulted with state and local health agencies regarding lead paint issues. Child welfare agencies do not have a role in lead hazard identification or abatement in Multnomah County.

The Consortium consulted with Home Forward and Metro, the regional planning agency, during the development of this plan.

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

Institutional Structure

The responsibility for implementing the Plan will rest with the Portland

Housing Bureau, Gresham's Department of Urban and Design Planning, Multnomah County Department of Human Services, and Home Forward. However, implementation cannot proceed without the involvement and support of several public and private agencies. The following list describes the various institutions, businesses, and agencies responsible for the delivery of housing and economic opportunity services in the region. Each description of a product and market segment is not intended to be a complete account of activities for each entity.

There are many players dedicated to improving the conditions of low- and moderate-income residents in Multnomah County. Our impressive toolbox and our record of involving both the public and private sectors are our greatest strengths. However, silo thinking and lack of communication can result in duplication of efforts, dilution of resources, and other discord. To address this potential for chaos, the major players have pursued strategies of communication and coordination.

Home Forward (formerly the Housing Authority of Portland) an independent chartered public housing agency created by the Portland City Council, and the preeminent agency involved in housing very low-income residents, has been a leader in local efforts to increase communication. Several years ago, Home Forward extended its geographic base to include the entire County. Portland, Gresham, and Multnomah County each have the right to appoint representatives to Home Forward's Board of Directors. In addition to increasing its partnerships with other housing authorities, and non-profit entities, Home Forward has partnered with for-profit entities to explore new means of housing production and service delivery.

Citizen Participation

As required by federal regulations, a Citizen Participation Plan describing the overall framework for public involvement was adopted by the participating jurisdictions in May 2005. The CPP was amended in May 2010. Further amendments have been proposed as part of this Consolidated Plan cycle. The revised Citizen Participation Plan is appended to this Plan in Appendix B, Citizen Participation Plan.

This Section describes the scope of public participation activities conducted for this Plan.

The Consortium hired additional staff to ensure that a broad cross section of Multnomah County residents participated in the Needs Assessment

for this Plan. In order to broaden public participation, the Consortium sponsored nine hearings at locations across the County. Most of the hearings were co-sponsored with community-based organizations, and leadership from the organizations participated in leading the hearings. Six of the hearings were organized around a particular theme, and staff made extra efforts to invite those interested in the theme to attend the hearing. For example, a hearing on the housing and service needs of our aging population was held at the Mittleman Jewish Community Center and co-sponsored with Elders in Action. Invitations were extended to a list of organizations that provide housing and/or services to seniors, as well as to faculty and students affiliated with the Portland State University Institute on Aging. Comments were accepted at nine public hearings, as well as by mail, phone, web, and e-mail. Translation services were provided when requested. All hearings locations were accessible to persons with disabilities

The Role of Advisory Boards

The HCDC, a volunteer citizens' commission appointed by the elected officials of the participating jurisdictions served as the primary advisory body during the development of the Needs Assessment. In December, 2010, Portland dissolved HCDC and created the Portland Housing Advisory Commission, a volunteer advisory Commission appointed by Portland City Council. Gresham has a Community Development and Housing Sub-committee of its Planning Commission, appointed by the Gresham City Council, and Multnomah County has a Policy Advisory Board, consisting of representatives of the unincorporated County and its small cities. These jurisdiction-specific advisory bodies oversee the development of the annual Action Plans. Each jurisdiction also appoints two citizens to the Federal Funding Oversight Committee, a new advisory body that assumed oversight duties from HCDC with respect to the Priorities and the Strategic Plan.

Jurisdiction staff engages in an ongoing process of coordination and consultation so that they can provide these advisory bodies with historical information, policy options, and well-thought-out recommendations. Both Multnomah County and the City of Portland participate in the Coordinating Committee to End Homelessness, the group charged with overseeing Home Again, the Ten Year Plan to End Homelessness in Portland and Multnomah County, and making funding recommendations in the Continuum of Care process.

The Public Process for this Planning Cycle

Date	Event
October 21, 2009	Public needs hearing on Impact of the Recession - Flloyd Light Middle School, SE Portland
October 28, 2009	Public needs hearing on Equitable Access to Resources - King Elementary School, NE Portland
November 4, 2009	Public needs hearing on challenges to affordable rental housing - United Way, SW Portland
November 5, 2009	Public needs hearing on Homeownership - New Columbia Community Center, N Portland
November 12, 2009	Public needs hearing on Fair Housing issues - East Portland Community Center - E Portland
November 18, 2009	Public needs hearing on Homelessness - First United Methodist Church - SW Portland
December 2, 2009	Public needs hearing on Aging and Elderly needs - Mittleman Jewish Community Center - SW Portland
February 23, 2011	Public needs hearing on general housing needs and fair housing - East Portland Community Center - E Portland
March 22, 2011	First draft of the 2011-2016 Consolidated Plan Priorities and Strategies released to the public for 30-day Comment Period. FY2011-2012 Action Plans for Multnomah County and City of Gresham also released.
April 5, 2011	Portland Housing Advisory Commission public hearing on draft 2011-2016 Consolidated Plan Priorities - Portland Housing Bureau

April 13, 2011	County-wide public hearing on the Priorities to guide the Plan, as well as the 2011 Analysis of Impediments to Fair Housing Choice report (Fair Housing Plan. Federal Funding Oversight Committee presided - Portland Housing Bureau
May 4, 2011	FY2011-2012 Action Plan for the City of Portland released for 30-day comment period.
May 19, 2011	Public hearing for the FY2011-2012 Action Plan for the City of Portland - Portland Housing Bureau
May-June 2011	The City Councils of Portland and Gresham, and the Multnomah County Board of Commissioners adopted the 2011-2016 Consolidated Plan, the Fair Housing Plan, and the FY2011-2012 Action Plans.

Minority Business Outreach

Property owners/borrowers carry out the bulk of contracting opportunities rather than the City. Borrowers of amounts under $100,000 receive information about opportunities and are encouraged to solicit quotes from minority and women business enterprises.

Monitoring

Some projects are funded by more than one jurisdiction. To reduce administration and monitoring, interagency agreements state that only one jurisdiction will manage a project and management responsibilities will alternate between jurisdictions.

City of Portland: CDBG, ESG, HOME and HOPWA

The PHB provides monitoring for CDBG, ESG, HOME and HOWPA-funded projects. Monitoring activities may include program performance, fiscal accountability and regulatory compliance and may involve internal file review and/or on-site reviews. An objective of all internal file reviews and on-site reviews is to ensure that the City will meet the goals and objectives set forth in the Consolidated Plan. Program Managers

select the projects to be site monitored for program performance and regulatory compliance based on completion of internal file reviews. Program Managers work with fiscal staff to determine which projects will also receive a fiscal review. Generally, projects which receive large amounts of City funding, projects which are administered by unsophisticated or inexperienced organizations, projects which appear to be having difficulties in meeting contract or program requirements, and projects which require more intensive technical assistance receive priority in establishing a monitoring schedule.

Internal file review consists of completion of Risk Assessment and Desk Monitoring checklists, as well as reviews of invoices and progress reports submitted, external audits, and other materials submitted by the contracting agency to determine that the project is on schedule, fiscally accountable, complying with contractual requirements and regulations. On-site reviews can include any or all of the following: program file and systems review at the contractor facility (e.g. income verification forms and process for collecting information); visiting sites where the activity is being carried out (e.g. a house under construction or the operation of a public service activity) or has been completed (in the case of property improvements); interviewing participants and clients as well as agency staff; fiscal file and systems review.

HOME

All HOME projects are monitored by the City's subrecipients for compliance with all HOME requirements, e.g., long-term compliance with housing codes and affordability requirements. Monitoring is performed on a regular schedule at the intervals required by HOME regulations.

Multnomah County

Multnomah County provides monitoring for CDBG-funded projects and may involve internal file review and on-site reviews to ensure that subrecipients comply with regulations governing their administrative, financial and programmatic operation and to ensure that the County achieves the goals and objectives of the Consolidated Plan.

The County strives to provide up-front assistance and information about requirements through the application process, contract preparation, ongoing communication, and technical assistance.

The County performs on-site monitoring of active CDBG-funded projects annually. Monitoring activities may include program performance, fiscal accountability and regulatory compliance. Effort is made to perform on-site reviews in conjunction with other funding agencies to avoid duplication and reduce burden on project sponsors. A letter is sent to project manager's summarizing the results of the review and any follow-up action necessary.

Public contracts for CDBG funds require that sub-recipients submit monthly activity reports and semi-annual reports on progress toward achieving contractual compliance.

City of Gresham

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

- In an effort to assist applicants with addressing all applicable federal regulations, the city provides information about relevant regulations in the funding application materials. While this information may not be sufficient for an applicant unfamiliar with the regulations, it does serve as a reminder to those who have some familiarity with CDBG and HOME of the requirements they will have to meet if funded.
- The city also conducts a workshop for all prospective applicants at the beginning of the application period, to familiarize the applicants, with the regulations and requirements associated with the CDBG and HOME programs.
- Applicants are encouraged to meet with City staff to review the federal regulations and to answer any questions the applicants may have concerning the application process. This is an opportunity to assist applicants in shaping their projects in a manner that conforms to HUD guidelines.
- City staff reviews written applications to ensure general compliance with federal regulations at the initial stage in the application process.
- After extensive review by staff, the Community Development and Housing Subcommittee (CDHS), and a Technical Advisory Group, staff informally assesses the applicant's background and experience and the complexity of the project to determine how best to proceed with

formalizing a contractual agreement. If the applicant is receiving funds for a service or project that they have completed successfully in a previous year, staff may simply send out a renewal contact. If it is a new project of some complexity with a new partner, then staff may prepare checklists and hold multiple meetings to ensure that the project is developed appropriately. Staff will provide considerable guidance upfront on Davis Bacon, Uniform Relocation Act, Lead Based Paint, and other related compliance issues.

- All contracts include provisions for providing written reports to the city on a regular basis. Delays in reporting may result in the city delaying payment of invoices until the required reports are provided.

Periodically-, the city sponsors an informal meeting for all public service and housing service providers to better coordinate service among agencies and to provide a forum for discussing mutual interests or concerns. Typically, a good portion of the meeting is spent discussing contractual requirements such as revisions to reporting forms or other HUD changes.

- For all housing projects for which the city provides funding for construction, the city assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. Community Revitalization staff continue to monitor overall progress.
- The City of Gresham will complete an annual risk assessment of its CDBG subrecipients. The purpose of this risk assessment is to identify which subrecipients will require comprehensive monitoring during the program year. The risk assessment uses the following criteria to identify high-risk subrecipients which will require comprehensive monitoring:
- those who are new to CDBG programs and have never received CDBG funding previously;
- those who have experienced turnover in key staff positions;
- those with previous compliance or performance problems;
- those carrying out high-risk activities; and
- those undertaking multiple CDBG activities for the first time.

Comprehensive monitoring of high-risk subrecipients will include a minimum of three on-site project monitoring visits during each

program year. If a subrecipient is determined to be high-risk, they may also be required to submit monthly financial and program outcome reports (vs. quarterly). The schedule of each on-site monitoring visit will be determined by the subrecipient project schedule and a standardized monitoring checklist will be used when evaluating each subrecipient CDBG- funded project. There are four parts to the monitoring review:

1. Program compliance
2. Project achievements
3. Financial and grant management systems (performed by the city's financial staff)
4. Regulatory Compliance

(Footnotes)

[1] In 2010, the Median Family Income (MFI) for a four-person household in the Portland Metropolitan Statistical Area is $71,200. The income of a four-person household at 80% MFI is $56,950. The income of a four-person household at 50% MFI is $35,600.

[2] Developmental disabilities is used in a broad sense to include a wide range of cognitive disabilities.

Section Two:

Needs Assessments

Housing Needs
Homeless & Housing Inventory
Market Analysis

2011-2016 Consolidated Plan

Housing Needs Assessment

Introduction

This section provides data snapshots of the people who call Multnomah County home. Whenever possible, data is presented using the most recent 2010 U.S. Census data; however, other data, such as the Comprehensive Housing Affordability Strategy (CHAS) has not yet been updated. This section will be updated as new data becomes available.

Included:

- Population Characteristics of the Region
- Racial and Ethnicity Composition of the Region
- Housing Problems and Affordability for Low- and Moderate-Income Households
- Need for Housing Assistance by Race and Income Level
- Housing Needs for Low-Income Renters
- Housing Needs for People in Poverty
- Persons with Special Needs
- Homeless and Housing Inventory:

  - Continuum of Care Housing Activity Chart

Population Characteristics of the Region

Population Growth Over Time

A recently published report, Population Dynamics of the Portland-Vancouver MSA, uses 2009 American Community Survey data and population estimates to trace population dynamics in Portland and its surrounding counties. Since the 1930s, the Portland-Vancouver metropolitan area has grown at least as fast as the United States, sometimes growing at double the speed of the nation. Oregon has long been a destination for migrants seeking opportunities and lifestyle amenities. The Portland region's growth rate has tended to mirror the state of Oregon's growth rate, partly because the region is home to a large share of the state population.

Effects of Recession on Population Growth

Population levels are sensitive to fluctuations in the economy. When the economy falters in the Portland-Vancouver MSA, there is a decrease in in-migration.

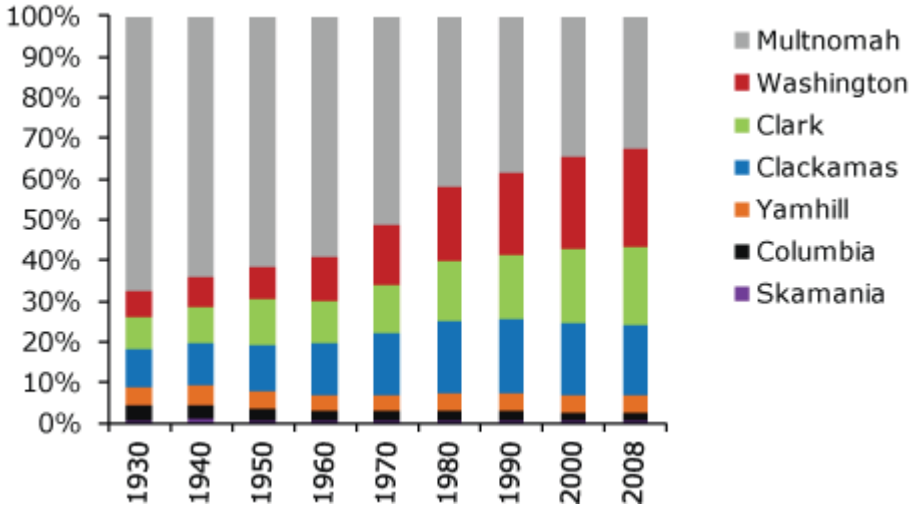
In the 1980s, the economic downturn affected the Oregon's population, which grew at a slower pace over the decade (7.9%) than the population of the USA as a whole (10.4%). However, the Portland-Vancouver region's population still grew faster than the overall US population during the 1980s.

Between 1990 and 2000, Oregon's population grew by 20% and the Portland-Vancouver region's population grew by 27%, which greatly outpaced US population growth of 13% over the same decade. During the 1990s, Clark and Washington counties experienced the greatest population increase among the regional counties, at 45% and 43% respectively, outpacing the region dramatically.

Clark and Washington counties continued to outpace the rest of the Portland-Vancouver region from 2000 to 2010. Since 2000, population growth has slowed in all of metropolitan Portland-Vancouver to 1.6% per year from 2000 to 2010, in contrast to the annualized rate of 2.1% per year from 1990 to 2000. One of the most important drivers of migration for adults is job availability. Thus, given the current economic climate in Oregon, population growth is unlikely to increase in the next census

in 2010. Population will likely continue to grow, but at a lower rate per year. Official State of Oregon population forecasts reflect the new assumptions about a decline in migration due to lower employment.

Proportion of Population Growth by County



The share of population growth in the Portland-Vancouver MSA has shifted to different counties over the course of the region's history. The population within the Portland-Vancouver MSA has spread from the urban core Chart 1 shows each county's proportion of the total Portland-Vancouver regional population.

Source: Portland State Population Research Center, US Census Bureau, and Washington State Office of Financial Management in Population Dynamics of the Portland-Vancouver MSA.

A large percentage of the Portland-Vancouver MSA's population has gradually shifted from Multnomah County to the outlying counties in the past 80 years. In 2008, only about 33% of the population lived in Multnomah County, down from 59% in 1960. Washington County has experienced dramatic growth over the past few decades, growing from 10% of the region's population in 1960 to 24% of the population of the Portland-Vancouver MSA in 2008.

International and Domestic Migration

Some Portland-Vancouver counties have large numbers of people moving to the county from within the United States ("domestic migration"), while some counties have large numbers of people settling in the county after relocating from outside the USA ("international migration"). Multnomah County has traditionally lost population due to domestic migration—people moving from Multnomah to other counties—while it has made up for the loss by gaining international population. Washington County has large numbers of international migrants, while most of the people moving into Clackamas County were moving from somewhere in the USA.

Racial and Ethnic Composition of the Region

Racial and Ethnic Composition of the Region

Oregon is one of only a dozen states where the majority of its residents aren't from there. Each year thousands of people move to Portland. The city's entire population is growing, but Portland is still about 80 percent white, making it one of the most homogeneous metropolitan cities in the country.

However, the minority population has increased in every county in the Portland-Vancouver MSA in the last 30 years. The overall minority population increased from 360,000 people in 2000 to 507,202 people in 2008, an increase of 40.7%. This figure includes Asian Americans, Hawaiians and Pacific Islanders, Hispanics, African Americans, American Indians, and persons reporting two or more races. During this period, minority populations grew more than seven times faster than the overall population of the Portland-Vancouver MSA, which grew by 5.4% during the same period.

Table 1: Multnomah County and Jurisdictions: Population by Race and Ethnicity

	White Non Hispanic	Hispanic	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Total Population
County	556,266	80,138	592,276	52,090	18,041	60,147	6,797	43,450	735,334
Fairview	6,392	1,463	6,899	544	233	618	145	954	8,920
Gresham	75,930	19,984	86,922	6,777	4,353	7,115	1,713	11,763	105,594
Maywood Park	651	30	671	37	11	58	6	7	752
Portland	442,961	54,840	468,194	45,545	14,271	51,854	5,238	28,996	583,776
Troutdale	13,010	1,692	13,926	497	340	947	140	811	15,952
Wood Village	2,196	1,433	2,566	123	138	170	17	1,038	3,878

Source: 2010 Decennial Census

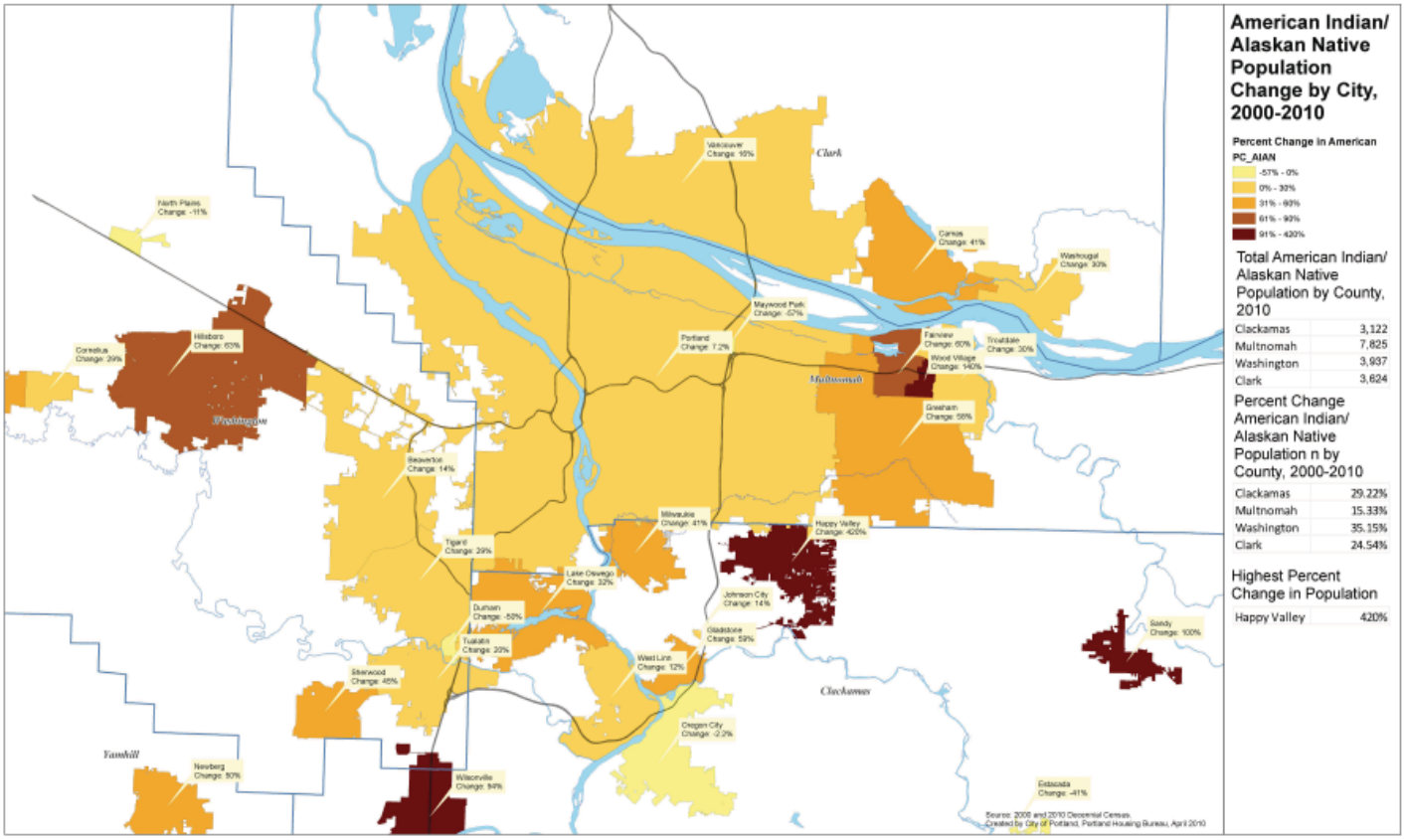
Table 2: Multnomah County Jurisdictions: Population Percentages by Race and Ethnicity

	White Non Hispanic	Hispanic	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Total Population
County	76%	11%	81%	7%	2%	8%	1%	6%	100%
Fairview	72%	16%	77%	6%	3%	7%	2%	11%	100%
Gresham	72%	19%	82%	6%	4%	7%	2%	11%	100%
Maywood Park	87%	4%	89%	5%	1%	8%	1%	1%	100%
Portland	76%	9%	80%	8%	2%	9%	1%	5%	100%
Troutdale	82%	11%	87%	3%	2%	6%	1%	5%	100%
Wood Village	57%	37%	66%	3%	4%	4%	0%	27%	100%

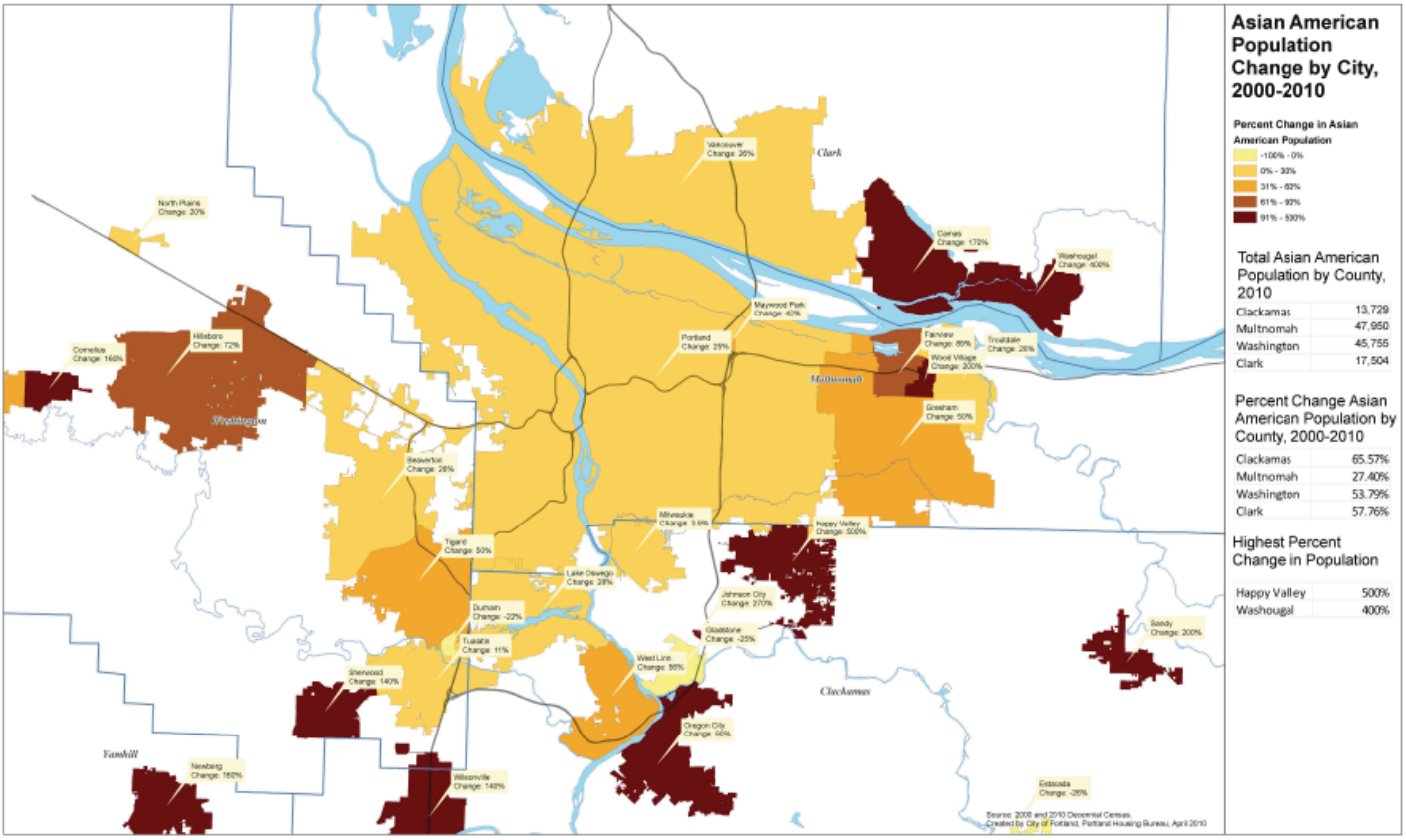
Source: 2010 Decennial Census

Latinos are the fastest growing minority population in the Portland metropolitan area. Asian Americans are the second-largest minority population in the metropolitan area. The region receives immigrants from Vietnam, Hong Kong, Taiwan, Korea, Philippines, and Japan as well as Asian Americans who move here from other states. American Indians have remained a small but important minority in the Portland-Vancouver region. African Americans are the third largest minority population in the metropolitan area.

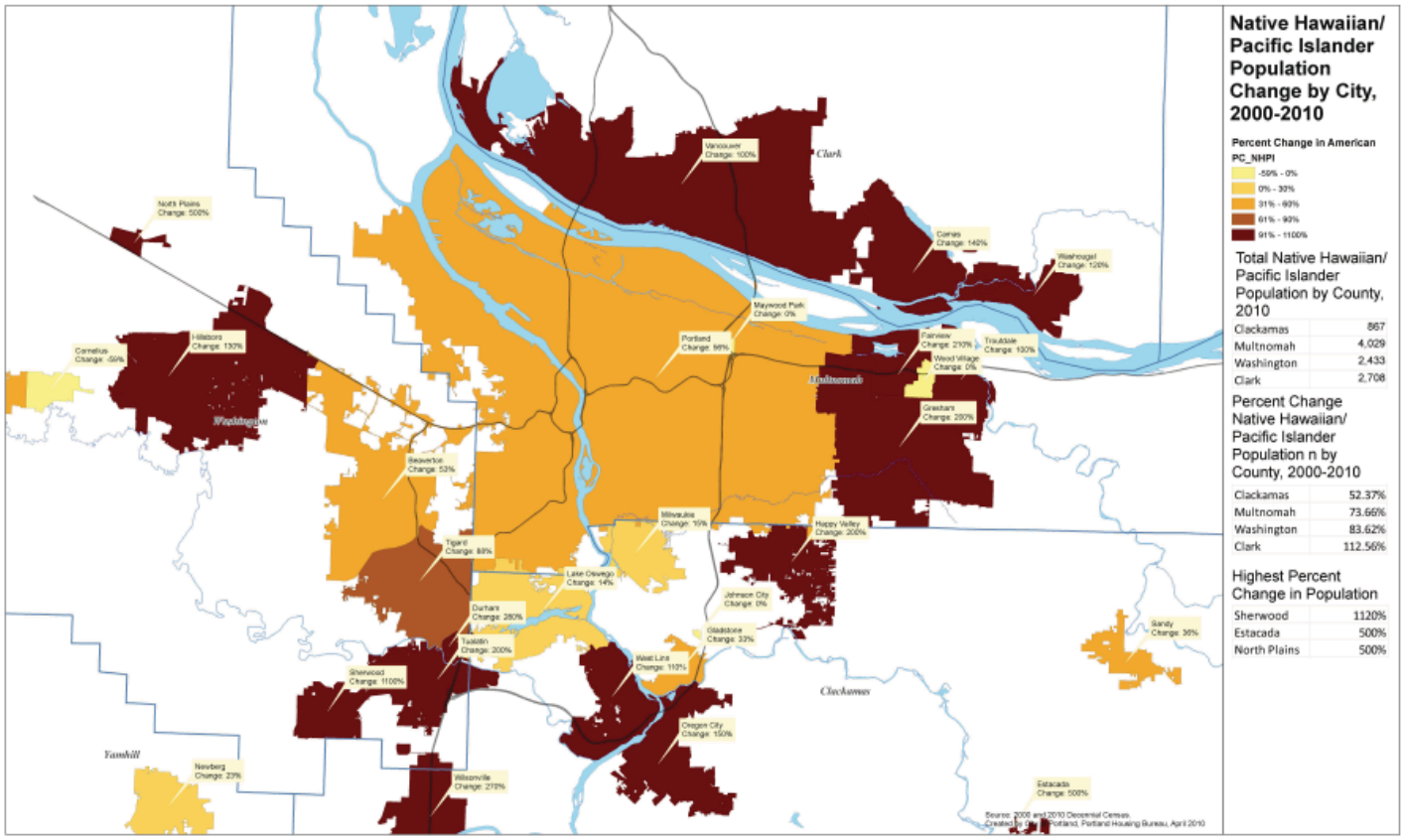
Map 1: American Indian/Alaskan Native Population Change by City 2000 - 2010



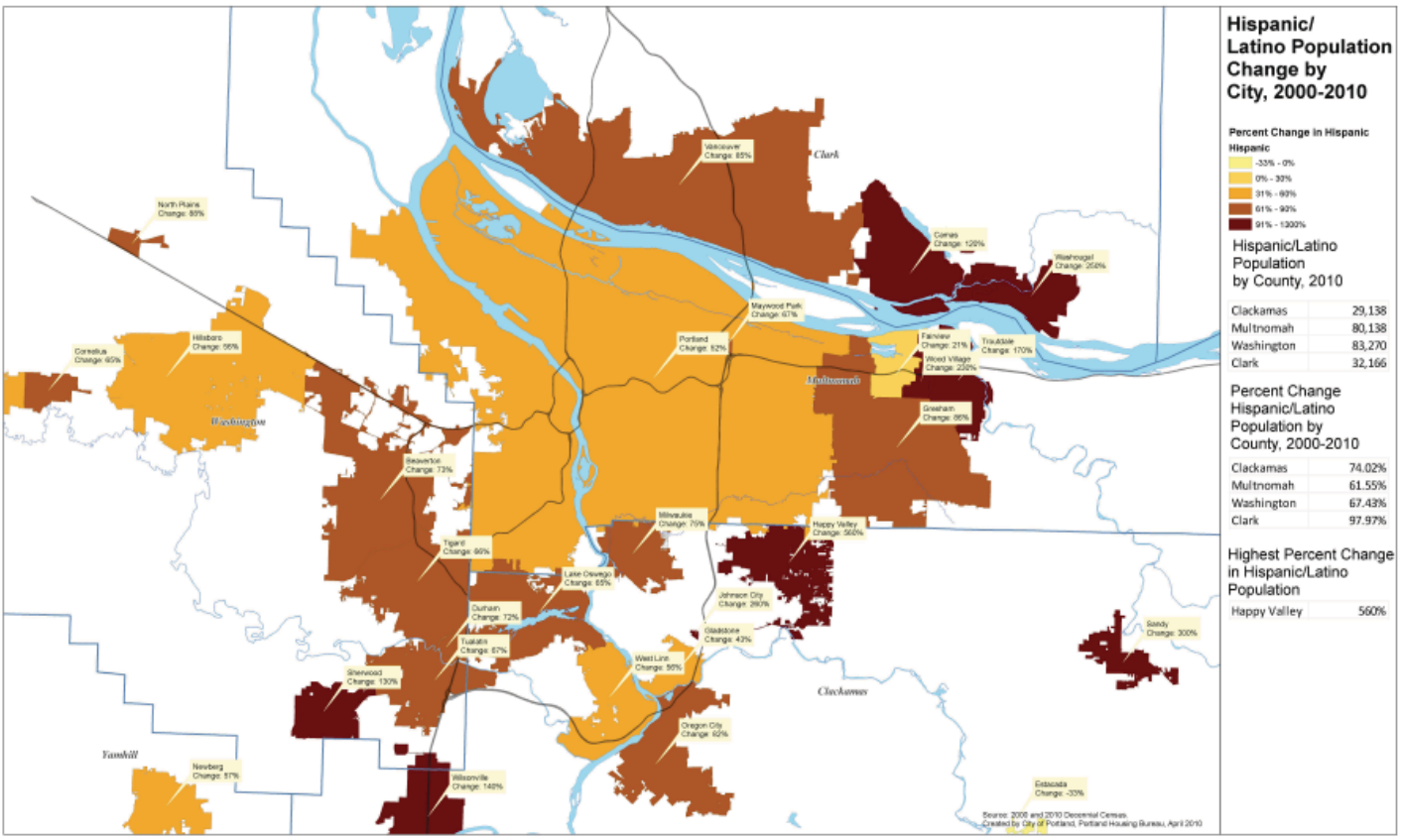
Map 2: Asian Population Change by City 2000 - 2010



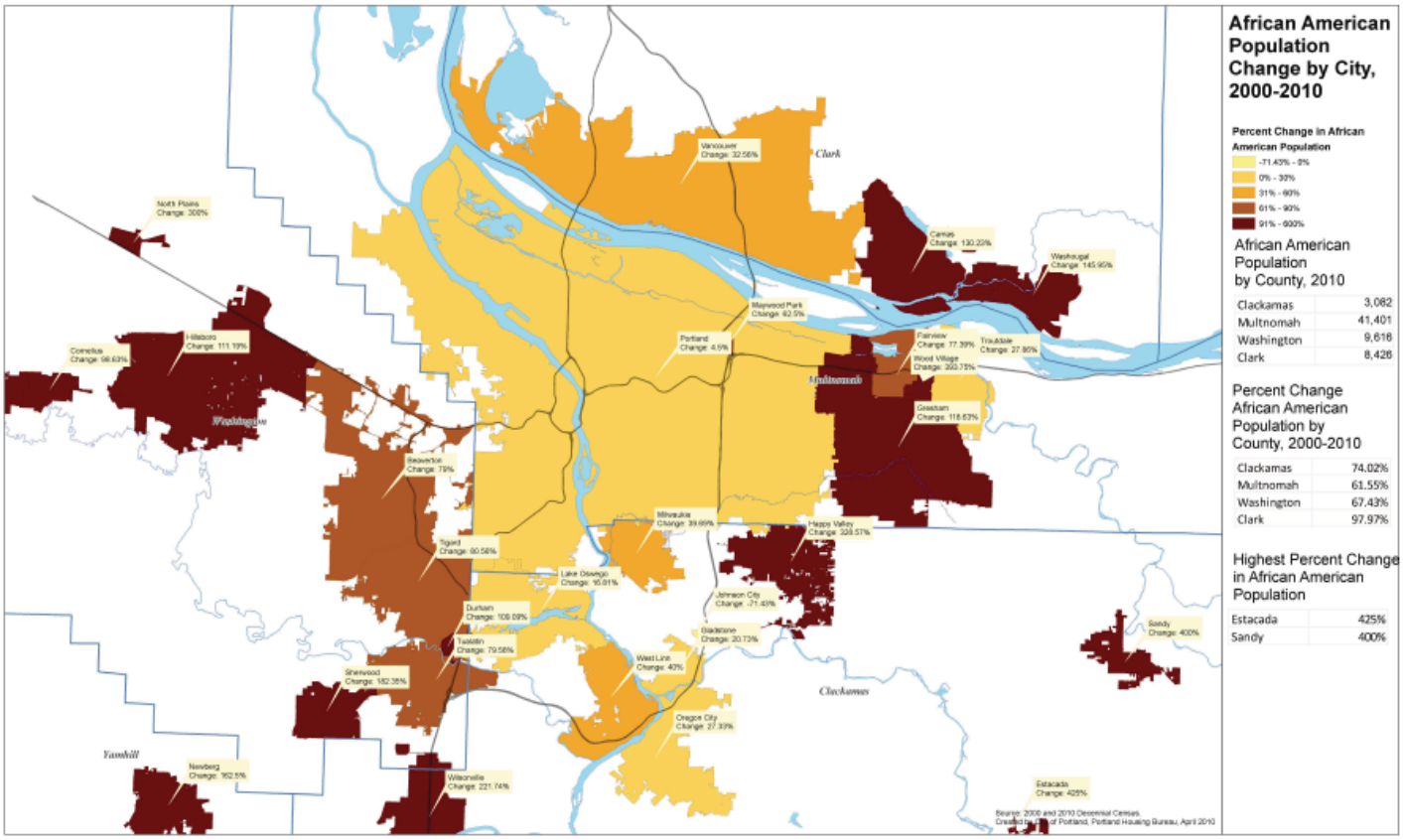
Map 3: Native Hawaiian/Pacific Islander Population Change by City 2000 - 2010



Map 4: Hispanic Population Change by City 2000 - 2010

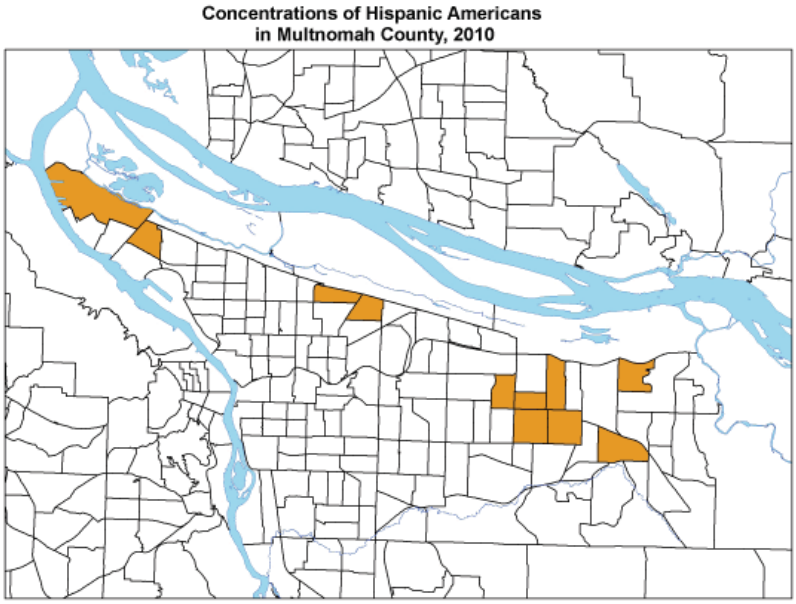


Map 5: African American Population Change by City 2000 - 2010

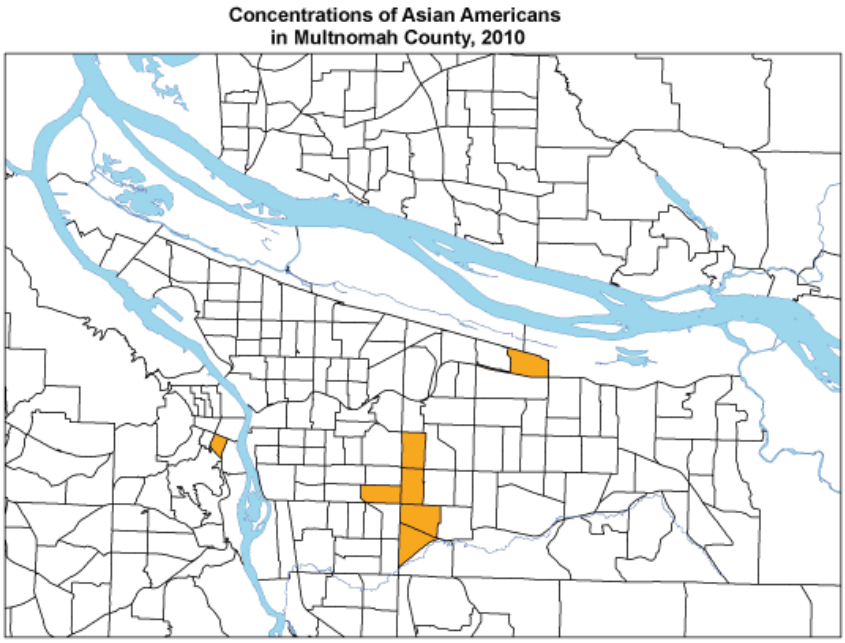


Concentrations of ethnic groups by census tracts have been depicted in the following maps 6 - 10. A concentration is defined as any tract having a greater ethnic population than twice the County average. There are fewer tracts with concentrations of African-Americans than in 2000, this could be attributed to the patterns of migration from Multnomah County to neighboring counties discussed earlier.

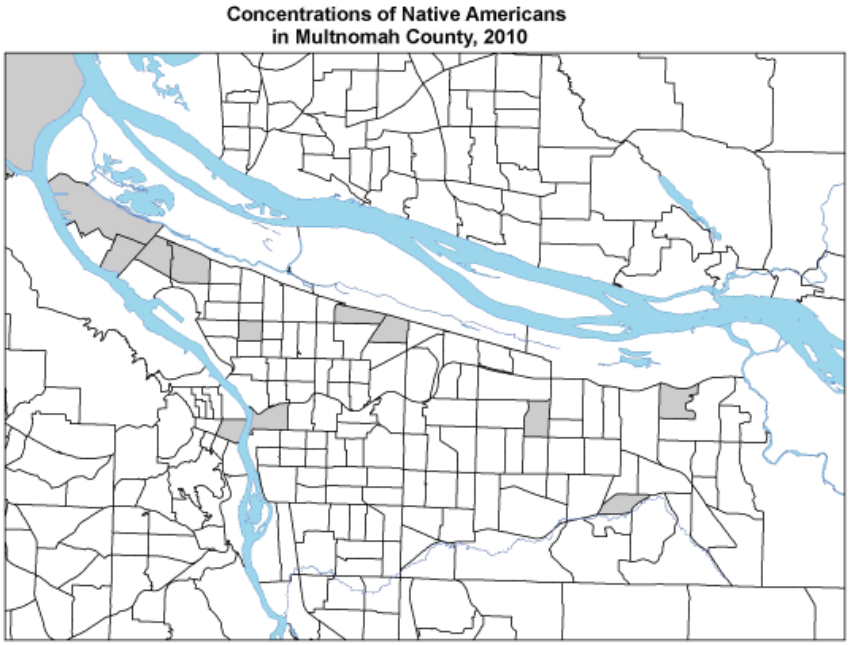
Map 6 : Concentrations of Hispanic Americans in Multnomah County, 2010



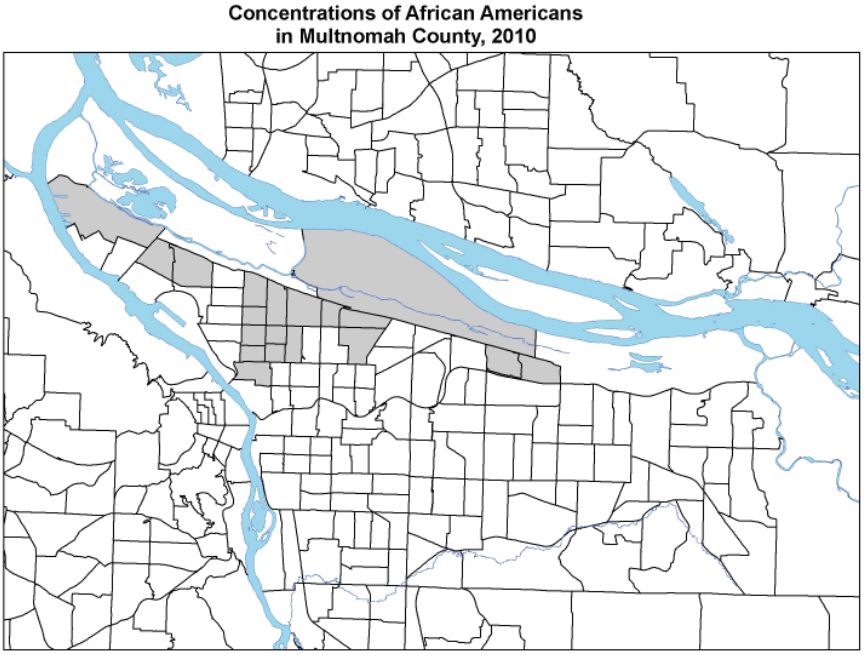
Map 7 : Concentrations of Asian Americans in Multnomah County, 2010



Map 8 : Concentrations of Native Americans in Multnomah County, 2010



Map 9: Concentrations of African Americans in Multnomah County, 2010



Housing Problems for Low- and Moderate-Income Households

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. Table three breaks down the number and race of all households in Multnomah County within each income level, as well as the percentage of those with "housing problems" and excessive housing cost burden. One of the key factors behind homelessness is housing cost burden or "rent burden."

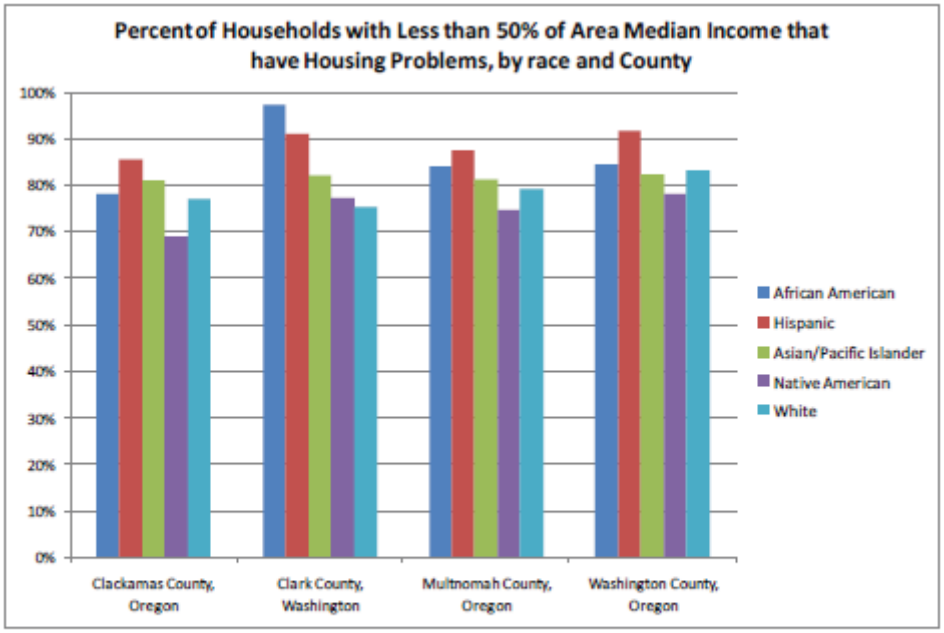
Table 3: Housing Needs in Multnomah County Based on 2009 CHAS DATA								
	Renters							
	White	Black	Asian	American Indian	Pacific Islander	Hispanic	Other	Total Renters
Below 50% MFI	39060	6445	2190	640	275	6230	2095	56935
Below 30% MFI	23790	4500	1390	440	135	3005	1260	34515
% with housing problems	81.42%	83.11%	70.50%	75.00%	92.59%	89.68%	86.51%	82.08%
% with cost burden over 30%	N/A*							79.65%
% with cost burden over 50%								67.90%
30 to 50% MFI	15270	1945	800	200	140	3225	835	22420
% with housing problems	83.10%	89.46%	76.25%	75.00%	89.29%	86.82%	81.44%	83.83%
% with cost burden over 30%	N/A*							79.50%
% with cost burden over 50%								24.64%
50 to 80% MFI	21620	2065	710	85	220	3195	455	28355
% with housing problems	42.32%	44.79%	28.17%	11.76%	79.55%	46.48%	32.97%	42.66%
% with cost burden over 30%	N/A*							38.35%
% with cost burden over 50%								6.51%
Above 80% MFI	27725	1575	1685	260	195	2300	820	34555
% with housing problems	10.23%	3.17%	15.43%	5.77%	48.72%	18.91%	10.37%	10.92%
% with cost burden over 30%	N/A*							7.84%
% with cost burden over 50%								0.67%
Total Households	88405	10085	4585	985	690	11725	3370	119845
% with housing problems	49.82%	64.01%	44.71%	51.27%	75.36%	63.24%	59.50%	52.56%
% with cost burden over 30%	47.61%	61.08%	39.59%	47.72%	44.20%	52.28%	57.12%	49.15%
% with cost burden over 50%	24.28%	40.60%	25.30%	28.43%	23.19%	23.84%	31.90%	25.90%

*Data not available in 2009 CHAS update

Table 3 (Continued): Housing Needs in Multnomah County Based on 2009 CHAS DATA								
Owners								
White	Black	Asian	American Indian	Pacific Islander	Hispanic	Other	Total Owners	Total Households
18290	1135	2060	55	20	1220	430	23225	80160
8115	740	950	25	0	600	165	10600	45115
79.11%	91.89%	94.74%	100.00%	0.00%	83.33%	75.76%	81.65%	81.98%
N/A*							81.46%	80.07%
							66.18%	67.49%
10175	395	1110	30	20	620	265	12625	35045
69.29%	54.43%	84.23%	50.00%	100.00%	86.29%	83.02%	71.21%	79.28%
N/A*							70.61%	76.30%
							44.36%	31.74%
19875	1270	1385	125	25	1540	545	24760	53115
56.68%	59.84%	72.92%	60.00%	100.00%	74.03%	81.65%	59.45%	50.48%
N/A*							57.79%	47.42%
							24.72%	15.00%
105245	2490	5605	585	115	3620	1465	119130	153685
21.16%	34.74%	25.96%	34.19%	39.13%	38.54%	29.69%	22.38%	19.81%
N/A*							18.75%	18.35%
							2.65%	2.21%
143410	4895	9050	765	160	6380	2440	167115	286960
32.77%	51.48%	47.51%	41.18%	56.25%	55.96%	50.20%	35.32%	42.52%
32.11%	51.48%	44.70%	41.83%	40.63%	49.92%	47.75%	34.32%	40.51%
11.61%	28.19%	21.33%	7.84%	0.00%	22.02%	19.47%	13.10%	18.45%

Forty-nine percent (49%) of Multnomah County renter households and 35% owner households are considered cost burdened, meaning they pay more than 30 % of their gross income for rent/mortgage and utilities. Furthermore, 18% of Multnomah County households pay more than 50% of their gross income for rent/mortgage and utilities. Federal policy is that a household should not pay more than 30 % of its gross income on housing costs. Households with housing costs that exceed this affordability standard frequently have to choose between paying rent/mortgage and purchasing other necessities like food and health care. Any crisis, from a medical emergency to job loss, can put a household with an extreme rent burden at risk of homelessness. As is evident in Table 3, households of color are disproportionately affected by cost burden, having a higher percentage of "housing problems" across racial and ethnic groups (chart 2).

Chart 2: Housing Problems by Race and County



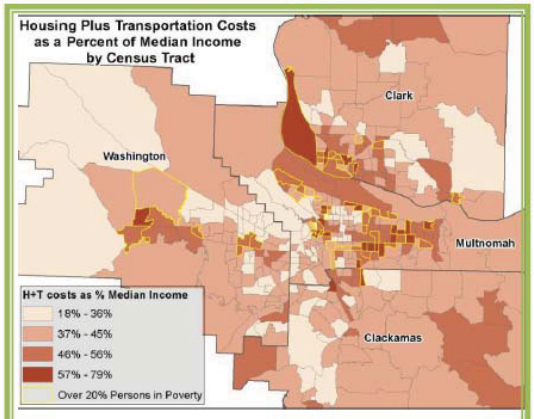
Housing Problems are defined as paying greater than 30% of income for housing costs, overcrowding (more than one person per room), or lack of kitchen or plumbing facilities.

As discussed, housing costs factored as a percent of income has widely been utilized as a measure of affordability. Traditionally, a home is

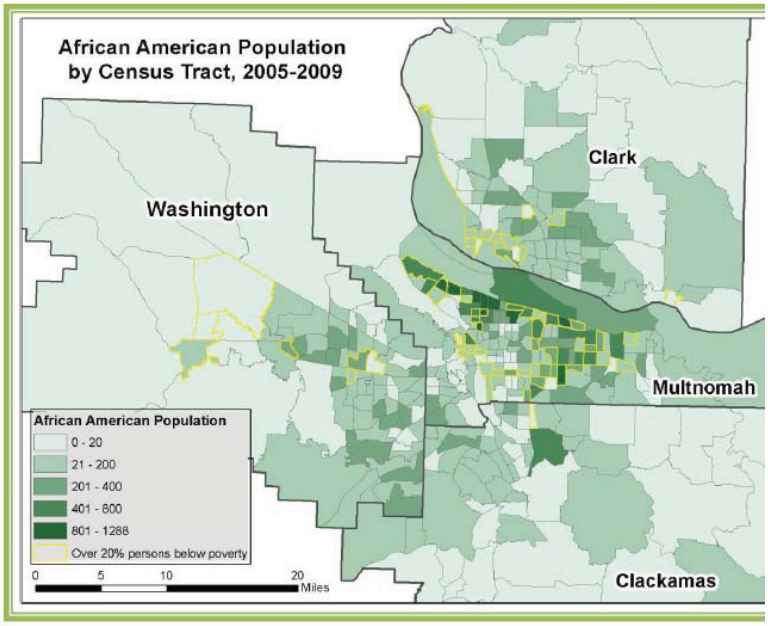
considered affordable when the costs consume no more than 30% of household income. The measure of Housing + Transportation costs has been developed as a more complete measure of affordability beyond the standard method of assessing only housing costs. By taking into account both the cost of housing as well as the cost of transportation associated with the location of the home, Housing + Transportation provides a more complete understanding of affordability. Dividing these costs by representative regional incomes illustrates the cost burden place on a typical household by Housing + Transportation expenses. While housing alone is traditionally deemed affordable when consuming no more than 30% of income, an affordable range for Housing + Transportation as the combined costs consuming no more than 45% of income. As was demonstrated with the cost burden data in chart two, households of color are disproportionately affected by Housing + Transportation costs in the Portland metropolitan region.

Current patterns of housing development create real and consequential inequities along lines of race/ethnicity, income, tenure, and disability. The availability of affordable housing determines how you can get around, whether you live near work, who is in your neighborhood, and what opportunities you can access.

Map 6: Housing Plus Transportation Costs



Using data from the Center for Neighborhood Technology for transportation and housing costs, and American Community Survey data for median income, this map shows that housing and transportation costs represent a very large portion of income for many Portland-Vancouver area residents, especially those in poverty. According to the Center for Neighborhood Technology, an affordable portion is under 45% of income.



Need for Housing Assistance by Race and Income Level

Need for Housing Assistance by Race and Income Level

Federal regulations require an analysis to determine if any racial or ethnic group has disproportionately greater need, in comparison to the need of the population as a whole. See 24 CFR Section 91.205(b)(2). A "disproportionately greater need" exists when the percentage of people in an income category who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of people in the category as a whole.

HUD provides a special tabulation of 2009 American Community Survey data that includes cross tabulations by Housing Type, Income and Housing Problem. Race and ethnicity information was provided for African American, Asian American, Pacific Islander, Native American, and Hispanic households. All information is provided at the household level. The 2009 American Community Survey information available for Native American, Asian American, and Pacific Islander households is very limited, even though Multnomah County has significant Native American, Pacific Islander, and Asian American populations. Supplemental data on Native American households is described below. No comparable information is available for Pacific Islander and Asian American households.

An analysis of the HUD data shows that African Americans are disproportionately represented among households with incomes between 0-30% MFI. There were 18% more African American households in this category than there were households in this category as a whole. African American households did not show "disproportionately greater need" in any other income category. Asian American, Pacific Islander, Native American and Hispanic households did not show "disproportionately greater need" in any income category.

The HUD data indicates that 74% of Portland's low-income households are white. Eight percent (8%) of Portland's low-income households are African American.

Seventy-eight percent (78%) of Portland's low-income African American population rents housing. Seventy-seven percent (77%) of Portland's low-income Hispanic population rents housing. Sixty-one percent (61%) of Portland's low-income white population rent housing.

Housing Needs for Low-Income Renters

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

- In the Portland-Vancouver Metropolitan Statistical Area (MSA) in 2010, the FMR for a two-bedroom unit was $839.
- The generally accepted standard of affordability endorsed by HUD is that a unit is considered affordable if the cost of rent and utilities totals no more than 30 percent of the renter's income.
- The estimated renter household income is lower than the area median family income. In 2009, the estimated renter household income for the Portland-Vancouver MS was $38,945 annually, compared with a median income for a family of four of $71,200.
- Using the estimated renter household median income, the monthly wage for a renter household was $3,245. An affordable unit should cost no more than 30 percent of that ($974). Of all the low-income renter households in the Portland-Vancouver metropolitan area, 43% cannot afford the two-bedroom FMR.
- A worker earning the Oregon minimum wage ($8.40 per hour) would have to work 77 hours per week in order to afford a two-bedroom unit at the area's FMR.
- The Housing Wage in the Portland-Vancouver MSA is $16.13. This is the amount a full time (40 hours per week) worker must earn per hour in order to afford a two-bedroom unit at the area's FMR. This is 192% of the minimum wage ($8.40 per hour).

In short, using the NLIHC analysis, we find an affordability gap for renters whose income is roughly 86% or less of the 2010 estimated renter median family income. These renters are unable to afford a two-bedroom apartment at the prevailing FMR of $839.

Tables 4 and 5 below are presented in the form used in the NLIHC Report.

Table 4: Income Needed to Afford Fair Market Rent (FMR) in Portland-Vancouver MSA, 2010					
Amount			Percent of 2010 MFI for a household of Four		
Zero Bedroom	One Bedroom	Two Bedroom	Zero Bedrooms	One Bedroom	Two Bedroom
$25,040	$29,040	$33,560	35%	41%	47%

Table 5: Estimated Housing Wage Needed to Afford FMR's In the Portland-Vancouver MSA, 2010							
Housing Wage						Work Hours per Week to Afford a Unit If Person Earns Oregon Minimum Wage	
Hourly Wage Needed (40 hrs/wk)			As Percentage of Minimum Wage (OR= $8.40)				
Zero Bedroom	One Bedroom	Two Bedroom	Zero Bedrooms	One Bedroom	Two Bedroom	One Bedroom FMR	Two Bedroom FMR
$12.04	$13.96	$16.13	143%	166%	192%	66	77

Housing Needs for People in Poverty

Housing Needs for People in Poverty: High Poverty Pockets

An estimated 30 percent or more of the population lives at or below the federal poverty level in 20 metropolitan Portland census tracts, including some amid outlying suburbs, according to recently published U.S. Census Bureau data. The federal poverty level for a family of four is income of $22,050 annually for all states, except Alaska and

Hawaii, according to U.S. Department of Health and Human Services guidelines. The federal poverty rate for an individual is $10,830 annually. The American Community Survey (ACS) population and housing data were collected by the U.S. Census Bureau between Jan. 1, 2005, and Dec. 31, 2009. The estimated poverty rate for the Portland metro area — which includes Washington, Multnomah, Yamhill, Clackamas and Columbia counties in Oregon and Clark and Skamania counties in Washington — was 11.7 percent, with a margin of error of plus or minus 0.3 percent. For these 20 high-poverty tracts, the margins of error ranged from 5 to 15 percentage points.

As discussed in the recent article "New Census Data Show Portland's High-poverty Pockets" concentrations of poverty continue to be an issue in Portland and perhaps surprisingly, some of its surrounding cities. The data reveals high poverty tracts are clustered in downtown Portland, as well as North and Northeast Portland neighborhoods with comparatively high minority populations. Surprisingly, the cities of Forest Grove and McMinnville, as well as North Portland's University Park neighborhood, include tracts with similarly high poverty rates. These tracts include concentrations of college students, who typically have low incomes.

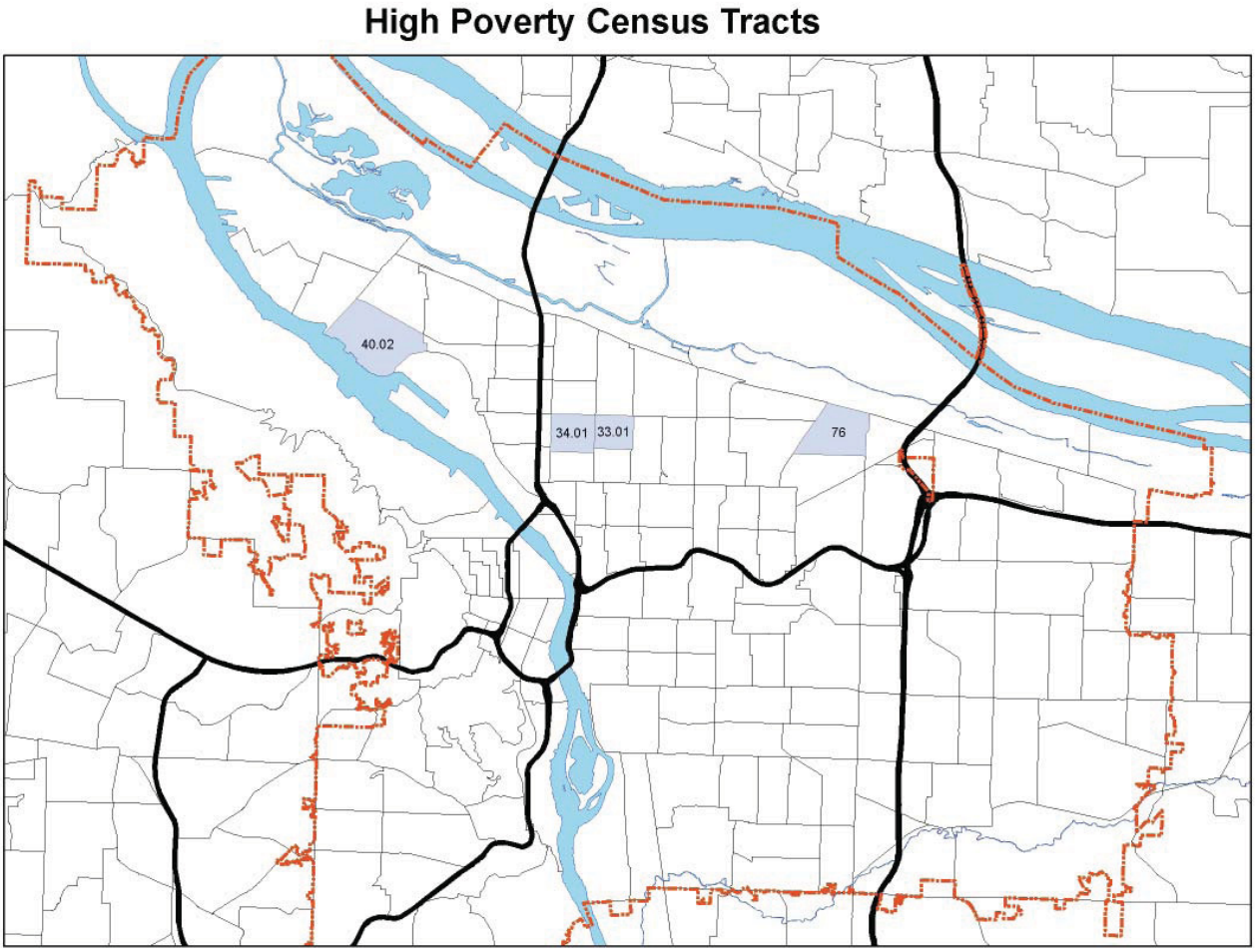
Tracts 33.01 and 34.01, which overlay parts of Portland's Humboldt and King neighborhoods, marked a notable concentration of poverty. More than a third of individuals within these tracts lived at or below the poverty line. Non-whites constituted about half of the population, including persons identifying as African-American, who represented about one third of the population of each tract; roughly half of the households in each tract were renters.

Tract 76, which is part of Northeast Portland's Cully neighborhood, was another notable poverty pocket. More than 38 percent of individuals here lived at or below the federal poverty level. Nearly half of the tract's residents were non-white; about 40 percent of the tract's residents were renters. The data underscore that poverty is not just an urban problem. Indeed, more than a third of individuals lived at or below the poverty line in four census tracts clustered around Portland's eastern border with Gresham. These tracts also had a comparatively high percentage of renters.

Census tract 40.02 in North Portland's University Park neighborhood,

which includes the University of Portland, also had a high poverty rate compared to other parts of the metropolitan area. Nearly 34 percent of individuals lived at or below the federal poverty level. The tract had slightly higher shares of white residents and homeowners than the metro area overall, but about 41 percent of its residents were college students.

Map 7: Multnomah County High Poverty Tracts



Persons With Special Needs

Many persons in each of the special needs categories, regardless of their specific disability, share certain characteristics. Many have permanent conditions that affect their self-care capacity and may limit their mobility. Large numbers are extremely low-income individuals. Due to poverty and disability, individuals without a strong support system and subsidized housing are extremely vulnerable to homelessness, and some are at risk of institutionalization. Many with special needs require support services to both access and maintain housing.

Number Of Persons With Disabilities

According to the 2005-2007 3-year American Community Survey, 14.3% (90,958) of the total population of Multnomah County are people who have a significant physical or mental disability. There are 39,935 people with only one disability and 50,711 people who have 2 or more disabilities. These disabilities fall in six categories:

- Sensory disability 22,113
- Physical disability 54,209
- Mental disability 39,485
- Disability makes it difficult to care for self 18,045
- Disability makes it difficult to go out alone 27,442
- Disability prevents person from working 33,432

(These amounts of people include those people with one and multiple disabilities.)

Poverty: Income And Housing Costs

Unless they have another source of income, most individuals with a disability rely on support from programs administered by the Social Security Administration, such as Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI). According to the Social Security demographic information, there are approximately 16,499 recipients in Multnomah County as of December 2008, an increase of 7.4% over 2005.

In 2009, the SSI benefit for a household of one is $674 monthly ($8,088 annually) or just over 17% MFI. The average SSDI benefit, based on previous earnings, is higher ($10,944), but is still under 30% MFI for a household of one.

Under the HUD standard of affordability, housing and utilities together should cost no more than 30% of a household's income. Affordable rent for a person receiving SSI is approximately $202 per month. Given that the 2009 fair market rent for a studio unit in the Portland-Vancouver Metropolitan Statistical Area (MSA) is $626, a renter with a disability who is unable to secure a Section 8 voucher or other subsidized housing can expect to have to pay to over 90% of his or her income on housing.

Housing Challenges for Seniors in Multnomah County

Persons in Multnomah County living on Supplemental Security Income (SSI) live on a low fixed income. Data shows that the average monthly SSI benefit is far below the Fair Market Rent for a one-bedroom apartment in Multnomah County. Table 6 shows the difference in dollars between the benefit received and the market rent. This does not take into account additional costs such as utilities, transportation, food, and other necessities. This population is particularly vulnerable as the SSI program is designed to help the elderly, blind, and disabled.

Table 6: SSI Monthly Benefit Compared to One-Bedroom Fair Market Rent Cost, Multnomah County				
	December 2007	**December 2008**	**December 2009**	**December 2010**
Average Annual Benefit[1]	$5,864	$5,984	$6,484	$8,088
Average Monthly Benefit	$489	$498	$540	$674
Market Rate Rent – One Bedroom[2]	$638	$655	$700	$726
Difference	($149)	($157)	($160)	($52)

[1] Social Security Administration, SSI Recipients by State and County (Annual Reports).

[2] U.S. Department of Housing & Urban Development Fair Market Rents (Annual Reports).

Data Sources:

- National Low-Income Housing Coaltion, Out of Reach, 2010.
- Michael Burnham, Institute of Metropolitan Studies, Portland State University, New Census Data Show Portland's High-poverty Pockets, December 2010.
- Webb Sprague, Emily Picha, Institute of Metropolitan Studies, Portland State University, Population Dynamics of the Portland-Vancouver MSA , May 2010.
- U.S. Census Bureau, American Community Survey Data, 2005-2009.
- U.S. Census Bureau, 2010 Decennial Census
- U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data.
- U.S. Department of Housing and Urban Development, Office of Policy

Homeless and Housing Inventory: Continuum of Care Activity Chart

Applicant: Portland/Gresham/Multnomah County CoC OR-501
Project: OR-501 CoC Registration 2010 COC_REG_2010_019717

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

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

Instructions:

Ending chronic homelessness continues to be a HUD priority. CoCs can do this by creating new permanent housing beds that are specifically designated for this population. In the 2010 NOFA, a chronically homeless person is defined as an unaccompanied homeless individual with a disabling condition or a family with at least one adult member who has a disabling condition who has either been continuously homeless for at least a year OR has had at least four episodes of homelessness in the past three (3) years.

On this section, CoCs are to describe their short-term and long-term plans for creating new permanent housing beds for chronically homeless persons that meet the definition in the 2010 CoC NOFA. In addition, CoCs will indicate the current number of permanent housing beds designated for chronically homeless persons. This number should match the number of beds reported in the 2010 Housing Inventory Count (HIC) and entered onto the Homeless Data Exchange (HDX). CoCs will then enter number of permanent housing beds they expect to have in place in 12-months, 5-years, and 10-years. These future estimates should be based on the definition of chronically homeless in the 2010 CoC NOFA.

For additional instructions, refer to the 'Exhibit 1 Detailed Instructions' which can be accessed on the left-hand menu bar.

Describe the CoCs short-term (12-month) plan to create new permanent housing beds for persons that meet HUD's definition of chronically homeless (limit 1000 characters).

The City, County, and the Housing Authority collaborate extensively with community stakeholders on an ambitious affordable housing agenda, including units set aside for chronically homeless persons. The 10-Year Plan goal to create 1,600 new permanent supportive housing units for chronically homeless individuals is also included in the community's Consolidated Plan. The City Council and County Commission endorsed this goal and committed staff resources to achieve it. Hundreds of units (40% of goal) have opened or are in the multi-year development process. Within the next twelve months, at least two new projects will come online, adding approximately 150 new units of PSH for chronically homeless individuals.

Describe the CoCs long-term (10-year) plan to create new permanent housing beds for persons that meet HUD's definition of chronically homeless (limit 1000 characters).

Homeless and Housing Inventory

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

Hundreds of PSH units for chronically homeless persons have already opened or are in the multi-year development process. A signature project, the City's Resource Access Center, opens in 7 months and will include 130 PSH units devoted 100% for chronically homeless. If chronic homelessness is not ended by 2015, the City, County and Housing Authority will work to increase the supply of permanent supportive housing through partnerships with the Veterans Administration, County Health Department, State Offices of Housing & Human Services and other public and private entities.

How many permanent housing beds do you currently have in place for chronically homeless persons?	563
In 12-months, how many permanent housing beds designated for the chronically homeless do you plan to have in place and available for occupancy?	639
In 5-years, how many permanent housing beds designated for the chronically homeless do you plan to have in place and available for occupancy?	1,600
In 10-years, how many permanent housing beds designated for the chronically homeless do you plan to have in place and available for occupancy?	2,000

Applicant: Portland/Gresham/Multnomah County CoC OR-501
Project: OR-501 CoC Registration 2010 COC_REG_2010_019717

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

Objective 2: Increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 77 percent or more.

Instructions:

Increasing the self-sufficiency and stability of permanent housing program participants is an important outcome measurement of HUD's homeless assistance programs. Each SHP-PH and S+C project is expected to report the percentage of participants remaining in permanent housing for more than six months on its Annual Progress Report (APR). CoCs then use this data from all of its permanent housing projects to report on the overall CoC performance on form 4C. Continuum of Care (CoC) Housing Performance.

On this section, CoCs are to describe short-term and long-term plans for increasing the percentage of participants remaining in all of its CoC funded permanent housing projects (SHP-PH or S+C) to at least 77 percent. In addition, CoCs will indicate the current percentage of participants remaining in these projects, as indicated on form 4C, as well as the expected percentage in 12-months, 5-years, and 10-years. CoCs that do not have any CoC funded permanent housing projects (SHP-PH or S+C) for which an APR was required, should indicate this in both of the narratives below and enter ¿0¿ in the first numeric field below.

For additional instructions, refer to the ¿Exhibit 1 Detailed Instructions¿ which can be accessed on the left-hand menu bar.

Describe the CoCs short-term (12-month) plan to increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 77 percent or higher (limit 1000 characters).

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

Describe the CoCs long-term (10-year) plan to increase the percentage of participants remaining in CoC funded permanent housing for at least six months to 77 percent or higher (limit 1000 characters).

Homeless and Housing Inventory

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

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

What is the current percentage of participants remaining in CoC funded permanent housing projects for at least six months?	89
In 12-months, what percentage of participants will have remained in CoC funded permanent housing projects for at least six months?	80
In 5-years, what percentage of participants will have remained in CoC funded permanent housing projects for at least six months?	80
In 10-years, what percentage of participants will have remained in CoC funded permanent housing projects for at least six months?	80

Applicant: Portland/Gresham/Multnomah County CoC OR-501
Project: OR-501 CoC Registration 2010 COC_REG_2010_019717

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

Objective 3: Increase the percentage of participants in CoC funded transitional housing that move into permanent housing to 65 percent or more.

Instructions:

The ultimate objective of transitional housing is to help homeless families and individuals obtain permanent housing and self-sufficiency. Each SHP-TH project is expected to report the percentage of participants moving to permanent housing on its Annual Progress Report (APR). CoCs then use this data from all of its CoC funded transitional housing projects to report on the overall CoC performance on form 4C. Continuum of Care (CoC) Housing Performance.

On this section, CoCs are to describe short-term and long-term plans for increasing the percentage of transitional housing participants moving from its SHP-TH projects into permanent housing to at least 65 percent. In addition, CoCs will indicate the current percentage of SHP-TH project participants moving into permanent housing as indicated on form 4C, as well as the expected percentage in 12-months, 5-years, and 10-years. CoCs that do not have any CoC funded transitional housing projects (SHP-TH) for which an APR was required, should indicate this in both of the narratives below and enter ¿0¿ in the first numeric field below.

For additional instructions, refer to the ¿Exhibit 1 Detailed Instructions¿ which can be accessed on the left-hand menu bar.

Describe the CoCs short-term (12-month) plan to increase the percentage of participants in CoC funded transitional housing projects that move to permanent housing to 65 percent or more (limit 1000 characters).

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

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

Describe the CoCs long-term (10-year) plan to increase the percentage of participants in CoC funded transitional housing projects that move to permanent housing to 65 percent or more (limit 1000 characters).

Homeless and Housing Inventory

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

What is the current percentage of participants in CoC funded transitional housing projects will have moved to permanent housing?	73
In 12-months, what percentage of participants in CoC funded transitional housing projects will have moved to permanent housing?	73
In 5-years, what percentage of participants in CoC funded transitional housing projects will have moved to permanent housing?	75
In 10-years, what percentage of participants in CoC funded transitional housing projects will have moved to permanent housing?	77

Applicant: Portland/Gresham/Multnomah County CoC OR-501
Project: OR-501 CoC Registration 2010 COC_REG_2010_019717

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

Objective 4: Increase percentage of participants in all CoC funded projects that are employed at program exit to 20 percent or more.

Instructions:

Employment is a critical step for homeless persons to achieve greater self-sufficiency, which represents an important outcome that is reflected both in participants' lives and the health of the community. Each CoC funded project (excluding HMIS dedicated projects only) is expected to report the percentage of participants employed at exit on its Annual Progress Report (APR). CoCs then use this data from all of its non-HMIS projects to report on the overall CoC performance on form 4D. Continuum of Care (CoC) Enrollment in Mainstream Programs and Employment Information.

On this section, CoCs are to describe short-term and long-term plans for increasing the percentage of all CoC funded program participants that are employed at exit to at least 20 percent. In addition, CoCs will indicate the current percentage of project participants that are employed at exit, as reported on 4D, as well as the expected percentage in 12-months, 5-years, and 10-years. CoCs that do not have any CoC funded non-HMIS projects (SHP-PH, SHP-TH, SHP-SH, SHP-SSO, or S+C TRA/SRA/PRA/SRO) which an APR was required, should indicate this in both of the narratives below and enter ¿0¿ in the first numeric field below.

For additional instructions, refer to the ¿Exhibit 1 Detailed Instructions¿ which can be accessed on the left-hand menu bar.

Describe the CoCs short-term (12-month) plan to increase the percentage of participants in all CoC funded projects that are employed at program exit to 20 percent or more (limit 1000 characters).

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

In the next year, the Coordinating Committee to End Homelessness plans to convene a workgroup focused on supported employment and job placement programming.

Describe the CoCs long-term (10-year) plan to increase the percentage of participants in all CoC funded projects that are employed at program exit to 20 percent or more (limit 1000 characters).

Homeless and Housing Inventory

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

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

What is the current percentage of participants in all CoC funded projects that are employed at program exit?	23
In 12-months, what percentage of participants in all CoC funded projects will be employed at program exit?	23
In 5-years, what percentage of participants in all CoC funded projects will be employed at program exit?	24
In 10-years, what percentage of participants in all CoC funded projects will be employed at program exit?	25

Applicant: Portland/Gresham/Multnomah County CoC OR-501
Project: OR-501 CoC Registration 2010 COC_REG_2010_019717

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

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

Instructions:

Ending homelessness among households with children, particularly for those households living on the streets or other places not meant for human habitation, is an important HUD priority. CoCs can accomplish this goal by creating new beds and/or providing additional supportive services for this population.

On this section, CoCs are to describe short-term and long-term plans for decreasing the number of homeless households with children, particularly those households that are living on the streets or other places not meant for human habitation. In addition, CoCs will indicate the current total number of households with children that was reported on their most recent point-in-time count. CoCs will also enter the total number of homeless households with children that they expect to be able to report in 12-months, 5-years, and 10-years.

For additional instructions, refer to the ¿Exhibit 1 Detailed Instructions¿ which can be accessed on the left-hand menu bar.

Describe the CoCs short-term (12-month) plan to decrease the number of homeless households with children. (limit 1000 characters)

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

Describe the CoCs long-term (10-year) plan to decrease the number of homeless households with children. (limit 1000 characters)

Homeless and Housing Inventory

Two rapid re-housing programs -- 2008's SHP demonstration program as well as HPRP -- will help to stem the tide of rising family homelessness. We hope to make the Rapid Re-Housing demonstration program permanent through renewable funding.

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

The City, County, and Housing Authority will continue to work together with other partners to increase the supply of permanent housing for families, including PSH, through partnerships with the VA, County Health Department, State and more. We expect these efforts to align with increased federal resources and system alignment anticipated in the new Federal Strategic Plan to End Homelessness.

What is the current total number of homeless households with children, as reported on the most recent point-in-time count?	398
In 12-months, what will be the total number of homeless households with children?	388
In 5-years, what will be the total number of homeless households with children?	200
In 10-years, what will be the total number of homeless households with children?	0

The Economic Context

The great recession that began in the late 2000's was felt most acutely here in Oregon. A recent report by the Oregon Employment Department "Why Oregon Trails the Nation: An Analysis of Per Capita Personal Income," found that in the past decade, the state's inflation-adjusted PCPI grew by 7 % compared to 12 % for the nation. The report also found that the PCPI in the state's metropolitan areas is far below the average for all metropolitan areas in the nation. In contrast, the PCPI in Oregon's non-metropolitan areas is similar to non-metropolitan areas across the nation.

A second report by the Brookings Institute and the London School of Economics studied 150 major metropolitan-area economies around the world. The report found that the recession has hit Portland harder than just about anywhere else in the world. It concluded that Portland fell from a pre-recession economic rating of 45th to 139th in 2009 and 102nd in 2010. The study said one reason for the dramatic fall was an over-reliance on the residential real estate industry that was especially hard hit by the collapse of the housing market.

The Oregon Employment Department cites several other reasons the state's PCPI lags so far behind the rest of the nation. They include:

- Lower industry wages
- Lower earnings by proprietors
- A fast-growing population
- Lower wages in high-paying occupational groups
- A net outflow of commuter wages
- Higher unemployment rate and lower employment-to-population ratio
- Shorter average workweek and more part-time work

The report concludes by saying there are no simple solutions that would quickly raise Oregon's PCPI to the national average. It is the

result of thousands of individual and business choices that are beyond government control.

In 2011, Oregon's economy is beginning to edge upward. In February, seasonally adjusted payroll employment grew by 9,800, Oregon's largest one-month gain since November 1996 when 10,600 jobs were added. Oregon's unemployment rate continued its consistent downward trend. Since reaching a high of 11.6 % in June 2009 it has trended downward, reaching 10.2 % in February.

In February, five of the ten major industries saw significant gains in employment. Construction added 1,200 jobs in February, when a loss of 800 is the normal seasonal movement. Most of the gains came from specialty trade contractors, which added 1,000. Building foundation and exterior contracts added 500 jobs, and have added 1,800 since February 2010. Building equipment contractors, such as electricians and plumbers, added 300 jobs. Construction employment appears to have turned the corner and headed upward. The past three months have each seen seasonally adjusted job gains. The sector bottomed at close to 67,000 jobs during June through November, but has since grown to 70,300 by February.

Impact of the Recession on Low-And-Moderate Income Oregonians

While Multnomah County, and particularly areas in the city of Portland, is one of the most affordable major West Coast areas, decreasing housing affordability has become the most significant housing issue in the metro area over the last decade. Cost burdens for both owners and renters have been increasing due to high housing prices, rising rents and relatively flat income growth. Although housing prices have fallen from their 2008 high, the average price of a home is still higher than a family with income at the median can afford.

Rental Housing Affordability

Rental Housing Affordability

While the supply of housing in Multnomah County has kept up with population growth, housing affordability is a major issue in the metropolitan area. Table 1 compares rents affordable to households at 30 %, 50 % and 80 % of median family income in the metropolitan area with the fair market rent for units.

Table 1: Affordable Rental Housing in Portland Metropolitan Area

What is Affordable Housing in the Metro Area?
(Clackamas, Multnomah, Washington Counties)

Fair Market Rent: 1 BR/$726, 2 BR/$839, 3BR/$1,222, 4 BR/$1,467

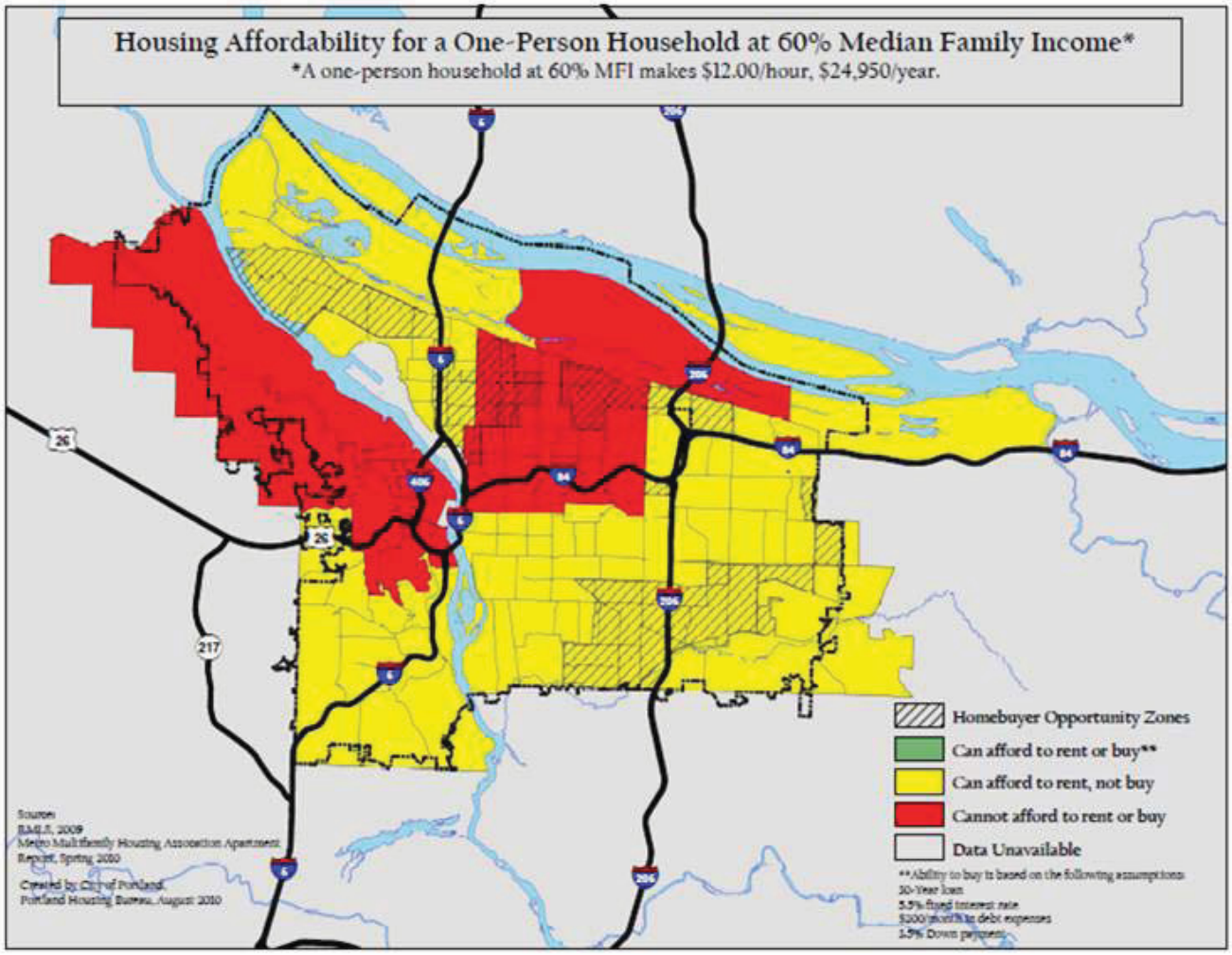
Median Family Income	One Person Household			Four Person Household		
	Annual Income	Hourly Wage	Affordable Cost	Annual Income	Hourly Wage	Affordable Cost
30% MFI	$14,950	$7.18	$373	$21,350	$10.26	$555
	4/5 time fast food or child care worker			Home health aide, short order cook		
50% MFI	$24,950	$11.99	$623	$35,600	$17.11	$925
	Retail salesperson, taxi driver			Medical assistant, construction laborer		
80% MFI	$39,900	$19.18	$997	$56,950	$27.38	$1,481
	Dental assistant, credit analyst			911 dispatcher, drywall installer		
100% MFI	$49,840	$23.96	$1,246	$71,200	$34.23	$1,851
	Mental health counselor, Clergy member			Occupational therapist, software engineer		

Sources: *2010 HUD MFI levels, Oregon Employment Department wage information, 2010*

Hourly wage assumes 40 hours/week, 52 weeks/year.
Affordable Cost is 30% of total income (rent or mortgage plus utilities), the standard of affordability used by HUD.

Home prices and rents tend to be higher in the urban core, and lower on the edges of the Metro area, Map 1 shows where a one-person household at 60% median income can afford to rent or buy.

Map 1: Housing Affordability for a One-Person Household at 60% Median Family Income



Households with lower incomes can no longer afford market rate units in neighborhoods that were affordable a decade ago, prompting many residents of close-in neighborhoods to move further out. Recently released census data suggests this dynamic has had a disproportionately large impact on households of color. Many of Portland's close in census tracts have become more white over the last ten years.

Housing Market Analysis

For sound policy development, it is important to understand the income distribution of the population. Table 2 gives the number of households and percentage of renter and homeowner households within identified income ranges for Multnomah County.

Table 2: Income Distribution of Households, Multnomah County, 2009

Household Income Range	Number of Renters	Percent of Total Renters	Number of Owners	Percent of Total Owners	Number of Households in Range	Percent of Total Households in Range
Below 30% MFI	34,515	29%	10,600	6%	45,115	16%
30.1% to 50% MFI	22,420	19%	12,625	8%	35,045	12%
50.1% to 80% MFI	28,355	24%	24,760	15%	53,115	19%
Above 80% MFI	34,555	29%	119,130	71%	153,685	54%
Total Households	119,845	100%	167,115	100%	286,960	100%

Source: US Department of Housing and Urban Development's Comprehensive Affordability Strategy (CHAS) data.

One way to measure the need for housing assistance is to compare the number of households that fall in a given income range, with the number of rental units affordable to households within that income range. Table 3 below was derived using HUD's Comprehensive Affordability Strategy (CHAS) data from the 2000 Census. While HUD expects to post new CHAS tabs reflecting more recent years of ACS data on housing supply, it has not yet made these data available to users. When these data are available, we will update this table.

Table 3 : Comparison of Renter Households and Availability of Units, Multnomah County Comprehensive Affordability Strategy (CHAS) data, 2000.

Income Range	Renter Households (all sizes)	Affordable Renter Units Available	Percent of Need Met by Existing Stock	Surplus/ Shortage Units
Below 30% MFI	26,319	13,270	50%	-13,049
30.1% to 50% MFI	19,624	33,966	173%	14,342
50.1% to 80% MFI	28,604	58,699	205%	30,095
Above 80% MFI	40,050	10,394	26%	- 29,656
Total Households	114,597	116,329	102%	1,732

The local shortage of units affordable to very low-income and extremely low-income households is mirrored at the state level. The National Low Income Housing Coalition recently completed a statewide analysis of the deficit of affordable and available rental units using the 2009 American Community Survey PUMS housing file. The results of the analysis are shown in Table 4.

Table 4: Statewide Deficit of Affordable and Available Rental Units (2009)

Income Range	Deficit/Surplus of Affordable Rental Units	Deficit/Surplus of Affordable and Available Rental Units	Affordable and Available Rental Units Per 100 Households
Extremely Low Income	-65,541	-94,031	21
Very Low Income	-52,854	-114,659	48

Source: 2009 American Community Survey PUMS housing file

Housing Stock

Housing Stock

The overall condition of housing stock in Multnomah County is measured through an analysis of physical stock characteristics and fitness characteristics. Evidence of the physical stock characteristics may be found in tax appraisal assessments of houses, demand for services to clean up derelict buildings, people's perceptions of the condition of housing in their neighborhood, and the age of the housing stock. Fitness housing stock is typically assessed by measuring overcrowding, affordability, and lack of complete plumbing facilities (although this criterion is rarely an issue in most cities today).

Although there is an older housing stock in Portland and Multnomah County, the overall quality tends to be adequate or better. On average, 65 percent of Portland residents and 75 percent of Gresham residents said that they thought the quality of housing in their neighborhood was good or very good.

The State of Oregon requires county tax assessors to rank the physical condition of single family homes. These classifications, ranging from

1-8, are meant to give an indication of the quality of the construction of the house. Of the housing stock rates, most houses ranks as class 3 or better; that is, they meet the minimum code standards. Data were available on about 60 % of the single-family houses in Multnomah County. Out of that 60 %, close to one fifth of the single-family housing stock was not at acceptable building standards; about 70 % of all units rated were "Fair," "Average" or "Good;" and about 3 % were classified as "Better or "Best." These findings are within an acceptable level, given the age of the inner city housing stock. Older homes generally do not meet all of the standards of current building and housing codes.

Table 5: Condition of Single-Family Units: Multnomah County

Condition	Percent of Total
Classes 1 and 2 – Does not meet building codes	12.02%
Class 3 – Meets standard building codes – "Minimum"	19.18%
Class 4 – Meets standard building codes – "Fair"	14.58%
Class 5 – Meets standard building codes – "Average"	8.70%
Class 6 – Meets standard building codes – "Good"	4.60%
Class 7 – Meets standard building codes – "Better"	1.15%
Class 8 – Meets standard building codes – "Best"	.90%
Not Rated	38.87%
Total	100%

The age of housing stock is often used to gauge physical condition.

Table 6: Age of Housing Stock: Multnomah County

Year Constructed	Estimate	Percent of All Units	Margin of Error
Built 2005 or later	7,267	2%	+/-562
Built 2000 to 2004	22,915	7%	+/-876
Built 1990 to 1999	32,874	11%	+/-1,105
Built 1980 to 1989	23,117	7%	+/-1,008
Built 1970 to 1979	43,759	14%	+/-1,267
Built 1960 to 1969	31,246	10%	+/-979
Built 1950 to 1959	37,506	12%	+/-1,017
Built 1940 to 1949	25,840	8%	+/-1,010
Built 1939 or earlier	85,885	28%	+/-1,302
Total	310,409	100%	+/-741

Source: 2005-2009 American Community Survey

The number of housing units built before 1940 is used in some federal programs as an indicator of poorer quality housing, but this rule of thumb is not applicable in all locations.

Housing Condition

Housing Condition

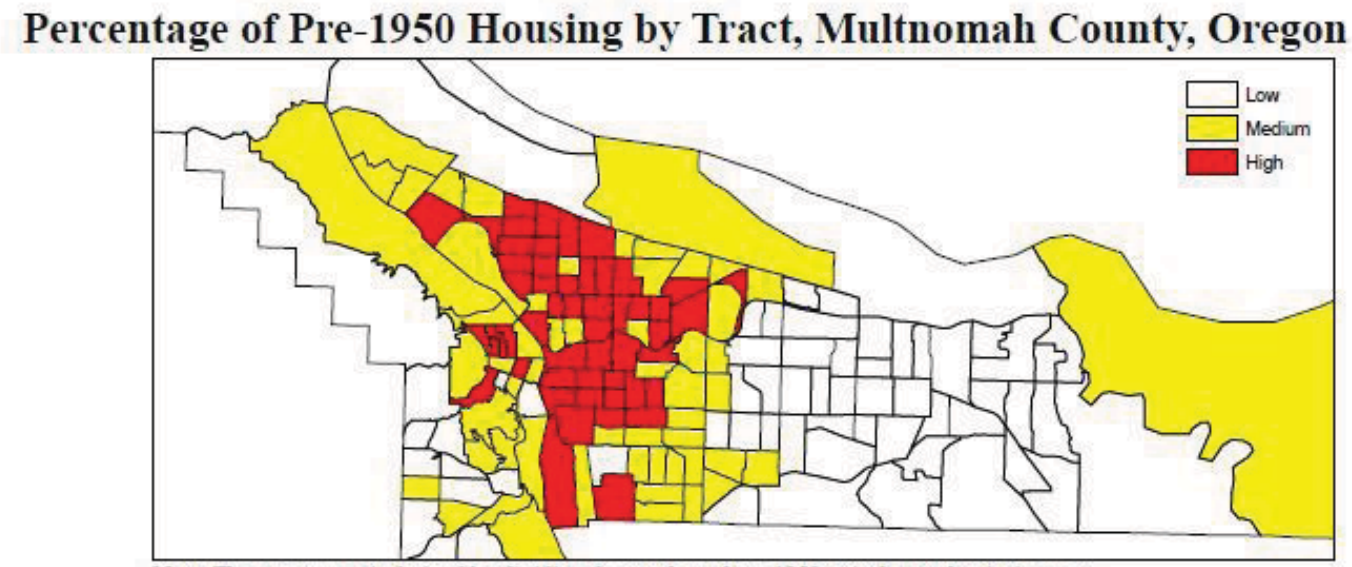
Overcrowding

A final measure of housing availability is the rate of overcrowding in existing housing units. "Overcrowding" is defined by the US Census Bureau as "a situation in which a housing unit is occupied by more than one person per room." According to the 2005-2009 American Community Survey, there are 7, 435 (3%) households in Multnomah County meeting this definition. Home Forward has revised its occupancy standard from one person per bedroom to two people per bedroom. This is likely to increase the rate of overcrowding as defined by the Census Bureau. Although the Census is a useful benchmark, determining when a unit is, in fact, overcrowded requires additional information about the size of the rooms in relation to the age of occupants. A large room may be able to accommodate two adults or three children comfortably. In addition, we must be aware that not all cultures consider one person per room to be optimum.

Lead Based Paint

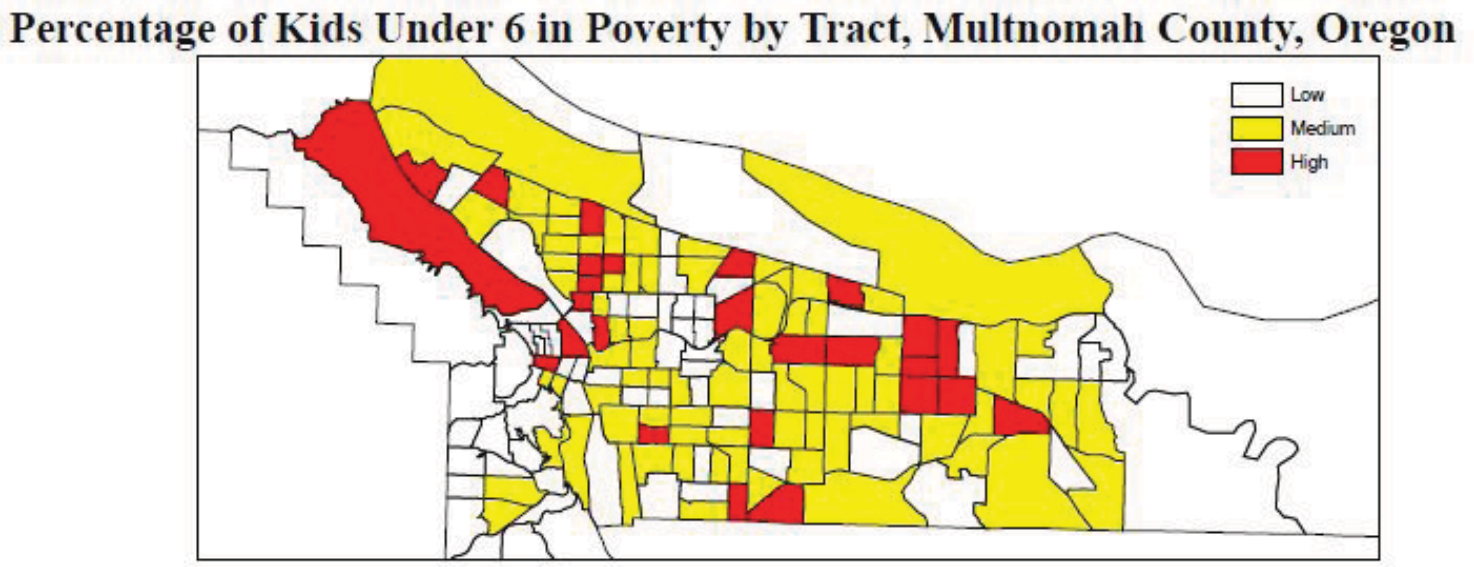
Lead hazards in homes are serious problems that affect every community. Indoor lead dust is a major cause of lead poisoning in children. The Oregon Health Division requires the reporting of children under the ages of 18 years of age with elevated blood levels over 10g/dl. Childhood lead screening has been conducted in Oregon on a regular basis since 1992. Multnomah County reports an average of 120 blood lead cases per year. The following map shows the percentage of extremely low income households with children living in housing built before 1950 at risk of lead poisoning. Maps 2 and 3 are based on 2000 CHAS data. As the data is updated from HUD, we will update our analysis. Map 4 shows census tracts with low- to moderate-income. HUD has defined certain tracts where more than 51% of the households are low- or moderate-income as Low-Moderate income tracts. HUD will release additional low and moderate income summary data based on the 2010 census in the fall of 2011.

Map 2: Pre-1950 Housing by Tract



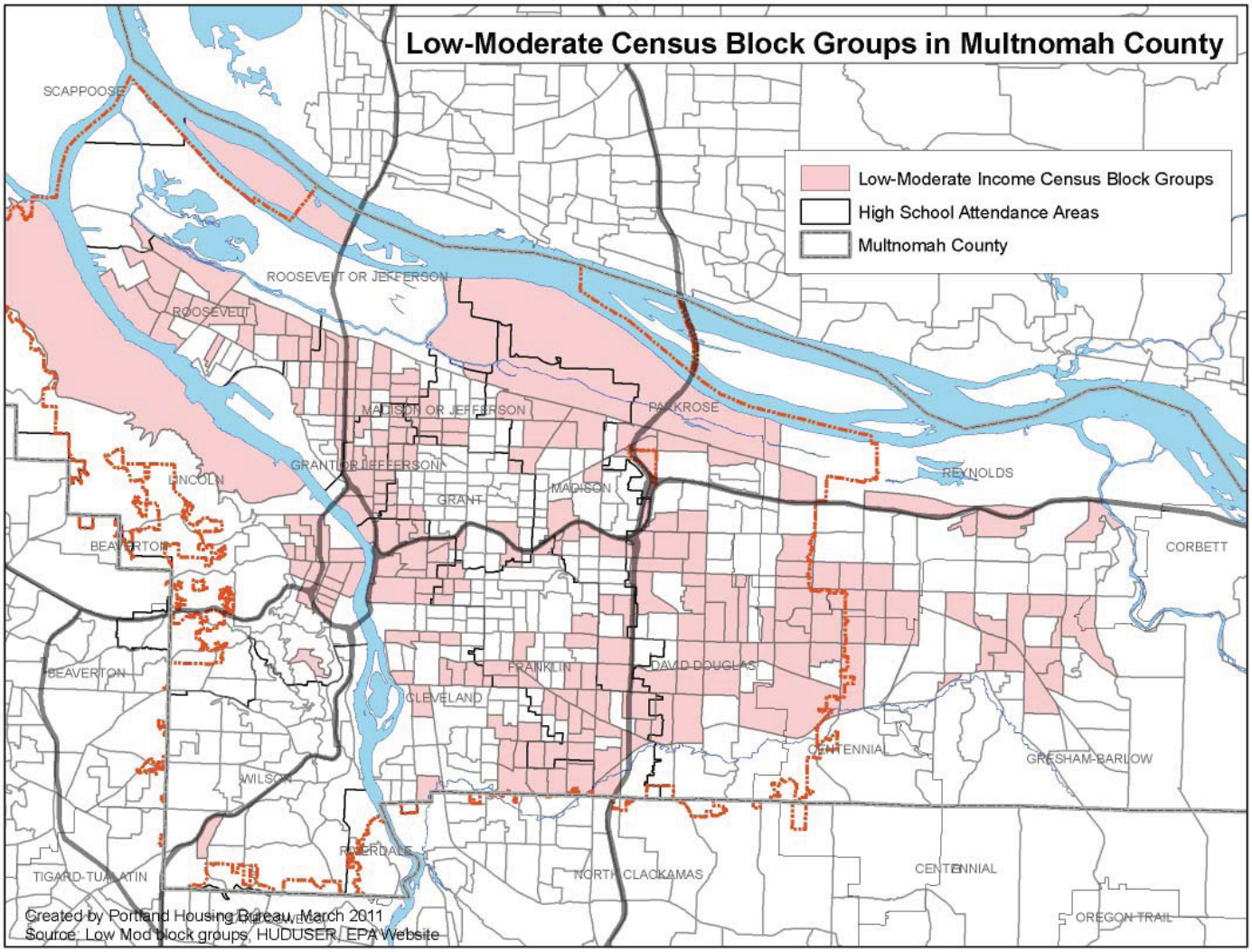
Note: The percentage is derived by dividing the number of pre-1950 units by total units in tract.
Low = between 0% and 28%; Medium = between 29% and 58%; High = between 59% and 97%.
Average = 41.5%.

Map 3: Kids Under 6 in Poverty by Tract

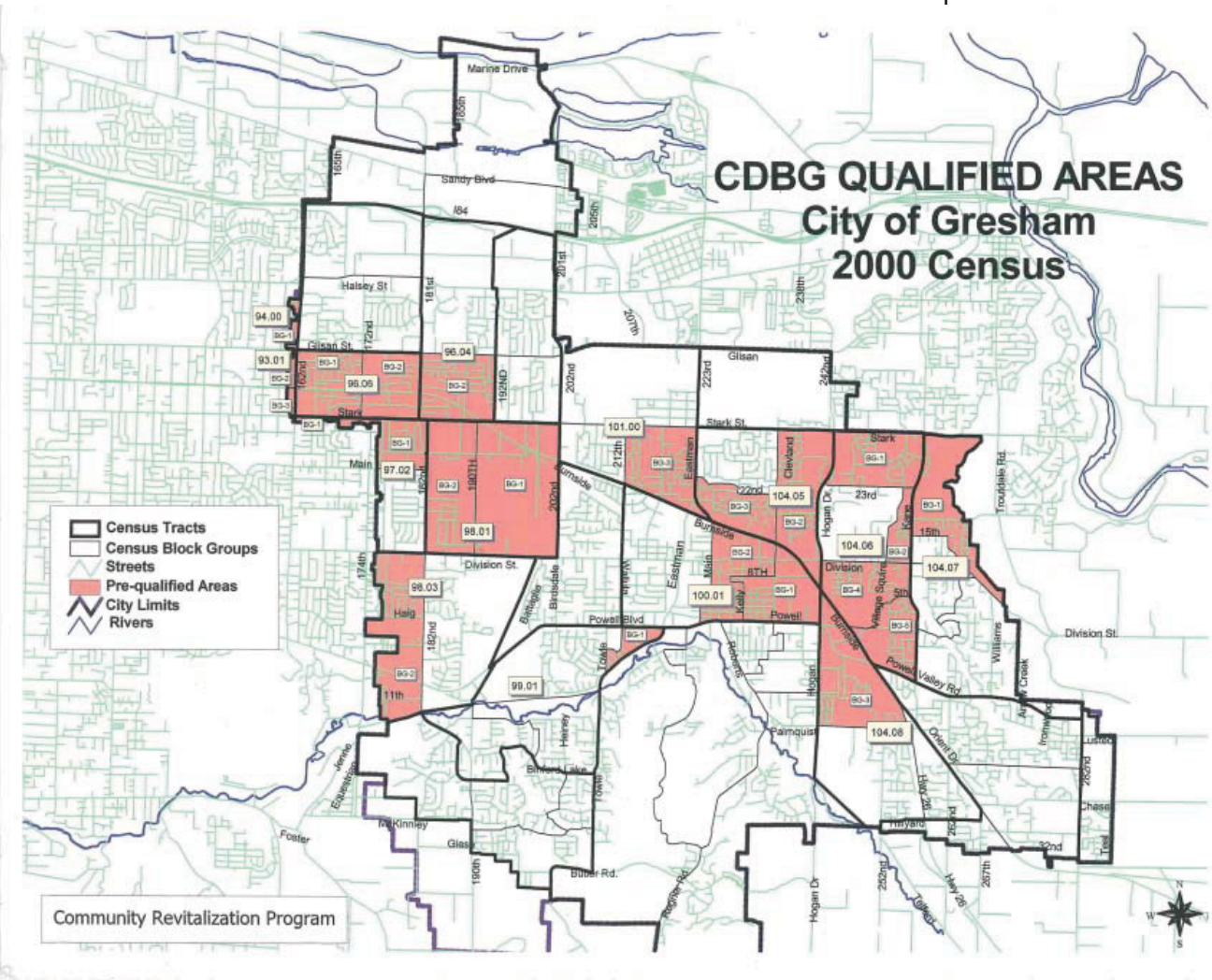


Note: The percentage is derived by dividing the number of kids under 6 in poverty by total number of kids under 6 in tract.
Low = between 0% and 11%; Medium = between 12% and 29%; High = between 30% and 52%.
Average = 15.7%.

Map 4: Multnomah County Low and Moderate Income Census Block Groups



Map 5: City of Gresham Low and Moderate Income Census Block Groups



Housing Affordability for Homeowners

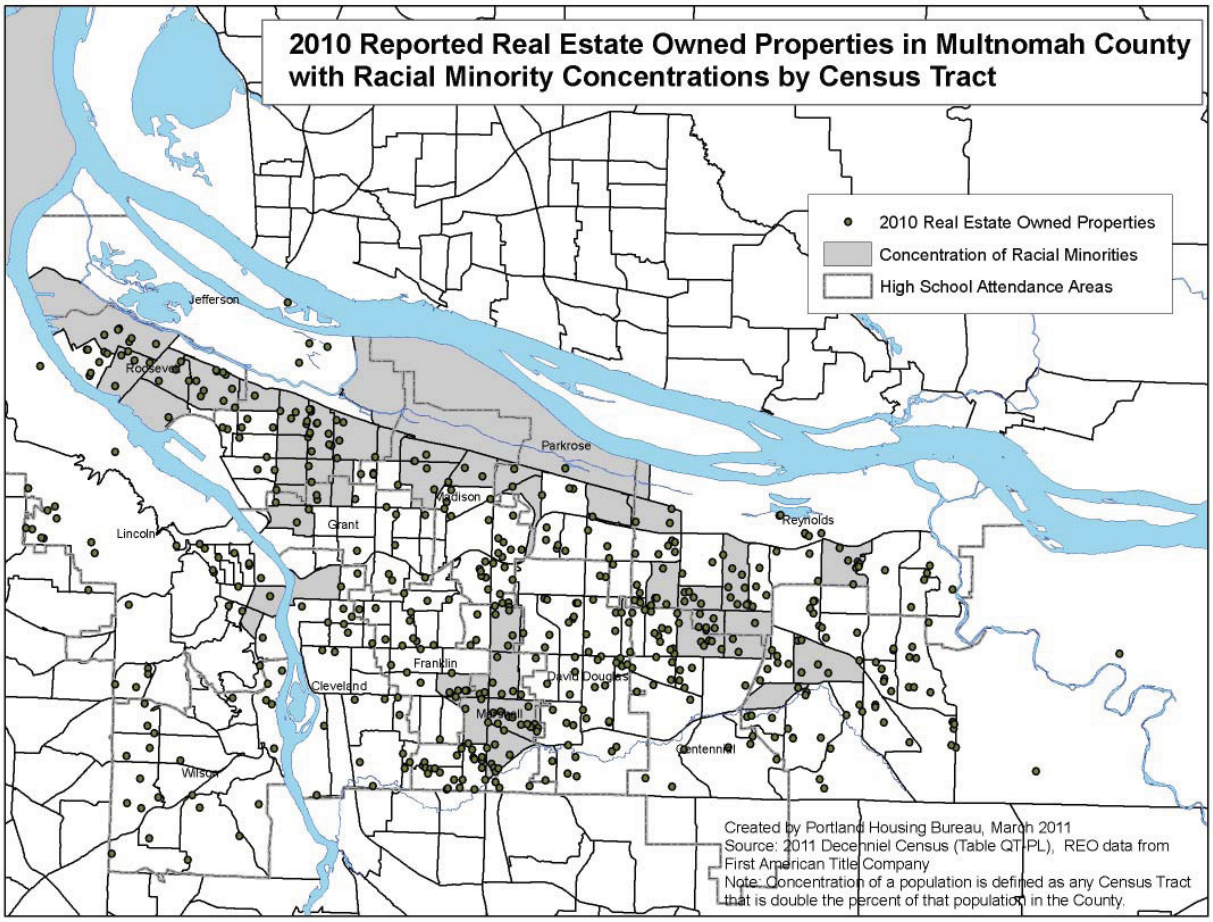
Housing Affordability for Homeowners

Foreclosures

Although housing prices overall rose at a considerably faster rate than incomes in the last five years, many households were able to purchase homes through the use of nontraditional mortgage products, including subprime mortgages as well as adjustable rate, interest only and payment option loans. These homebuyers risked default if they were unable to make payments when their loans reset at higher rates, or were unable to sell their homes for as much as they owed on their loans. In the Portland area, as is in the rest of the country, housing price appreciation has reversed, the delinquency and foreclosure rates have risen and the inventory of unsold homes has increased dramatically. Of course, even those households that used traditional mortgages are in danger of losing their homes as a consequence of recession-related job loss.

Within the Portland metro area foreclosure activity varies considerably. Map 5 illustrates the reported real-estate owned proprties in Multnomah County in 2010.

Map 6: Reported Real-Estate Owned Properties in Multnomah County



High Cost Loans

One of the underlying indicators of future foreclosure activity is the number of high cost loans that are made to area households. High cost loans have high interest rates and the assumption is that households with high cost loans (such as subprime loans) are at greater risk for foreclosure.

Table 7: Conventional Home Purchase Loans by Subprime Lenders by Race and Hispanic Status, Multnomah County

Table 7: Conventional Home Purchase Loans by Subprime Lenders by Race and Hispanic Status, Multnomah County

	2005		2006		2007		2008		2009	
	No.	Pct	No	Pct	No	Pct	No	Pct	No	Pct
Pct to Whites	4063	25.0%	3184	22.5%	1080	10.1%	153	3.3%	59	2.1%
Pct to Blacks	296	51.8%	183	40.9%	56	19.1%	8	7.5%	3	0.0%
Pct to Asians	278	18.3%	358	24.4%	103	9.4%	9	1.9%	2	0.6%
Pct to Native Americans	88	47.1%	62	36.7%	19	18.3%	0	0.0%	0	0.0%
Pct to Native Hawaiian or Other Pacific Islanders	85	49.4%	47	33.1%	11	12.4%	2	4.7%	0	0.0%
Pct to Hispanics	762	55.2%	688	52.9%	209	28.5%	13	6.1%	2	2.1%
Total	5495	27.4%	4046	23.5%	1373	10.5%	186	3.3%	70	1.9%

Table 8: Home Refinancing Loans by Subprime Lenders by Race and Hispanic Status, Multnomah County

Table 8: Home Refinancing Loans by Subprime Lenders by Race and Hispanic Status, Multnomah County

	2005		2006		2007		2008		2009	
	No.	Pct	No	Pct	No	Pct	No	Pct	No	Pct
Pct to Whites	2824	19.8%	2977	23.9%	1574	15.0%	345	4.7%	115	0.8%
Pct to Blacks	284	40.9%	284	42.5%	132	26.4%	26	10.1%	3	1.1%
Pct to Asians	118	15.1%	180	24.2%	76	12.3%	24	5.0%	7	0.7%
Pct to Native Americans	49	28.7%	59	36.9%	19	18.1%	10	12.0%	0	0.0%
Pct to Native Hawaiian or Other Pacific Islanders	36	29.5%	43	31.6%	27	21.6%	3	4.2%	1	1.2%
Pct to Hispanics	234	32.4%	304	39.1%	175	26.9%	38	10.3%	7	1.5%
Total	3612	20.8%	3880	25.3%	2043	15.8%	460	5.1%	148	0.8%

Assisted Housing Inventory and Services

Subsidized Housing Supply

As cited in the Portland Plan, a 2007 draft of Metro's Regional Affordable Rental Housing Unit Inventory indicated that Portland had about 21,430 rental housing units developed with public subsidy that were affordable to households at or below 80 percent of area median income. Almost all of these units were regulated (92 percent, or about 19,780 units). The Inventory did not include ownership units, market-rate rental units, Section 8 rental voucher units, dorms, homeless shelters and transitional housing units. There are about 6,600 Section 8 rental voucher units in Portland. Some of these vouchers are used to rent housing in projects that receive other subsidies, so it is difficult to determine how much larger the total number of subsidized units would be if the Section 8 vouchers were added in. It should be noted that subsidized units only provide a small fraction of the City's supply of housing units affordable to low and moderate income households. The affordable housing supply includes many privately owned market-rate units, particularly in older buildings and manufactured home parks.

The largest source of funding for subsidized low-income housing in the County is the federal government. In addition to funding Home Forward, HUD provides funds for local housing programs through the Community Development Block Grant Program (CBDG), HOME and Housing for People with AIDS (HOPWA) programs. It also distributes Low Income Housing Tax Credits (LIHTC) through the State of Oregon Department of Housing and Community Services. The State of Oregon and the City of Portland also provide financial assistance for low income housing development out of General Fund, and require sponsors to execute affordability agreements as a condition of receiving assistance.

Home Forward

Home Forward (previously the Housing Authority of Portland) is the largest nonprofit provider, operator and developer of low-income housing in Multnomah County. Home Forward assists about 13,000 households with either housing or Section 8 vouchers. (Home Forward's service area includes all of Multnomah County.) As of March

2009, Home Forward had 4,960 housing units in the City of Portland, about 2,380 in its Public Housing portfolio and about 2,580 in its Affordable Housing portfolio. Home Forward has about 6,600 Section 8 rental housing vouchers in use. These vouchers are given to tenants to rent housing on the open market; Home Forward also distributes 1,630 project-based vouchers that are assigned to particular housing projects. Both the rental and project-based vouchers may be used in buildings that have other housing subsidies. While Home Forward may serve households with incomes up to 80 percent of the area median most households it serves are extremely low income. The average household income for a Public Housing tenant is $10,219, and for a Section 8 voucher holder is $10,306. Demand for public housing and Section 8 far exceeds the supply. Almost 7,000 households were on the waiting list for low income housing assistance in March, 2009, including about 3,665 for public housing and 3,261 for Section 8 vouchers. This is some indication of the pressing need.

Properties at Risk

The following properties have Project-based Section 8 contracts that are due to expire within the term of the Consolidated Plan. Under Portland's Preservation Ordinance, the City may purchase the properties to preserve affordability of the units. Unless funding is identified for these purchases, these affordable rental units may be converted into condominiums, see dramatic rent increases or be demolished to make room for more lucrative development.

Table 9: Properties at Risk Within the Assisted Housing Inventory, 2011 – 2016

Project name	Project Street Address	Expiration Date	Total Units	Contract Units
Chaucer Court	1019 Southwest 10th Avenue	10/21/11	83	83
Hawthorn East	1420 Southeast 16th Avenue	12/20/11	71	71
Lexington	1125 SW 12th Avenue	11/22/12	54	54
Park Tower	731 SW Salmon Street	12/15/12	162	162
Bronaugh Building	1434 SW Morrison Street	02/09/13	51	51
1200 Building	1220 Southwest 12th Avenue	05/26/13	89	89
Uptown Tower	712 Southwest Saint Clair Avenue	07/18/13	71	71
		Total	581	581

Low Income Housing Provided by Nonprofits

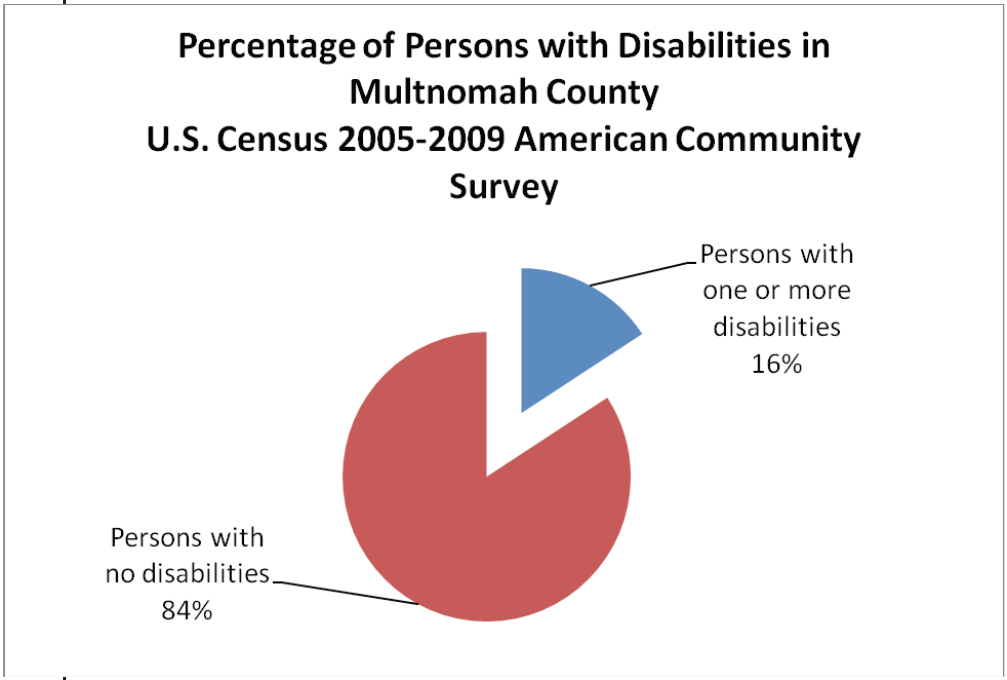
In addition to subsidizing the development of low-income housing, the city of Portland has a tax exemption program for nonprofit low income housing providers. This program exempts the residential portion of buildings reserved for low income households owned by nonprofit owners from property taxes. Most participants in the program are local community development corporations (CDCs). The total number of units in the program provides a good estimate of the units provided by nonprofit housing providers. (Home Forward, student, and privately-owned rent-restricted low income housing units and homeless shelters are not included in this program.) In 2010, more than 8,500 units owned by more than 40 organizations were assisted by the program. Some organizations own only one property but others own numerous properties with hundreds of units. The City tax exemption is only one of a number of subsidies that support the housing owned and/or managed by these organizations.

To be eligible for the tax exemption, the City requires that the household income of the occupants not exceed 60 percent MFI . The City does not collect any other information about the households served.

Special Needs

According to the 2005-09 American Community Survey, 16% of the total population of Multnomah County had one or more physical or mental disabilities. See Chart 1.

Chart 1: Percentage of Persons with Disabilities, Multnomah County



Thirty percent of people with disabilities have household incomes below the poverty level, compared with twelve percent of the non-disabled population. Poverty contributes to the fact that people with disabilities are at greater risk of homelessness than the general population. However, people with dual diagnosis (mental illness and substance abuse disorders) are the most likely to experience homelessness. Programs that offer subsidized housing or a combination of subsidized housing and support services are of significant benefit to this population.

Many people with disabilities live in market rate housing and receive few or no services to support their continued independence.

Housing Market Analysis

Data Sources:

Brookings Institute and the London School of Economics, Global MetroMonitor: The Path to Economic Recovery, November 2010.

City of Portland, Portland Plan, Housing Affordability, 2009.

National Low-Income Housing Coalition, Housing Affordability by Congressional District, 2010.

Oregon Employment Department, Why Oregon Trails the Nation: An Analysis of Per Capita Personal Income, November 2010.

U.S. Census Bureau, American Community Survey Data, 2005-2009.

U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data.

U.S. Department of Housing and Urban Development, Office of Policy

Section Three:

Five Year Strategic Plans

2011-2016 Priorities
2011 Analysis of Impediments
Consortium Strategies
Portland Strategies
Gresham Strategies
Multnomah County Strategies
Home Forward

2011-2016 Consolidated Plan

2011-2016 Consolidated Plan Priorities

Over the next five years, the Consortium will make investments of federal housing and community development resources according to the following priorities. These priorities should be construed broadly, to include all activities that might reasonably advance the policy objective, and are not presented in Priority Order.

The Priorities

HUD requires that the Consortium establish priorities for the allocation of federal resources. They are not presented in Priority Order. Within each priority, programs shall focus on populations with the greatest barriers.

Consortium Priority One: Rental Housing

Increase the production and preservation of rental housing, with an emphasis on rental homes for households who face the greatest challenges finding housing in the private market.

- We will preserve the affordability of existing, privately-owned, federally-subsidized rental housing projects covered by affordability contracts that would otherwise expire.
- We will invest in programs that improve the quality of rental housing.
- We will invest in housing units that are affordable and accessible to people transitioning out of homelessness.
- We will promote fair and non-discriminatory access to quality affordable rental housing for all households in all neighborhoods throughout Multnomah County.
- We will work to align non-capital resources like Section 8, Continuum of Care and homeless service funding to the production of new housing units to support both the financial stability of the housing and the people calling the units home over the long haul.

Gresham-specific rental housing sub-priorities:

- o Focus on rental homes affordable to households with incomes at or below 50% of the area's Median Family Income.
- o Focus on housing senior citizens and special needs populations.

Portland-specific rental housing sub-priorities:

- o Emphasize the production of deeply affordable units.

Median Family Income for the Portland Metropolitan Area for a family of four in 2010 is $71,200.

- Establish appropriate production targets for a range of housing affordable and desirable to Portland's diverse population whose housing needs are not met by the private market, including our low-wage workforce.
- Develop geographic priorities for capital investment in housing to promote complementary goals of economic revitalization, prevention of residential displacement and sustainable communities.
- Manage existing housing assets to meet the community's housing needs while conserving public resources.
- Work with community partners to leverage the family-wage construction jobs and other opportunities for economic participation created by housing production to advance PHB's equity goals.

Multnomah County-specific rental housing sub-priority:

- Invest in housing programs that focus on providing decent, stable housing for those with greatest need.

Consortium Priority Two: Homelessness Prevention

Invest in programs with a proven ability to transition people quickly and permanently from homelessness to housing and in programs that efficiently and sustainably prevent homelessness.

- While we will maintain a basic safety net that includes shelter and services that provide a level of safety off the street, we will give a higher priority to investments that truly prevent or end homelessness. Over time, we believe investing in programs under this priority will reduce the need for shelters.
- Preventing homelessness through limited interventions like rent assistance, foreclosure and eviction prevention, and low-cost repairs to that make housing safe and accessible for low-income owners and renters, is cost-effective and makes sense.
- We will shift resources from less-focused, more costly programs

to the strategies with a proven track record for efficiency and success.

- We will ensure that investments under this priority equitably benefit all communities experiencing homelessness or the threat of homelessness.

- We will work to reduce time spent in shelter beds waiting for housing placement by better aligning programs like rental assistance that help move people into permanent housing.

Multnomah County-specific homelessness prevention sub-priority:

  - Invest in housing programs that focus on providing decent, stable housing for those with greatest need.

Consortium Priority Three: Homeownership

Invest in programs and strategies proven to assist low and moderate income families to sustainably purchase a home or retain a home they already own.

- We will promote fair and non-discriminatory access to quality affordable homeownership for all households in all neighborhoods throughout Multnomah County.

- Maximize the impact of investments in homeownership by focusing on strategies like limited down payment assistance and the community land trust model that fairly balance the level of public investment against the goals of assisting a greater number of households and ensuring that assisted families can sustain their ownership over time.

- Focus investments on cost-effective programs that are effective in helping existing low-income minority homeowners maintain the health and safety of their homes.

Portland-specific homeownership sub-priority:

  - Focus investments on families from Portland's communities of color to address the low rates of minority homeownership that have resulted from historic legal barriers and current institutional

patterns and practices.

- o Invest in programs that effectively prepare and position low and moderate income families of color to purchase and retain their homes in an effort to overcome historic gaps in homeownership rates while fully complying with the laws and regulations that further fair housing.

Consortium Priority Four: Short-Term Shelter

Maintain a community safety net that provides short-term shelter, information and referral services to County residents facing homelessness or housing crisis.

- We will maximize the availability of shelter to those most vulnerable to the debilitating effects of street homelessness.
- We will work to reduce time spent in shelter beds waiting for housing placement by better aligning programs like rental assistance that help move people into permanent housing.
- We will maintain a set of basic community services that provide low-cost, time sensitive information and referral so households facing homelessness, eviction or foreclosure can help themselves or find the help they need in the community.
- We will work to ensure that investments under this priority equitably benefit all communities experiencing homelessness or the threat of homelessness.

Consortium Priority Five: Economic Opportunity

Invest in comprehensive, evidence-based programs that assist adults and youth to improve their economic condition by increasing their incomes and assets.

Multnomah County-specific economic opportunity sub-priority:

- Support social service operations for organizations assisting homeless families, low-income citizens and special needs populations to expand economic opportunities.

City of Gresham Priority Six: Infrastructure Development

Invest in community infrastructure development and redevelopment in low- and moderate-income neighborhoods to safeguard public health, improve livability and promote economic development.

City of Gresham Priority Seven: Economic Opportunities

Increase economic opportunities through redevelopment and job-creation activities.

Multnomah County Priority Eight: Infrastructure

Invest in infrastructure and public facilities development to stabilize and revitalize low- and moderate-income communities.

2011 Analysis of Impediments to Fair Housing Choice
Executive Summary

This is the Executive Summary of the ***2011 Fair Housing Plan: An Analysis of Impediments to Fair Housing Choice and the Strategies to Address Them***

The full report can be found online at **www.portlandonline.com/phb/fairhousing**

Executive Summary of the Analysis

A. Introduction

The U.S. Department of Housing and Urban Development requires each state and local government to submit a certification 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.

The purpose of this report is to identify "impediments" to the achievement of the goals of fair housing. These impediments include:

> Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices; or
>
> Any actions, omissions, or decisions which have <u>the effect of</u> restricting housing choices on the basis of race, color, religion, sex, disability, familial status or national origin.[1]

Race, color, religion, sex, disability, familial status, and national origin are Protected Classes under federal law[2]; the Analysis of Impediments to Fair Housing Choice focuses on barriers these classes face in accessing housing. In addition to the federal Protected Classes, the State of Oregon and the City of Portland have additional Protected Classes: marital status, sexual orientation, source of income, military status, gender identity, and domestic violence victims; this report will focus on these classes as well.

The analysis of impediments is a comprehensive review of a jurisdiction's laws, regulations, and administrative policies, procedures, and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice.

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1 HUD; Fair Housing Planning Guide (Washington, D.C.: HUD) p. 2-8.

2 Fair Housing Act, Title VIII of the Civil Rights Act of 1968.

The analysis is not limited to the identification of actions purposefully meant or designed to disadvantage members of a protected class. Impediments also include:

> Policies, practices, or procedures that appear neutral on their face, but which operate to deny or adversely affect the availability of housing to persons because of [their protected class].[3]

This class of impediments includes actions or policies which have a disparate or disproportionate impact on the housing choices of protected classes, even though the actions or policies are neutral on their face and were adopted without any intent to produce a discriminatory impact. The disparate impact test is, in this way, *result*-oriented and not *intent*-oriented.

The task of this study is to evaluate the current situation in Multnomah County to determine: (1) whether impediments to fair housing confront protected classes; (2) if such impediments do exist, understand why they exist; (3) to set forth what is being done to eliminate these impediments; and (4) to make recommendations to address those impediments.

B. Methodology

The Portland Housing Bureau took the lead on the Analysis of Impediments to Fair Housing Report on behalf of the Consortium including Multnomah County, the City of Portland, and the City of Gresham.

We formed two stakeholder committees[4] for conducting and processing the analysis of impediments. A "Stakeholder Advisory Committee" of twenty-three members including fair housing advocates, private market citizens, advocates for people with disabilities, people representing different cultural, racial, and ethnic groups, health care advocates, mental health advocates, and other interested citizens reviewed the scope of the analysis, discussed initial findings, identified impediments, and suggested recommendations.

A "Technical Advisory Committee" of sixteen members including fair housing technical practitioners, housing program staff, and other jurisdictional partners secured data sources, discussed accuracy of findings, and reviewed identified impediments and recommendations.

With the aid of the Technical Advisory Committee, we collected census and other data to augment Fair Housing data including audit testing from the Fair Housing Council of Oregon, discrimination complaints from the U.S. Department of Housing and Urban

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[3] HUD, Fair Housing Planning Guide (Washington, D.C.: HUD) p. 2-17.

[4] A list of committee participants can be found in Appendix A.

Development, the Fair Housing Council of Oregon, Legal Aid, Disability Rights Oregon, the Bureau of Labor and Industry, and the Oregon Department of Justice. The data was also compared to the housing market analysis conducted for the *2011-2016 Consolidated Plan*. This quantitative data was compared to qualitative data gathered by a series of over sixty interviews with local and regional planners, housing advocates, housing industry representatives, legal experts, and county experts.[5]

When presenting data, we used consistent data sources and date timelines whenever possible. However, due to the off-timing of the latest data releases, including data from the Home Mortgage Disclosure Act, Comprehensive Housing Affordability Strategy data, the 2010 Census, and the 2010 American Community Survey, some data sources and reporting dates are varied within each section. While it may hinder direct comparisons between data tables and/or maps, we are confident in the quality and accuracy of the data presented as it related to identifying impediments to accessing housing.

We also reviewed various materials on fair-housing related topics. This included information on fair housing programs, local planning efforts including the Portland Plan (Portland's in-development 25 year city strategy), Sustainable Communities planning, and transportation planning. We consulted various federal, state, and local statutes and ordinances.

The Portland Housing Advisory Commission (PHAC) and the Multnomah County Federal Funding Oversight Committee provided input and opportunities for public review and comments on preliminary drafts of the analysis. Individual members of the PHAC and staff from Multnomah County and the City of Gresham were represented in the two Analysis of Impediments advisory committees.

The budget for conducting the 2011 Analysis of Impediments to Fair Housing Report was approximately $10,000 plus Portland Housing Bureau staff time. These funds were from the City of Portland's Community Development Block Grant funds for FY2010-2011, from the Administration/Planning cap. The analysis process came under budget, so the full $10,000 was not needed.

C. Review of the 2005 Analysis of Impediments Report

The 2005 Analysis of Impediments to Fair Housing Choice report included eight key recommendations for addressing impediments to fair housing choice. Most of these recommendations were successfully implemented, and others are still in development. Some of these recommendations are again included in this 2011 report.

[5] A list of interviewees and their raw data responses are included in Appendix B.

2005 Recommendation	Implementation
1. Continue to fund a range of core fair housing services, including but not limited to education and active enforcement of the fair housing laws.	The jurisdictions of Multnomah County annually funded the Fair Housing Council of Oregon to process fair housing complaints, and provide landlord and tenant education and counseling.
2. Continue to fund low-cost accessibility accommodations.	The jurisdictions funded programs for low-cost modifications to make home accessible, mostly through the non-profit Unlimited Choices' Mend-a-Home and Adapt-a-Home programs.
3. Implement strategies to close the minority homeownership gap, as proposed by the Homeownership Advisory Committee.	While the Portland Housing Bureau no longer provides first mortgage loans, the jurisdictions to have Down Payment Assistance Loans, and other homeownership programs such as Limited Tax Exemptions, to increase homeownership for low-income residents, with a special outreach and focus to communities of color. In FY2010-2011, for example, Down Payment Assistance funds were distributed through the Minority Homeownership Assistance Collaborative.
4. Continue to fund a range of proven programs that increase access to housing and encourage housing choice including Housing Connections, Ready to Rent, and Fresh Start.	The jurisdictions continue to fund these programs; Ready to Rent has been replaced by the program Rent Well.
5. Increase housing choices for people with disabilities by conducting an inventory of accessible units, evaluating the need for specific accessibility features in units, and developing recommendations to increase marketing of accessible units to disabled renters.	Some work has been done to complete the inventory of accessible units, but has not yet been completed. This recommendation has been renewed for this 2011 report.
6. Develop a landlord-tenant issue workgroup to further explore and develop recommendations on issues cited in the AI, including use of "no cause" evictions for retaliatory purposes, habitability issues, under-reporting of fair housing complaints, and technical assistance on reasonable accommodation requests.	Workgroups have met to review some of these issues. A Task Force was formed in 2010 to review Section 8 "turnback" rates for voucher holders, and acceptance rates have increased. Issues of no-cause evictions continue, as does the under-reporting of fair housing complaints. Advocates such as Disability Rights Oregon and Fair Housing Council of Oregon provide technical assistance for reasonable accommodation requests.
7. Research and explore the development of a new conversion ordinance to provide appropriate protections to low-income households.	Currently, no anti-conversion ordinance exists. Since 2007, the housing market has been on a decline, so condo conversions are no longer an issue. Jurisdictions will watch this issue closely

	in the future as the housing market works to recover.
8. Jurisdictions should consider implementing a uniform housing location policy across Multnomah County. The City of Portland should revisit its Location Policy, revising it if needed.	The review of Portland's *Location Policy* is currently underway. As of now, there is no county-wide Location Policy.

While most of the recommendations were implemented, some recommendations appear again in the 2011 report, as outlined below in Part D. For example, quantitative data as well as qualitative data from the stakeholder interviews show a continued need for an accurate inventory of accessible units; this recommendation is renewed.

D. Identified Impediments and the Recommendations to Address Them[6]

Forty-three years after the passage of the Fair Housing Act of 1968, there are still many impediments to Fair Housing Choice in Multnomah County. While it has grown more diverse over the years, many parts of the county remain racially, ethnically, and economically segregated.

Through the work of the two advisory bodies, seven core Impediment Themes have been identified. The advisory bodies developed multiple recommendations for addressing each of the Impediment Themes; except where noted, the Committee reached consensus on the recommendations. Given limited resources and funding, the recommendations have been listed in priority order; initial prioritization was developed through a survey sent to committee members, and then interactive dialogue to finalize. The Committee first considered recommendations that would have the highest impact on addressing the impediments. When making policy and program decisions, the City of Portland, City of Gresham, and Multnomah County (the Consortium) should focus the most efforts and resources on the *top* priority items, shown in **bold**. Whenever possible, Consortium members and partners should strive to achieve the other recommendations listed:

Discrimination in Housing

Complaint data gathered from multiple advocacy sources, including the Fair Housing Council of Oregon, the U.S. Department of Housing and Urban Development, as well as other legal and advocacy groups show a real and present problem of unlawful discrimination in housing. According to the complaint data, people with disabilities and people of different racial and ethnic backgrounds face the most discrimination in

[6] The full list of impediments and recommendations can be found in Section VI. of this Plan; they are also available online at www.portlandonline.com/phb/fairhousing

seeking and staying in housing. Complaint data shows many alleged acts of discrimination, including refusal to rent, quoting different terms and conditions, steering, and refusal to make reasonable accommodations.

Other Protected Classes also face unlawful discrimination, including people of differing National Origin, as well as Domestic Violence Victims. Facing different terms and conditions is an emerging issue for people of different National Origin, as housing providers may create extra conditions for accessing a unit, including requiring a Social Security Number, requiring extra documentation as proof of employment, and other paperwork. Domestic Violence Victims often face barriers as a result of previous evictions due to domestic violence, call records to 911, and police visits.

Recommendations:

1. **Commit to county-wide funding and support to continue and enhance the <u>education</u> of fair housing laws.**
2. **Commit to county-wide funding and support to continue and enhance <u>enforcement</u> of fair housing laws.**
3. **Conduct audit testing to document discrimination against Protected Classes seeking housing, with special focus on homeownership and affordable rental units.**
4. Partner with housing providers to modify screening and credit criteria (such as requiring Social Security Numbers) that have an inadvertent impact on protected classes, especially persons of differing national origin and women experiencing domestic violence.
5. Strengthen inter-jurisdictional communication and decision-making to improve coordination of Home Forward, Multnomah County, City of Gresham, City of Portland, non-profits, the State and other partners to improve services and programs.
6. Develop and promote policies that remove negative housing information and low level law enforcement contacts, including 911 calls from records of persons who report domestic violence and other protected classes, to prevent use of this information as a basis of eviction or refusal to rent.

<u>Fair Housing Understanding</u>

One of the most striking, recurring themes throughout the analysis process is the clear lack of understanding many residents, housing providers, and stakeholders have of Fair Housing Law. While many groups advocate and work on behalf of fair housing, the County lacks a clear, focused champion for affirmatively furthering fair housing.

Lack of understanding by rental property managers, agents, and other housing providers, as well as differing screening criteria, can lead to the disparate treatment of persons seeking housing. Renters and buyers are also specifically impeded by limited knowledge of Fair Housing Law, lack of educational materials, culturally appropriate

information, linguistic isolation, and a lack of capacity by government and culturally connected organizations to do effective outreach.

Recommendations:

1. **Create a fair housing advocacy committee that meets on an at least quarterly basis to focus on fair housing issues and to be a strong advocate voice in Multnomah County. Committee needs a clear, focused champion in a strong leadership and decision making position, as well as a diverse, representative membership.**
2. **Partner with landlord trade associations and other community organizations to ensure frequent and accurate trainings for property managers, owners, regulators and social service providers to understand Fair Housing law and reasonable accommodations and modifications.**
3. **Commit resources for a public information campaign about Fair Housing Rights and current issues to change attitudes, practices and public policies, using culturally and linguistically appropriate methods to reach all members of the public.**
4. Increase overall outreach and education to the general public about Fair Housing law; provide easily accessible and culturally and linguistically appropriate information regarding rights and resources.
5. Fund homeownership education for communities of color and immigrant and refugee communities by partnering with organizations that provide homebuyer education, encouraging use of materials in multiple languages.
6. Fund education services for workers in assisted living and nursing facilities to better understand the varying needs of the aging population.

Areas of Reduced Access to Opportunity

There is inequity and segregation in neighborhoods that lack good access to jobs, public transit, schools, grocery, and sidewalks. This disproportionately affects those with disabilities, low-income, communities of color, and immigrant and refugee communities.

Recommendations:

1. **Develop opportunity mapping as a foundation of housing policy development to illustrate areas of Multnomah County where there is limited access to opportunity. Advocate for prioritizing resources, including transportation resources, to these areas to increase opportunity and equity, and tie the mapping into the update of Portland's *Comprehensive Plan* and *Location Policy*.**
2. **Partner with Tri-Met and other local agencies, the State, major employers and school districts to encourage development and rehabilitation of affordable/accessible housing close to jobs, transportation, groceries, schools, employment and other amenities.**
3. **Partner with regional housing organizations and City and County partners to emphasize the development of Healthy Connected Neighborhoods. Based on**

mapping, advocate for prioritizing investments in East Multnomah County and areas concentrations of low-income households.

4. Continue programs that improve employment outcomes and increase incomes, including development and availability of jobs close to affordable/accessible housing, transportation and other services.
5. Where housing is already affordable/accessible focus on creating quality jobs and linking residents to quality jobs through education and other supports.
6. Work with neighborhoods to increase understanding of the need for affordable/accessible units for people with high-needs to reduce NIMBY (not in my backyard) reactions.
7. Use local political leadership to support national efforts to change the loan modification process, which will help homeowners prevent foreclosure.

Fair Housing Data

Data analysis is an important tool for developing a Fair Housing Plan. Currently the data on discrimination of some Protected Classes, including age, sex, sexual orientation, marital status, religion, and source of income is incomplete or unavailable. There is also a lack of solid data available for East Multnomah County and parts of the city of Gresham. Fair housing planning is impeded by this lack of good data.

Recommendations:

1. **Fund audit testing for all areas of the County using the most inclusive list of Protected Classes to document discrimination.**
2. **Conduct data research and analysis to determine the shortage of various housing types especially accessible units for people with disabilities.**
3. **Encourage partners currently serving people vulnerable to discrimination to capture and document discrimination, by encouraging use of the current reporting portals and by using a variety of low-barrier intake techniques.**
4. Jurisdictional partners should conduct a regular review of data and recommendations to respond quickly to changing Fair Housing needs.

Accessible, Affordable Housing Stock

The location of accessible, affordable or subsidized rental units limits the opportunities of lower-income households to exercise housing choice, and creates blighted areas of low opportunity and low-income neighborhoods. This leads to the segregation of people with disabilities, communities of color, and immigrant and refugee populations.

Lack of accessible units specifically hinders housing choice for people with disabilities, especially those requiring wheelchair accessible homes. There is also a lack of an accurate inventory of accessible units in the county area. There is lack of accessible, affordable units with supportive services for those with mental health disabilities, addiction illness, and seniors with cognitive decline.

There is a shortage of housing units affordable to households earning 30% of the Median Family Income (MFI)[7] or below; this shortage is expected to increase over the next several years. This can disproportionately affect protected classes who are low-income.

Recommendations:

1. **Increase the number of affordable/accessible housing choices for all household sizes, especially family-sized housing with three or more bedrooms.**
2. **Increase housing choice for people with disabilities by creating a database of available accessible units, linking it to those who need it, and partnering with property owners and managers to better market accessible units to people with disabilities.**
3. **Continue to fund home repair and modification programs.**
4. Develop strong building guidelines to ensure consistent standards of what features an "accessible" unit includes.
5. Develop a range of housing and supportive services to better match the needs of different populations living with mental illness; one size does not fit all.
6. Research feasibility of a county-wide ordinance that requires newly constructed housing units to be built in a way that would make them easily accessible or "visitable" by people with disabilities, as well as easily modified for future accessibility needs.
7. Improve the quality and safety of existing affordable/accessible housing through home repair loans, partnering with housing providers, and rental housing inspections.
8. Require annual training for staff and partners of government entities, pseudo-government entities and contract recipients to review accessible development and construction standards.
9. Link housing and supportive services for residents through inter-jurisdictional partnerships and streamlining of services and increased funding.
10. Work with housing providers to provide two-weeks' notice to advocacy groups and interest lists for when an accessible unit becomes available.

Unintended Gentrification Through Policies

Urban Renewal Development and the limited uses of Tax Increment Funds (TIF) have the unintended consequence of residential displacement and residents being "priced out" of market-rate housing. This disproportionately affects people of color, those with disabilities, and low-income families.

A number of strategies can be deployed to counteract the rise of rents that may create gentrification, including prioritizing TIF developments to ensure that existing residents in

[7] See MFI Table in Section II of this report.

a gentrification-vulnerable area can choose to stay in their homes by preserving existing affordable rentals and funding home repair and energy efficiency improvements for existing low-income residents. TIF can also be used to create new rental and mixed income developments that increase the housing options for low income residents in "improving" areas – often those that are close to transit, job centers and other amenities.

Section 8 housing subsidies (HUD Housing Choice Voucher Program) are an important tool for low-income people to be able to afford to rent a home throughout our community. Home Forward (formerly the Housing Authority of Portland) administers the HUD Housing Choice Voucher Program for Multnomah County in full compliance with federal policies that guide the program, including Fair Housing.

Section 8 voucher holders should be able to use the voucher to rent suitable housing with reasonable rents on the open market without barriers based on protected class status. The state of Oregon does not recognize Section 8 housing vouchers under the protected class of "source of income," so refusal to rent on the basis of having a Section 8 voucher is not a violation of Fair Housing Law.

While the turn-back rate for voucher holders (a voucher holder has been unable to find housing and must return the voucher) has been successfully decreased in recent years, housing choice is still restricted for voucher holders. Data shows vouchers are used in clear clusters throughout the county, focused in areas of reduced access to opportunity and areas with high concentrations of low-income residents and communities of color.

HAP works to ensure that its vouchers can be used in all areas of the community. It sets the voucher payment standards (the value of the voucher in the marketplace) by surveying market rents across the county so that voucher holders can pay reasonable market rents for a suitable apartment throughout the county. Clustering of voucher use is likely the result of a number of factors, which may include landlords who do not participate in the Section 8 program.

More information is needed to know how severely the program restricts housing choices to determine the best course of action to increase choice.

Recommendations:

1. **Make public investments that mitigate the effects of displacement and that encourage diversity through mechanisms including, but not limited to, "community agreements," housing development linked to schools/ transportation/employment, mixed income housing, and rental assistance tiered to market rate rents.**
2. **Encourage the renewal of Portland's 30% Tax Increment Funding affordable housing set-aside; encourage other cities in Multnomah County to devote Urban**

Renewal funds to housing programs and projects that can further fair housing goals.

3. **Focus on resource development to acquire funding outside of Urban Renewal Areas to develop and preserve affordable/accessible housing in all areas of the County.**
4. Over the next five years, fund a representative advisory group, such as this Report's proposed fair housing advisory committee, to work with Home Forward to understand the various data sets HAP evaluates to determine how much housing choice Section 8 participants have. Work with rental housing owners associations to understand more precisely where Section 8 is and is not accepted and the denial rates of Section 8 voucher holders from owners that accept Section 8. Compare this information with information available from jurisdictions that do include Section 8 under the protected class "source of income."
5. Collaborate with Home Forward, housing providers and community advocates to ensure Section 8 vouchers are used as a tool to increase housing choice throughout the county, especially areas of high opportunity.
6. Continue partnering with housing providers to increase participation in the Section 8 voucher program.
7. Meaningfully involve community members in the redevelopment of their neighborhoods, especially communities of color and others historically not invited to participate in the development and decision-making regarding redevelopment, especially around URAs.
8. Continue funding homeownership programs, including but not limited to Down Payment Assistance, to continue efforts to close the minority homeownership gap.
9. Research the feasibility of developing subsidies to help current low income residents remain in URAs as rental prices increase.

Low-Income and Vulnerable Populations

Households of color and differing national origins, as well as female heads of households experience poverty at a higher rate than other households, often due to historical and institutional discrimination in employment, credit, and education.

Employment and income issues of all kinds including layoffs, wage levels, location of employment, training, access to benefits, and discrimination have the largest impact on housing choice.

Recommendations:

1. **Continue, and consider increasing funding for, Rent Assistance for low-income residents.**
2. **Increase funding for social services known to assist in stabilizing households, including but not limited to addiction services, childcare, employment assistance, and other support services.**

3. **Continue funding development of subsidized, accessible housing units for individuals and families below 30%MFI, working to increase the number of units available to meet the demand. Develop subsidies to encourage private landlords to rent to low-income individuals at little to no risk to them.**
4. Partner with advocacy groups who provide human assistance to help households navigate the benefits process to increase the income of extremely low-income households.
5. Adopt new household income measurements regarding housing cost burden to take into account, transportation, childcare, food, energy, and other household costs.
6. Work with partners to increase employment and income outcomes for households through education, training of workers, and enforcement of employment law.
7. Enforce existing housing and safety laws where health and human safety is endangered, including but not limited to pest control, heating/cooling, and lead and mold removal.
8. Work with partners to increase understanding and enforcement of retaliation laws to avoid illegal "end of tenancy" notices for vulnerable populations, especially people with disabilities.
9. Increase outreach about available affordable/accessible housing and social services for all needy populations.
10. Increase efforts to prevent predatory reverse mortgages targeted to seniors.

Consortium Anti-Poverty Strategy

BACKGROUND

The Multnomah County Board of County Commissioners approved the Poverty Elimination Framework in November 2003. The Framework provides a foundation for planning and policy development for the County's anti-poverty programs and services. The Framework was developed through an 18-month planning process that incorporated research, service data, and extensive community involvement in the development of the plan. The Framework initiatives emphasize ending poverty over "easing poverty" programs.

In addition to the Poverty Elimination Framework, Multnomah County CCFC created its "Six-Year Community Plan for Improving Outcomes for Children & Families in Multnomah County" in January 2008. The Community Plan is a legislative mandate for counties who are part of the State of Oregon's Commission on Children & Families system. The CCFC used a "meta-analysis" approach to researching and developing specific community needs data from 2003 – 08 that included reports, research, and community planning efforts related to issues relating to children and families as well as low-income populations.

A Steering Committee comprised of community leaders and stakeholders was formed to assist in the development of the Community Plan's policy and planning recommendations. Four key issues were identified for the plan's focus: Poverty, Health Care, Affordable Housing, and Parent Resources. The Community Plan's content and policy recommendations mirror those of the Poverty Elimination Framework and also added new anti-poverty work in the area of linking working families to free tax assistance and tax credit programs.

MISSION

We are committed to creating a community of support that enables all people to be successful within our economic, political, educational, social, and cultural systems. Multnomah County's aim is to move individuals, families, and communities out of poverty. We are all responsible for long-term change for economic justice.

Consortium Anti-Poverty Strategy

Goal One

All people work together to end poverty

OUTCOMES

- Accurate information about "true" poverty is used for public decision making, policy setting, and community education
- All stakeholders have ownership and accountability for ending poverty
- Voices of low-income people are heard

STRATEGIES

1. Engage the participation of low-income people, advocates, agency staff and government officials in anti-poverty planning and policy Development. Multnomah County's Commission on Children, Families & Community (CCFC) and its Poverty Action Council (PAC) include representation from all community sectors, including individuals living on a low-income.
2. CCFC and PAC conduct community engagement around the issue of poverty through their on-going community education work that includes the "Ask the Expert" listening sessions.

Goal Two

All people have access to effective systems of support and resources to meet their basic needs

OUTCOMES

- Individuals and families have access to comprehensive culturally competent services in the following areas:
- Economic sufficiency
- Affordable, stable, and decent housing
- Food security
- Adequate health care and needed social services

Goal One

All people work together to end poverty

Goal Two

All people have access to effective systems of support and resources to meet their basic needs

- Affordable, reliable transportation
- Quality child care that is accessible and affordable
- A safe home and community
- Service delivery systems are effective
- Accessible and accurate information and referral to resources, supports, and services is available

STRATEGIES

1. Provide direct community services to low-income consumers through the County's SUN Anti-Poverty Service System network of anti-poverty providers.
2. The County Department of Human Services implements innovative programs and partners with Worksystems, Inc. to prevent or address the issue of homelessness in different populations, including youth, singles, and families.
3. Provide services to the community through the Family Economic Security Project, which includes free tax preparation, financial education and application assistance for the SNAP and Oregon Healthy Kids programs.
4. CCFC's Early Childhood Council conducts policy development and planning in support of quality child care programming.

Goal Three

All people have the ability to build economic and personal assets to achieve self-sufficiency

Goal Three

All people have the ability to build economic and personal assets to achieve self-sufficiency

OUTCOMES

- Achievement gap for students living on a low-income is eliminated
- Higher proportion of low-income people become part of a skilled workforce and have the capacity to earn a "living wage"

- Individual initiative to increase income is supported, barriers are reduced, and incentives for success are in place

- Economic development strategies create "living wage" job opportunities for low-income people

STRATEGIES

1. Action for Prosperity will provide 300 households at or below 125% of Federal Poverty Level with a coordinated package of rent assistance, assertive engagement, workforce training, and flexible client assistance. At least 150 of the households will become employed and 75% will have stable housing at exit.

2. Provide direct community services to students through the County's SUN School-Based Service System.

3. The County Department of Human Services implements innovative programs and partners with Worksystems, Inc. to provide employment-related services for low-income families.

GUIDING PRINCIPLES

Poverty elimination efforts should be:

- Consumer driven and honor the experience and expertise of those living in poverty by including them in all aspects of planning, program development and service delivery.

- Equally focused on policy and service solutions in recognition that community poverty is a result of both economic inequities and personal achievement.

- Supportive of economic self-determination of people and communities by promoting just economic policies and individual responsibility.

- Accountable and results-based requiring all stakeholders to be responsible for the documentation, dissemination and utilization of process and outcome data in their decision-making.

- Based on relationships of equality and respect that eliminate or minimize the impact of discrimination based on race, ethnicity, class, sexual orientation, gender, disability, or religion.
- Collaborative and sustainable by encouraging inter-governmental and community-based partnerships in the implementation of the "Poverty Elimination Framework."

- Flexible and innovative relying upon open dialogue, research and best practices to be effective.
- Integrated into broader community-building efforts in order to engage all community members and to reduce the stigmatization of being labeled "poor".

ANTI-POVERTY STRATEGY DEFINITIONS

Poverty is defined as having insufficient income and resources to meeting basic needs. It should be measured using an economic sufficiency standard based on the actual cost of living in Multnomah County.

Living Wage is defined as the wage that allows families to meeting basic needs without resorting to public assistance and provides them some ability to deal with emergencies and plan ahead. It is not a poverty wage. Living wages are calculated on basis of family budget for several household types and include basic necessities such as food, housing, utilities, transportation, health care, child care, and so forth. A living wage is sufficient to allow a family to accumulate personal savings and pay all tax indebtedness.

IMPLEMENTATION PLANNING

Multnomah County will take a lead role in creating the collaborations needed to implement the Anti-Poverty Strategy, State government, local governments, non-profit providers, advocates, and the business community will all be recruited as key partners in implementation planning.

ACCESSIBILITY FOR THE PURPOSE OF CREATING A SUSTAINABLE LIVING ENVIRONMENT

5-Year Goals

To sustain anti-poverty work, the Poverty Action Council involves all stakeholders, including low-income consumers and traditionally under-represented populations. State government, local governments, non-profit providers, advocates, and the business community will all be recruited to be key partners in implementation planning.

Enable low-income, working families to develop greater economic assets by creating access to free tax assistance and tax credit utilization

1-Year Goal

PAC will engage diverse stakeholders, including low- and moderate-income people as well as advocates, in implementation planning and policy recommendations.

- Low- and moderate income people comprise 2/3 (5 – 7 members) of Poverty Action Council membership and are actively involved in planning and policy decisions. The CCFC has 1/3 of its membership living on a low-income.
- Progress will be tracked by the Community Action Coordinator, Commission on Children, Families and Community of Multnomah County.
- Conduct outreach to consumers about available tax credit programs and provide them with free tax assistance through the Family Economic Security Program.

HOME Strategy

The goals of the HOME program are to provide decent affordable housing; fund short term, tenant-based rent assistance; expand the capacity of non-profit housing providers; and leverage private-sector contributions to housing development.

HOME NEEDS

As described in the housing market analysis, Section Two, the private market offers few rental housing and/or homeownership opportunities affordable to low-income households.

PROGRAM DESCRIPTION

The Portland HOME Consortium includes the City of Portland, the City of Gresham and Multnomah County. The City of Portland is the lead agency for the Consortium and allocates HOME funds to the Consortium members in proportion to the percentage of low-income households in each jurisdiction.

HOME funds programs that promote the development and increase the affordability of rental housing, as well as programs that put homeownership within reach of low-income households. HOME funds may be used to refinance existing debt.

Portland administers one program on behalf of the Consortium: Community Housing Development Organizations (CHDOs) operating support. In addition, Portland administers Multnomah County's HOME funds for rental housing development. Home Forward administers the Short Term Rent Assistance program (STRA). See description of Portland's Homelessness Prevention and Rapid Re-housing Strategy.

RECAPTURE / RETENTION PROVISIONS: CITY OF PORTLAND AND MULTNOMAH COUNTY

HOME funds may be used to make homeownership more affordable to low-income households. To ensure that federal subsidy will be retained or recaptured for further use to promote low-income homeownership, the City uses the following mechanisms in its contracts with the community-based agencies that administer its

homeownership programs:

a. Recapture of loans: as loan principle is repaid by the borrower through monthly payments or loan payoff, the funds will be returned to a revolving loan fund to be made available to other low-income homebuyers.

b. Recapture of investment in Habitat for Humanity homes: at the time of a resale of a Habitat home, 100% of the federal subsidy will be recaptured. If the Habitat home is resold within 10 years of purchase, Habitat shall recapture the subsidy by buying back the home, providing any necessary rehab, and reselling the home to another low-income household. If the Habitat home is resold more than 10 years from purchase, the homeowner shall pay back the full amount of the federal subsidy to Habitat, and Habitat shall use the funds to provide mortgage buy-down opportunities for other low-income households.

c. Recapture on refinancing: if a borrower refinances its first mortgage and takes equity out of the house in any way, the borrower is required to repay the loan in full under the terms of the original loan agreement. The funds will be returned to a revolving loan fund to be made available to other low-income homebuyers. If the borrower refinances its first mortgage but does not take equity out of the house, the borrower will be permitted to continue to pay off the loan in the ordinary course.

d. Retention on resale of land trusts: federal funds invested in a community land trust program will be retained in perpetuity through the community land trust. The lLand trust will use the federal funds to buy down the initial sales price of the property. The non-profit land trust will hold title to the land, and the federal subsidy will be retained in the land. The purchaser of a land trust home will take title to the improvements and will sign a 99-year lease for the land with the land trust. When the homeowner decides to sell, the value of the land will not be included in the sales price to the new eligible homebuyer.

RECAPTURE / RETENTION PROVISIONS: CITY OF GRESHAM

To ensure that the benefit of federal investment in Gresham's homebuyer programs accrue to low- and moderate-income households for the HUD-required affordability period (a minimum of 10 years for a subsidy of $15,000), Gresham uses the following mechanisms:

Shared Appreciation Mortgages (SAM): A homebuyer who either sells the home or ceases to live in it as his/her principle residence within 30 years of the house purchase, must repay both the principle amount of the SAM and a share in the appreciation not to exceed 50%. The formula and definitions used to determine the amount of the adjusted appreciation are provided in the mortgage document itself and can be obtained by contacting the City of Gresham Community Revitalization Program. Recaptured funds will be used to address other affordable housing needs in the future. The Buyer-Initiated SAM is available throughout Gresham.

Resale restrictions: through a land trust or a form of a deed restriction or land covenant, Gresham may place restrictions on resale of a subsidized property. For example, Gresham may require that a subsidized property be sold at an affordable price to an income-qualified buyer (80% MFI or less, as specified in the deed restriction or land covenant) for a specified number of years or in perpetuity. The City of Gresham will review proposals for resale provisions on a case-by-case basis to ensure compliance with HUD requirements.

MATCH REQUIREMENT

HOME also promotes development through its match requirements. Pursuant to Federal regulation, the Portland HOME consortium requires HOME funds (including ADDI funds) to be matched by other cash contributions, forbearance of fees, or the equivalent. See 42 CFR Section 92.220(1)(2). The Consortium includes information about the match requirements in RFP materials, discusses it at the Bidders' conference, and makes technical assistance on match available to prospective bidders. The HOME program manager is responsible for ensuring that match requirements are met.

PROGRAM TOOLS

City of Portland Strategies

- Facility-based transitional housing
- Project-based rent assistance
- Short-term rent assistance (STRA), including housing placement assistance and housing case-management
- Grants for new housing development
- Grants for preservation of existing housing
- Technical assistance for CHDOs

PROJECT SELECTION

Each jurisdiction in the HOME Consortium selects projects through an annual open Notice of Funding Availability (NOFA) process. Gresham accepts applications once a year, while the City of Portland accepts applications on a rolling basis as long as funds remain available. The City of Portland NOFA includes Multnomah County development funds. Portland's NOFA process is described under Housing Preservation & Development: Development Tools.

At least 15% of HOME funds will be reserved for eligible activities undertaken by CHDOs. The Consortium will include this information in NOFA materials, discuss it at any Bidders' conference, and make technical assistance available to prospective bidders and to CHDOs. The HOME program manager will be responsible for ensuring that funds are set aside for CHDOs. The Compliance Officer will ensure that CHDOs are properly qualified.

PROGRAM ELIGIBILITY

Households with incomes under 80% of MFI that reside in Multnomah County are eligible beneficiaries of HOME-funded projects. Any program-specific eligibility requirement is described under the activity.

POTENTIAL BARRIERS

The HOME program will be somewhat less effective if, due to budget constraints, it is unable to leverage local, state, and federal resources at historic rates,

PARTNER AGENCIES AND ORGANIZATIONS

The City of Gresham Urban Design and Planning Department receives a share of Consortium dollars to benefit low- and moderate-income neighborhoods and low- and moderate-income households in Gresham. Gresham's HOME funded projects are listed in its Action Plan.

Multnomah County receives a share of Consortium dollars, and typically spends them to benefit low- and moderate income neighborhoods in unincorporated Multnomah County. Multnomah County's HOME funded projects administered by the City of Portland are described in Portland's Action Plan.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The HOME program is the foundation of local, regional and federal programs for the development of affordable housing and permanent supportive housing. HOME leverages funds from CDBG, LIHTC, local general fund, private foundations, service funds, and other sources.

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

HOME funding is administered county-wide through Consortium partners.

MONITORING

In addition to the monitoring described in Section One, PHB staff will conduct regular desk and on-site monitoring of organizations for compliance with specific HOME requirements such as layering analysis, accessibility, affirmative marketing, lead-based paint, environmental review, and household income eligibility.

City of Portland Strategies

Special Activities by CBDOs

To comply with federal regulations the City of Portland designates the following areas for special activities by a Community Based Development Organization (CBDO).

CDBG funds may be used for new construction activities only under certain circumstances:

- The activity must be carried out by a Community Based Development Organization (CBDO); and
- The activity must be within a geographic area designated in comprehensive plans, ordinances or other City-adopted documents where a neighborhood revitalization project includes activities of sufficient size and scope to have an impact on the decline of a geographic location.

The Portland Housing Bureau annually certifies non-profit organizations as CBDOs based on guidelines established by HUD. The City is defining the geographical areas designated for special activities by CBDOs to include the City's urban renewal areas, the Enterprise Community, and neighborhoods designated as Low-Mod Income Neighborhood revitalization project activities of sufficient size and scope to have an impact on the decline of those areas.

The City's urban renewal areas and the Enterprise Community and the Low-Mod Income Neighborhoods all exhibit the following factors:

- Deterioration, inadequate or improper facilities in an area of the city that are detrimental to the safety, health and welfare of the community; or
- Unsafe or abandoned structures, including but not limited to a significant number of vacant or abandoned single or multi¬family residential units; or
- Buildings or structures which are unfit or unsafe to occupy because of a combination of physical deterioration, dilapidation, and obsolescence; or
- Dislocation, deterioration or disuse of property resulting from faulty planning; or

- A prevalence of depreciated values, impaired investments and social and economic maladjustments; or
- A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- Any combination of these or similar factors.

The City organizes various responses to ameliorate these factors including designating an urban renewal area, determining a target area for economic development and enhancement, designating "distressed areas" for tax abatements, and working with HUD to define and implement plans in Portland's Enterprise Community area. The City dedicates tax increment funds, general funds, bond funds, lost revenue, federal funds and undertakes resources development tasks in a strategic, planned and organized effort to focus resources in these areas. Typically, the neighborhood revitalization project includes activities of appropriate size and scope to have an impact on the decline of the geographic location. Funds are generally dedicated to housing development and renovation, providing affordable rental housing and home ownership opportunities, street and sidewalk improvements, commercial and economic development, small business development, storefront renovations, acquisition of underutilized properties for redevelopment, transportation improvements, utility improvements, and/or other services to support local residents and businesses.

Since the City applies numerous factors to determine geographic areas for targeted neighborhood revitalization efforts and since the City works to have a strategic, planned and organized effort to focus resources in these areas, it is appropriate to aggregate existing neighborhood reinvestment goals and objectives for the purposes of designating geographic areas for CBDO special activities. Therefore, the map designating areas for CBDO special activities includes the established neighborhood revitalization activities of:

1) Existing Urban Renewal districts as adopted by City Council; and
2) Additional block areas adjacent to an Urban Renewal district where the neighborhood revitalization efforts of the urban renewal will have an impact; and

3) Neighborhood areas associated with and tangential to the Portland Housing Bureau's Target Area Program; and

4) The Federally designated Enterprise Community area.

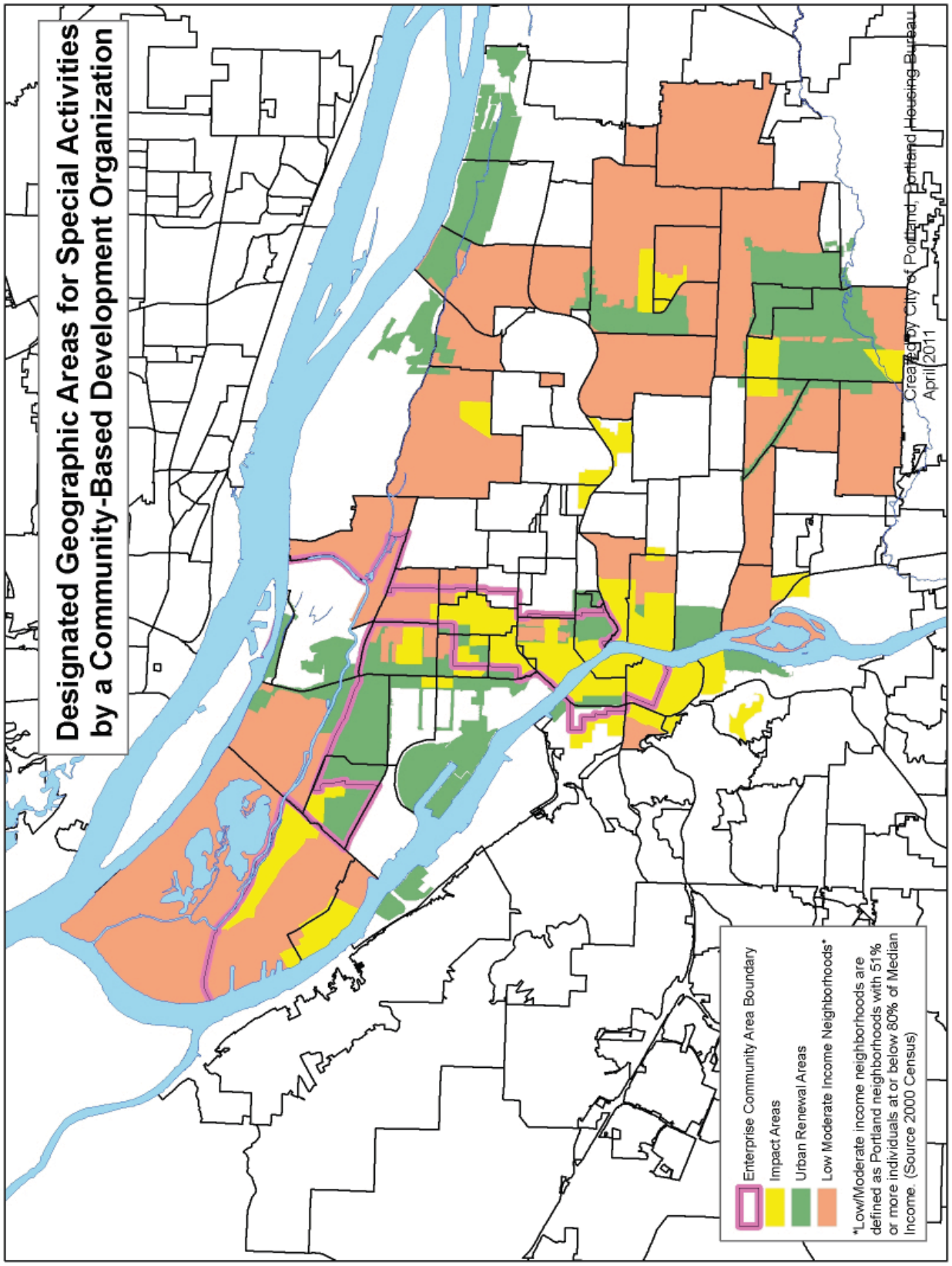
5) Neighborhoods designated as Low-Mod Income Neighborhoods based on the 2000 Census data.

The attached map shows the aggregation of these four areas as "Designated Geographic Areas for Special Activities by Community-Based Development Organizations":

- Airport Way Urban Renewal Area as adopted by City Council and additional areas south to both sides of NE Sandy Boulevard.
- The Parkrose Target Area east and west between I-205 and both sides of NE 122nd Avenue; north and south between both sides of NE Sandy Boulevard and both sides of NE Prescott Street.
- Central Eastside Urban Renewal Area as adopted by City Council and additional areas in the Hosford-Abernathy, Buckman and Kerns neighborhoods east to both sides of SE 12th Avenue from both sides of SE Powell to Interstate 84.
- The Kerns Target Area east and west between both sides of 29th Avenue and both sides of 12th Avenue; north and south between both sides of NE Sandy Boulevard and both sides of SE Stark Street.
- Downtown Waterfront Urban Renewal Area as adopted by City Council.
- Gateway Urban Renewal Area as adopted by City Council and additional areas in the Hazelwood neighborhood east to both sides of SE 122nd Avenue and south to both sides of Burnside Street.
- Interstate Urban Renewal Area as adopted by City Council and additional areas in the Humboldt and Piedmont neighborhoods north to both sides of Columbia Boulevard between both sides of N Albina and both sides of Martin Luther King Jr. Blvd., and in the Overlook and Arbor Lodge neighborhoods west to both sides of N Denver between both sides of N Prescott Street and both sides of N Lombard Street.
- Foster-Powell Target Area neighborhood north and south between both sides of Powell Boulevard and both sides of SE Woodstock, and east and west between both sides of SE 76th Avenue and both

sides of SE 52nd Avenue.

- North Macadam Urban Renewal Area as adopted by City Council.
- Oregon Convention Center Urban Renewal Area as adopted by City Council and additional areas in the Irvington neighborhood eat to both sides of NE 7th Avenue between both sides of NE Rafael Street to both sides of NE Fremont street, in the Sabin, King, and Humboldt neighborhoods east both sides of NE 15th Avenue between both sides of NE Fremont Street and both sides of NE Killingsworth Street.
- River District Urban Renewal Area as adopted by City Council.
- South Waterfront Urban Renewal Area as adopted by City Council.
- Cully – Concordia 42nd Avenue Target Area north and south between both sides of NE Holman and both sides of NE Prescott, and east and west between both sides of NE 37th Avenue and both sides of NE 47th Avenue.
- The Portland Enterprise Community area as adopted by City Council and the U.S. Department of Housing and Urban Development, including portions of the St. Johns and Portsmouth Target Area neighborhoods; in St. Johns north and south between both sides of N Ivanhoe Street and both sides of N. Fessenden Street, east and west between both sides of N. St Louise Avenue and the Burlington Northern rail road tracks; and in Portsmouth neighborhood blocks included in the Interstate Urban Renewal Area.
- Lents Town Center Urban Renewal Area as adopted by City Council and additional areas in the Lents and Powellhurst-Gilbert neighborhoods north to both sides of SE Division Street between both sides of SE 122nd Avenue and both sides of SE 72nd Avenue; and two blocks north and south paralleling both sides of SE Division street up to both sides of SE 136th Ave.


Designated Geographic Areas for Special Activities by a Community-Based Development Organization
Enterprise Community Area Boundary
Impact Areas
Urban Renewal Areas
Low Moderate Income Neighborhoods*
*Low/Moderate income neighborhoods are defined as Portland neighborhoods with 51% or more individuals at or below 80% of Median Income. (Source 2000 Census)
Created by City of Portland, Portland Housing Bureau
April 2011

City of Portland Strategies

Economic Opportunity - Microenterprise

The goal of the Economic Opportunity Initiatives Microenterprise program is to increase the incomes/assets of low-income micro entrepreneurs over a three-year period by at least 25%. If that goal is achieved within the three year program service period, new higher advancement goals are identified.

PROGRAM NEEDS

In the current recession, small business failure is high. Low income people already had a greater challenge than others succeeding in the marketplace. The Economic Opportunity Initiative (EOI) has shown great success in promoting microenterprise growth in its first three graduating classes. Most of the graduates completing their three year program increased their business revenues by almost 300%. Now in the downturn, we are finding that our 415 very small businesses are for the most part, holding on and losing less than other similar businesses. We attribute this to the support and training that they receive as part of the Initiative.

Difficulties in the banking sector have continued to make expansion and working capital scarce. Mercy Corps has recently increased its funds available to microenterprises and MESO has past the first round of SBA reviews for their Microenterprise loan fund. For the 10/11 contract year, the City eliminated its one time only investments in EOI and also eliminated some other funding that was used for loans by EOI contractor, the Hispanic Metropolitan Chamber.

PROGRAM DESCRIPTION

The Economic Opportunity Microenterprise program funds several non-profit community-based organizations to provide technical assistance to specific groups of low-income people, including home-based child care providers, minority construction firms and aspiring Latino businesses. Each organization must identify the specific group of low-income people that it will serve and must show competency at serving this group. The activity must increase the incomes and/or assets of the identified group by 25% over three years. The activity must also contain program elements tailored to the needs of the identified group, including support services and a peer support

component.

PROGRAM TOOLS

In addition to individualized provision of microenterprise development assistance, all enrolled EOI microenterprises have the opportunity to use several jointly provided services; business legal assistance, credit repair, marketing assistance, resolution of minor personal criminal, civil and driver's license issues.

PROJECT SELECTION AND OPERATIONS

Economic Opportunity Projects were initially selected by an RFP process. Continuation in the program is determined annually based on performance. Project and Economic Opportunity staff work together constantly to identify the program funds financial and/or technical assistance to specific groups of low-income people, including home-based child care providers performance issues, resource needs and potential policy recommendations as a result of their work. PDC is considering developing a new RFP for the 12/13 program year which would somewhat reshape the requested services to align with the Portland Economic Development Strategy and the Neighborhood Economic Development Strategy.

PROGRAM ELIGIBILITY

Microenterprise projects receive funds to work with Portland residents in their focus populations, 50% of a Microenterprise Project's participants can be 80% -50% of median family income. The other 50% must be at or below 50% of the area MFI.

POTENTIAL BARRIERS

Micro entrepreneurs' success depends on their own skills and motivation, as well as the economic marketplace. Because funders and agencies do not have control over these variables, and because of the high risks inherent in any small business enterprise, Microenterprise projects have a greater chance of failure than conventional community development projects that produce tangibles like units of housing, miles of pavement, or community centers or even EOI workforce development projects. However, a successful microenterprise will

directly benefit the low-income participants and their families. Since the recession, difficulties in the banking sector have continued to make expansion and working capital scarce. Mercy Corps has recently increased its funds available to microenterprises and MESO has past the first round of SBA reviews for their Microenterprise loan fund. For the 10/11 contract year, the City eliminated its one time only investments in EOI and also eliminated some other funding that was used for loans by EOI contractor, the Hispanic Metropolitan Chamber.

PARTNER AGENCIES AND ORGANIZATIONS

- The Oregon Microenterprise Network (OMEN) and the ASPEN Institute both review and provide their assessment of our Microenterprise performance data.

  Additionally OMEN provides Market link data and marketing consultation services to EOI businesses.
- The United Way of the Columbia-Willamette and the NW Area Foundation
- The Oregon Labor Division, Child Care Section has provided match for the City's investment in the Childcare Improvement Project. EOI staff helped establish a working capital system and expansion capital for emergency efficiency related construction contractors which EOI convinced the NW Area Foundation to seed and the US Department of Energy has further developed with a $20 million grant to Clean Energy Works Oregon.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

This program's strategy differs from, and complements, most regional, state, and federal economic development efforts. Those efforts focus on investing in more developed, higher revenue businesses or developing infrastructure to attract businesses, anticipating that the benefits from these investments will trickle down to low-income workers. Loan capital is the most common form of their investment. EOI is focused on training and development rather than loans for discrete groups of low-income residents. Loan-led strategies for this group can result in bankruptcies. It is premised on best practice research that indicates high quality, comprehensive projects to nurture the development of microenterprises can succeed in increasing the

incomes and assets of low-income micro entrepreneurs.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOWINCOME FAMILIES AND/OR RACIAL MINORITY CONCENTRATION)

Consortium-wide.

MONITORING

All contractors are pre-screened for CDBG compliance during the RFP process.

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

Economic Opportunity - Workforce Development

The goal of the Economic Opportunity Workforce program is to increase the incomes and/or assets of low-income workforce trainees over a three year period by at least 25%. If that goal is achieved within the three-year program service period, new higher advancement goals are identified.

WORKFORCE DEVELOPMENT NEEDS

In the years since the development of the Economic Opportunity Initiative (EOI), the role of a program that provides very challenged workers with long term coaching, training, supports and advancement assistance has become even more important. The outcomes of the first three-year graduating class demonstrate the value of the EOI's approach. Most graduates began the program with zero income; a few were employed at minimum wage. The average graduation wage is $15.69 per hour. The recent Portland self-sufficiency study conducted by the University of Washington says that $15.25 is a self-sufficient wage for our average participant, a single parent with two children.

The mainstream workforce system has had to significantly reduce its support service budgets and adopt a service model that provides no case management for any of their customers. To improve this situation, the Economic Opportunity Initiative will work to create a coordinated service plan agreement with the local Workforce Investment Board (WIB). The WIB would make referrals to EOI of people that come in their doors needing more and different types of help than they can provide to succeed in employment.

PROGRAM DESCRIPTION

The Economic Opportunity Workforce Development program funds 24 community-based organizations to provide life and basic skills training, occupational training, job placement, personal and peer support, and long-term advancement assistance to specific groups of low-income people. These include homeless adults, high risk youth, recent immigrants and refugees, and public housing residents. Each organization must identify the specific group of low-income people that it will serve, and must show competency at serving this group. The activity must increase the incomes and/or assets of the identified

group by a minimum of 25% over three years. After EOI job placement, new goals for wage advancement are set based on individual factors.

PROGRAM TOOLS

- An RFP process that relies upon a community review panel to select the projects that have the best chance of success.
- Quarterly wage reporting through an on-line system.
- Detailed contract benchmarks to ensure projects progress and produce outcomes as promised.
- Early participation of committed employers who agree to hire participants.
- An arrangement with the State Employment Department to verify participant employment and earning status on an annual basis.

PROGRAM SELECTION

Projects were selected in 2004 or 2005 by RFP with a few additional projects added through a joint Enterprise Zone/Economic Opportunity Initiative RFP in 2007. Continued funding is based on performance information assessed in April of each year based on three quarters of that year's performance. PDC is considering developing a new RFP for the 12/13 program year which would somewhat reshape the requested services to align with the Portland Economic Development Strategy and the Neighborhood Economic Development Strategy.

PROGRAM ELIGIBILITY

Workforce development projects receive funds to work with individuals in their focus populations with household incomes of 50% MFI or below.

POTENTIAL BARRIERS

The success of workforce trainees depends on their own skills, abilities, and motivation, as well as the economic marketplace. Personal challenges and economic fluctuations can both impact program success. Because funders and agencies do not have control over these variables, workforce training projects have a somewhat

greater risk of failure than conventional community development projects that produce tangibles like units of housing, miles of pavement, or community centers. However, programs that assist people to successfully make the transition into paid employment will be directly benefiting the low-income participants and their families.

Private employers must be willing to commit to hire workforce trainees. The 2008 economic downturn has made employer commitments harder to obtain but we still have enough to justify the funding based on CDBG standards unless the project is part of an organization that qualifies as a Community-based Development Organization (CBDO).
The Economic & Workforce Development goals of a CBDO based EOI project must be articulated in their mission and by-laws.

PARTNER AGENCIES AND ORGANIZATIONS

- The NW Area Foundation employs a firm each year to study the effectiveness of their projects. EOI has participated in that study since 2005.
- The United Way of the Columbia-Willamette, NW Area Foundation, OR Community Foundation & the NW Health Foundation are partners and joint funders.
- We hope to increase our use of Portland Development Employer connections to assist workforce participants.
- Worksystems, Inc. provides funding and some service to approximately one-third of workforce project participants.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

There are several nationally funded, local workforce development efforts that focus on general job readiness and/or skill training. The Economic Opportunity Initiative Workforce program complements these efforts in several ways:

- Projects are tailored to the specific assets and needs of discrete groups of low-income residents.
- Participants may receive greater preparation for skill training, as well as enhanced supports throughout the training program.

- Projects include longer term follow up with both the participant and the employer to ensure success.

An increasing number of cities have begun to look at the Portland Initiative as a model, as the positive outcomes become clear from the graduation data. The program has been replicated in Duluth MN & locally Gresham has begun operating some similar project with CDBG.

GEOGRAPHIC SERVICE AREAS (INCLUDING AREAS OF LOWINCOME FAMILIES AND/OR RACIAL/MINORITY CONCENTRATION- 56%)

Consortium-wide.

MONITORING

All contractors are pre-screened for CDBG compliance during the RFP process. PHB will monitor all contractors as described in Section One.

Homeowner Access & Retention: Homebuyer &Foreclosure Programs

The goal of the Homebuyer& Foreclosure Programs are to provide education and counseling that helps households to become mortgage-ready, purchase a home, and maintain homeownership, and to stabilize neighborhoods affected by foreclosure. The ultimate goal is to help minority households buy and retain homes.

HOMEBUYER & FORECLOSURE EDUCATION & COUNSELING

PROGRAM NEEDS

The rate of homeownership among households of color is far lower than the rate among white households. In addition, households of color are disproportionately targeted by predatory and sub-prime lenders. Local and national commentators have called for more homebuyer and foreclosure education and counseling, specifically for minority communities, in order to assist more households of color to become ready to buy their first homes, to decrease their vulnerability to unscrupulous lenders and sub-prime financial products, and to limit the risk of subsequent foreclosure.

PROGRAM DESCRIPTION

This program addresses the well-documented credit, affordability, confidence, and information gaps that contribute to comparatively low rates of homeownership and high rates of foreclosures among minority households. The program funds community-based organizations that have the mission of assisting minority households to become homeowners, maintain homeownership, and/or avoid foreclosure. These organizations conduct public outreach, with an emphasis on reaching minority homebuyers and homeowners, and provide education and counseling services, and referrals to sources of financial assistance.

PROGRAM TOOLS

- Homebuyer education and counseling, including an overview of the home-buying process, financial literacy tools, credit counseling, and foreclosure-prevention; introduction to the range of available loan

products, including both private-market loan products and publicly subsidized loan products; and information about the availability of direct and indirect forms of financial assistance;

- Foreclosure prevention counseling;
- Minority homebuyer fairs directed to the African American, Latino, Native American, and Asian/Pacific Islander communities

PROGRAM SELECTION

PHB will select contractors to carry out homebuyer & foreclosure education & counseling programs through competitive Request for Proposals.

PROGRAM ELIGIBILITY

- Prospective homebuyers with household incomes at or below 80% MFI are eligible to receive homebuyer services. PHB's education, counseling and outreach programs emphasize serving households from minority communities.
- PHB will undertake affirmative outreach efforts to increase the participation of people from historically underserved populations.
- PHB will continue efforts to reach residents of public housing and others assisted by Home Forward.

PHB will post an updated fact sheet with contact info about homebuyer and foreclosure education & counseling activities at intake sites for the Section 8 Program. PHB will request that Home Forward staff responsible for managing public and Home Forward-owned affordable housing post the information on community bulletin boards at the apartment complexes, and announce the program at tenant meetings.

PHB will continue efforts to reach residents of Manufactured Housing and Mobile Home Parks. PHB will send updated fact sheets with contact info about homebuyer and foreclosure education & counseling activities activities to the 73 manufactured dwelling parks with 3,629 spaces in Portland zip codes with a request that the managers post the information on community bulletin boards at the parks.

POTENTIAL BARRIERS

Affordability: although home prices have dropped significantly since 2008, they are still much higher than low- and median-income households can afford. This Homebuyer and Foreclosure Education and Counseling strategy will refer homebuyers to available sources of publicly-funded financial assistance, and other direct and indirect subsidies to reduce the cost of homeownership. Currently, the City's sole source for direct financial assistance is tax increment funding, available only in urban renewal areas.

Credit: it has become much more difficult for any borrower with to obtain financing for the purchase of a new home. Households of color face greater credit barriers than whites, and are more frequently targeted by predatory and sub-prime lenders.

Confidence and information: according to a Fannie Mae study, prospective homebuyers of color may lack the confidence to become homeowners or may lack the information about how to become a homeowner. Homeowners at risk of foreclosure many lack the confidence to seek a modification or may lack the information about other options that may be available to them. Limited funding for the Homebuyer and Foreclosure Education and Counseling Strategy may prevent this strategy from addressing these barriers for all affected owners.

The banking system was not designed to handle the volume of requests for mortgage modification that have resulted from the end of the 25+ year real estate bubble. Although there are many programs that offer counseling and education services to households facing foreclosure, poor lender communications, system issues, and lack of lender capacity are significant obstacles to assisting mortgagees to obtain sustainable refinancing arrangements.

PARTNER AGENCIES AND ORGANIZATIONS

These entities provide outreach, education, and counseling to prospective homebuyers and current homeowners at risk of foreclosure:

- African American Alliance for Homeownership (AAAH)
- Asian/Pacific Islander Home Buying Fair (APICIA)
- Hacienda CDC
- Minority Homeownership Assistance Collaborative (A collaborative of AAAH, Hacienda, & PCRI.)
- Native American Youth and Family Center (NAYA)
- Proud Ground
- Portland Community Reinvestment Initiative (PCRI)
- Portland Housing Center (PHC)
- Habitat for Humanity

COMMUNITY PARTNERS

- Gresham Community Development and Housing Subcommittee
- Local lenders
- Oregon Department of Housing and Community Services (OHCS)

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Some urban renewal areas have funding available to directly assist homebuyers.
The City of Portland and Multnomah County offer several limited term tax exemption programs.
The City of Portland offers some SDC waivers.
The City of Portland offers a federal Mortgage Credit Reduction program.

Information about all of these programs may be found online: www.portlandonline.com/phb

Several federal programs are available to assist households at risk of foreclosure, including the federal mortgage modification program, HAMP. OHCS administers Oregon's suite of programs funded through the Treasury under TARP, and known colloquially as the "Hardest Hit Fund." Some of these programs include mortgage payment assistance, assistance with obtaining a mortgage modification, and limited financial assistance to families that have lost their homes to

foreclosure and must relocate.

The members of Oregon's Congressional delegation have stepped up by assigning staff to assist constituents through the foreclosure maze.

Local organizations, including the AAAH, APICIA, Hacienda CDC, PCRI, and NAYA are leveraging public funding with private donations and volunteer hours to provide services to members of their communities.

FORECLOSURE PREVENTION AND THE NATIONAL STABILIZATION PROGRAM

Oregon Housing & Community Development designated the City of Portland as a guaranteed sub-recipient of National Stabilization Program 1 (NSP1) funds. The city formed a consortium with Multnomah County, and with the help of its community partners provided financial assistance to first-time home buyers, and funded acquisition and rehabilitation and other related activities.

The same Consortium has applied to the State of Oregon for NSP 3 funding to spend on the acquisition and rehab of rental properties in specific census tracts.

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

The Homebuyer Program provides services consortium-wide. Note that direct financial assistance is only available in urban renewal areas, and is not funded with federal money.

MONITORING

All contractors are pre-screened for CDBG and HOME compliance during the RFP process. A description of PHB's Monitoring program is in Section One.

City of Portland Strategies

Homeowner Access & Retention: Healthy Homes

The goal of the program is to identify and address environmental hazards in the home than affect low-income households.

HEALTHY HOMES

Substandard housing conditions are significant contributors to poor health, and have a disproportionate impact on individuals who are unable to afford to make housing repairs or relocate. Research shows that poor environmental quality (e.g., molds, second-hand tobacco smoke, and pests such as rodents and cockroaches) can exacerbate asthma and other respiratory problems, especially in children.

In 2007, the National Center for Healthy Housing (NCHH) completed an assessment of housing conditions in Portland relative to other cities throughout the country. The findings observed the existence of more basements (resulting in moisture and radon intrusion); greater exterior and interior leakage from roofs, basements, broken windows, and pipes (resulting in moisture intrusion); and a higher percent of inadequate wiring. In general, 5.4% of Portland's homes are in severe or moderate condition (the CDC 2010 goal is 3.1%)

The high percentage of properties found to be in poor exterior condition runs corollary to an increase in substandard interior conditions. According to the American Community Survey, from 2005 to 2008, the number of occupied housing units lacking complete plumbing facilities increased by 35%, and the number lacking complete kitchen facilities increased by 38%[1]. On a smaller scale, the Multnomah County Health Department's Healthy Homes program has seen an increase in mold and moisture from 20% to 60% of inspected households over the last few years.

[1] The number of occupied housing units lacking complete plumbing facilities was 1,909 in 2005 and 2,581 in 2008; and the number of occupied housing units lacking complete kitchen facilities was 2,640 in 2005 and 3,644 in 2008.

City of Portland Strategies

PROGR AM DESCRIPTION

The Healthy Homes Program has four components:

1. Portland Healthy Homes Grant: Grant resources to proactively address environmental hazards that can cause or exacerbate health problems;
2. Multnomah County Partnership: Grants provided in partnership with Multnomah County Health Department to address environmental hazards for households with a documented health issue;
3. Portland Lead Hazard Control Program: grants to address lead hazards in homes to reduce lead poisoning in young children; and
4. Quality Rental Housing Program: Programs to support the maintenance of Portland's rental housing stock to protect tenant health and housing stability.

PROGR AM TOOLS

The Healthy Homes Grant Program

- Education for community members to reduce exposure to environmental hazards in the home provided in partnership with Multnomah County Health Department
- Grants to reduce environmental hazards in the home provided in partnership REACH Community Development

The Multnomah County Partnership

- Medical case management for households with documented health problems provided in partnership with Multnomah County Health Department
- Grants to reduce environmental hazards in the home provided in partnership REACH Community Development

Lead Hazard Control program

- Free blood lead testing at the Multnomah County Health Department and the Josiah Hill Clinic;

- The LeadLine information and referral;
- Lead hazard education through the Growing Gardens program of the Community Energy Project, the Multnomah County Health Department, the Community Alliance of Tenants, and the Josiah Hill Clinic;
- Outreach to the community around lead hazards, through public awareness campaigns and participation in community events;
- Identification and remediation of lead hazards in the home;
- Integration of lead-safe work practices and lead reduction into existing federally-funded rehab programs in Multnomah County.

Quality Rental Housing Program

- Enhanced complaint inspections in rental housing provided in partnership with Bureau of Development Services
- Tenant Relocation assistance for rental households living in substandard housing that is causing or exacerbating a medical condition

PROGR AM ELIGIBILITY

This table summarizes eligibility for the four components of the Health Homes Strategy:

Healthy Homes Program component:	Income Served	Owners or Renters	There must be a child under six present in the home	A medical referral is required	Where is service available?
Healthy Homes Grant	Up to 80% MFI	Renters	No	No	East Portland
Multnomah County Partnership	Up to 80% MFI	Owners and Renters	No	Yes	East Portland
Lead Grant	Up to 80% MFI	Owners and Renters o	Yes	No	County-wide
Inspection Program	Up to 80% MFI	Owners and Renters	No	No	County-wide

City of Portland Strategies

POTENTIAL BARRIERS

Rental property owners may not have the capitol resources to fund necessary ongoing property maintenance, tenants may be limited in terms of housing options and many do not engage the housing enforcement system for fear of jeopardizing their housing stability. Healthy homes repairs and housing inspections compete against other City funding priorities for resources to address need.

PARTNER AGENCIES AND ORGANIZATIONS

- Home Forward provides lead hazard information to participants in its Section 8 program.
- Local community development agencies provide lead hazard information to the residents of the properties they own and/or manage.
- The Portland Water Bureau contributes matching funds annually to the HUD lead grant for lead education and outreach activities. Funds are contracted to community organizations (i.e. Community Alliance of Tenants, Growing Gardens, Josiah Hill Clinic) that conduct outreach about the availability of free lead hazard reduction through the PLHCP.
- The Multnomah County Health Department operates the LeadLine, provides free blood lead testing through its stationery clinics and its mobile immunization clinic , and evaluate the effectiveness of the Lead Program.
- Specific contractors are listed in the Action Plans.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Elements of this program support the requirements of Title X regulations that require all federally funded housing programs to address lead hazards in pre-1978 housing. Funding provided by this program supplements the costs of complying with the regulations to lessen their impact on CDBG and HOME funded rehab programs.

HUD's new Strategic Plan calls for national efforts to protect the health of low- and moderate income tenants through strategies like Healthy Homes.

GEOGR APHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR R ACIAL /MINORIT Y CONCENTR ATION)

Education and outreach efforts for the lead program focus on areas where concentrations of low-income households live in older housing stock.

MONITORING

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

City of Portland Strategies

Homeowner Access & Retention: Home Repair

The goal of the Single Family Home Repair program is to assist low-income elderly and disabled homeowners to remain safely in their homes.

PROGRAM NEEDS

Failure to make home repairs can increase the likelihood of falls or accidents, restrict mobility, and otherwise impact the health and safety of low- income elderly and disabled individuals, as well as contribute to the deterioration of the housing stock.

PROGRAM DESCRIPTION

Through community partners, the program provides grants to elderly and disabled homeowners to make critical and emergency repairs in their homes. PHB provides zero interest, 15-year, deferred payment loans directly to homeowners for more expensive rehab projects to address critical home repair needs ($5,000 and up).

PROGRAM TOOLS

Funding to community organizations to provide rehabilitation services to homeowners through direct grant assistance. Loans to homeowners who can demonstrate critical home repair needs costing $5,000 or more to address. Weatherization workshops

PROGR AM SELECTION

Partners are selected based on a competitive RFP process. Selection criteria are included in the RFP materials. Loans are granted to households that show critical home repair needs, on a first come, first serve basis.

PROGR AM ELIGIBILITY

Elderly and disabled homeowners with incomes below 80% MFI are eligible to receive services. However, the program makes an effort to prioritize service to those households with the greatest needs. For this reason, households with incomes below 50% MFI that can

demonstrate critical home repair needs are most likely to be served.

POTENTIAL BARRIERS

A fragmented service delivery system may be difficult for households to navigate.
Demand for services far outweighs available resources.
An additional barrier to rehabilitation of some single family units is that they may not be suitable for rehab.

In evaluating the suitability of a property for rehab, and in determining whether the property is subject to the one-for-one replacement requirement of the Uniform Relocation Act and similar City requirements, PHB will use the following definitions:

Suitable for Rehabilitation: a dwelling is suitable for rehabilitation if the total cost of the rehab, including the cost for lead hazard testing and the removal/abatement of lead hazards, will not exceed 70% of its after-rehab value. A dwelling unit that is rehabilitated under this definition is considered a standard dwelling unit.

Not Suitable for Rehabilitation: a dwelling is not suitable for rehab if the total cost of the rehab, including the cost for lead hazard testing and the removal/abatement of lead hazards, will exceed 70% of its after rehab value. A dwelling unit that meets this definition is considered a substandard dwelling unit. Substandard dwelling units are deemed not habitable, and are subject to the one-for-one replacement requirements of the Uniform Relocation Act. City statutes may also apply.

PARTNER AGENCIES AND ORGANIZATIONS

- City of Portland Bureau of Development Services-, enforces the City's housing maintenance code and makes referrals to the Single Family Home Repair program contractors and PHB.
- Community Energy Project - provides DIY weatherization workshops and weatherization improvements to elderly households that lower utility costs
- Unlimited Choices - provides accessibility improvements such as wheelchair ramps and bathroom grab bars

- Rebuilding Together - conducts annual, comprehensive home rehab using skilled volunteer labor
- REACH - Community Builder Program provides home repairs
- Multnomah County Human Services, Office of Aging and Disability – makes referrals to the Single Family Home Repair Program contractors and PHB.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The Single Family Home Repair program is an important component of the resource network that supports elderly and disabled households to live at home, outside of institutional care settings.

Gresham and Multnomah County fund similar programs.

GEOGR APHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL /MINORITY CONCENTR ATION)

Services funded by the program are available city-wide through service partnerships. Services are typically focused in neighborhoods where there are concentrations of low-income households.

MONITORING

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

City of Portland Strategies

Housing Access and Stabilization: Prevention and Rapid ReHousing

HOUSING ACCESS & STABILIZATION: PREVENTION & RAPID RE-HOUSING

The goals of these programs are to assist households that are homeless to obtain permanent housing and to assist households at risk of homelessness to maintain permanent housing.

HOMELESSNESS PREVENTION AND RAPID REHOUSING NEEDS

There is a rising demand for homelessness prevention and rapid re-housing services from both individuals and families. These services address a number of barriers low-income individuals and families face that increase their risk of homelessness or prevent them from becoming rapidly re-housed after an episode of homelessness, including:

- Lack of income to pay monthly rent, utilities, etc.
- Lack of funds to pay initial move-in costs
- Inability to retain housing over time
- Involuntary displacement due to economic gentrification

One of the key factors behind the increase in homelessness is housing cost burden, or "rent burden." 32% of Multnomah County households and 32% of Portland households are considered rent burdened, meaning they pay more than 30% of their gross income for rent/mortgage and utilities. Furthermore, 19% of Multnomah County households and 14% of Portland households pay more than 50% of their gross income for rent/mortgage and utilities.

Federal policy recommends that a household should not pay more than 30% of its gross income on housing costs. Households with rents that exceed this affordability standard frequently have to choose between paying rent/mortgage and purchasing other necessities like food and health care. Any crisis, from a medical emergency to job loss, can put a household with an extreme rent burden at risk of homelessness. (Refer to the cost burden table in the Housing Needs Assessment chapter.)

A recent evaluation of the Short Term Rent Assistance (STRA) Program, administered by Home Forward, supports the need for short-term

rent assistance. Every agency that administers STRA funds exhausts its funds shortly after receiving them, and continues to turn away households requiring assistance.

HOMELESSNESS PREVENTION AND RENT ASSISTANCE DESCRIPTION

The program provides flexible funding to community-based agencies for short-term or shallow rent assistance. These agencies provide financial assistance to clients facing eviction, and to households that are already homeless, so that they can obtain safe and decent housing off the streets and outside of the shelter system. Sometimes this will help re-house someone who is awaiting approval for long-term housing/rental assistance, such as Public Housing, Section 8, or McKinney-Vento funded Supportive Housing Program (SHP) or Shelter + Care.

Funding covers expenses such as move-in and move-out; first and last month's rent and security deposits; short-term monthly rent (full or partial); and other related expenses. Funds may not be used to subsidize other rental assistance programs such as Section 8.

The program also provides supportive services to participants who need help and intervention to maintain current suitable housing and/or to avoid displacement or eviction. Supportive services include linking clients to other community service providers who may be able to help participants overcome barriers to obtaining or maintaining housing.

Efforts are made to provide culturally appropriate services that will engage people with diverse backgrounds and needs.

PROGRAM TOOLS

- Flexible funds for short-term rent assistance and related expenses
- Supportive services

PROJECT SELECTION

Home Forward administers the Short Term Rent Assistance Program (STRA). At the time STRA was created, Home Forward held a competitive RFQ/RFP procurement process to identify the provider

agencies that would distribute the funds to households in need. Home Forward selected 19 agencies. Home Forward expects to conduct a new RFP in the next 12-18 months.

Selection criteria will be included in the RFP materials. Consistent with the previous RFP, each applicant will be asked to:

- Identify the population it intends to serve;
- Demonstrate its experience with serving the identified population;
- Describe the needs of the identified population;
- Demonstrate adequate funding for supportive services;
- Describe funding sources for supportive services;
- Provide commitment letters from the service funding sources;
- Describe how interventions will be conducted;
- Describe how an individual or household's need for services will be assessed; and
- Describe how post-placement assistance will be provided.

PROGRAM ELIGIBILITY

Agencies that serve individuals, couples, and families with a gross household income below 50% MFI at the inception of assistance are eligible to apply for funds.

To receive short-term rent assistance and services, project participants are screened to ensure that they meet certain criteria at the inception of assistance:

- Household income at/below 50% MFI;
- Not already receiving Section 8 or other long-term financial assistance for permanent housing; and
- Homeless or at risk of homelessness.

POTENTIAL BARRIERS

- Limited funding for short-term rent assistance

- Insufficient funding for housing services to support housing success
- Insufficient funding for case management services that assist in the coordination and delivery of housing services.
- A decline in vacancy rates, reducing the likelihood that housing owners and managers will rent to individuals who do not meet standard tenant criteria.

PARTNER AGENCIES AND ORGANIZATIONS

Home Forward: administers STRA, a tenant-based short-term rent assistance program
Multnomah County Human Services: partner in STRA
City of Gresham: partner in STRA
Many community-based non-profit agencies currently participate in STRA, providing shallow rent assistance, move-in costs, security deposits, and other flexible financial assistance to support households at or below 50 % MFI in permanent housing.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Homelessness prevention and rapid re-housing activities were key components of the American Reinvestment and Recovery Act. HUD intends to realign the Emergency Shelter Grant to carry out these critical activities. These activities are also key components of the local ten-year plan: Home Again: A 10-Year Plan to End Homelessness in Portland and Multnomah County, other local 10-Year Plans, and Oregon's 10-Year Plan.

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

Prevention and Rapid Rehousing services are available county-wide.

MONITORING

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

Housing Access and Stabilization: Access and Stabilization

Housing Access & Stabilization: Access & Stabilization Services

The goal of the program is to promote long-term housing stability by providing a continuum of services that assist individuals and families to locate, obtain, and maintain decent affordable housing; help eligible persons to qualify for benefits; and encourage private landlords to rent to households that do not meet standard tenant screening criteria.

GENERAL HOUSING SERVICES NEEDS

Low-income households may face multiple barriers in locating, obtaining and maintaining decent affordable housing, including:

- Lack of income to pay monthly rent, utilities, etc.
- Lack of funds to pay initial move-in costs
- Inability to meet tenant screening criteria, including criminal history, poor credit history, poor tenant history
- Inability to locate appropriate housing (can't find or don't know how to look)
- Inability to retain housing over time
- Inability to maintain unit to required standards
- Refusal to rent, discrimination in terms and conditions of tenancy, or other impediments to Fair Housing
- Landlord-tenant communication and tenant rights education and enforcement
- Lack of documented resident status

Specific Need for Benefits Eligibility Services

Many people transitioning out of homelessness have no income, even though they have disabilities that would qualify them for federal benefit programs such as Social Security and Medicaid.

Specific Need for Fair Housing Services

The most recent Analysis of Impediments to Fair Housing (AI) was completed in 2011. An Executive Summary is included on Page 90 of

this Plan. The full text of the AI and exhibits is available on line at www.portlandonline.com/phb/fairhousing.

Specific Need for Access, Placement & Retention Services

On average, 3,500 searches for housing are completed each week on www.housingconnections.org, illustrating the demand for an affordable housing locator.

There is a documented shortage of deeply affordable rental housing units. Formerly homeless people face additional barriers to rental because they are typically unable to meet standard rental criteria.

ACCESS AND STABILIZATION PROGRAM DESCRIPTION

The Access and Stabilization program area addresses barriers to locating, obtaining, and maintaining decent affordable housing. Program staff monitors the housing market and gathers data from service providers to determine the most significant barriers, and then fund programs to address those barriers. When necessary, existing programs are restructured to better address barriers. Housing Services activities that no longer meet current barriers, or are not meeting performance outcomes, are discontinued, and the resources are moved to fund services that address current needs.

PROGRAM TOOLS

Benefits Eligibility Services

Many of the most vulnerable people without housing have disabilities that make them eligible for federal benefits, including Social Security and Medicaid that could help pay for housing and support services. Successful programs demonstrating local and national best-practice assist individuals to quickly complete the benefits application and appeals process, so they can access a sustaining income.

Fair Housing Services

PHB funds Fair Housing education and enforcement activities.
PHB funds translation services to ensure that community members with limited English proficiency can participate in PHB's programs.

HousingConnections.org is a web-based housing locator service that furthers fair housing by presenting a wide array of housing opportunities to all prospective tenants, without regard to protected class status. Assistance is available in a wide range of languages through 211.

Access, Placement & Retention Services

PHB employs many access, placement and retention strategies.

Housing Connections, a web-based housing locator, currently lists over 54,000 units in the four-county Portland-Vancouver metro region with a special focus on affordable, accessible and special needs units. Data about the specific accessibility features of each unit will be added to the system in 2011. Housing Connections includes a housing services database to assist households to find services that will help them obtain and maintain housing.

Shared Housing helps elderly and other low- and moderate-income people who cannot afford or do not want to live alone, to locate, evaluate, and select shared housing and living situations that meet their economic and social needs. Shared Housing will match people who wish to share their homes with people seeking a shared housing arrangement.

RentWell and the Risk Mitigation Pool are a set of programs that increase access to housing low-income households that have difficulty meeting the tenant screening criteria due to criminal history, poor credit history, and/or poor rental history. Both programs include access to a guarantee fund that provides some financial compensation to the landlord or property manager if the tenant damages the unit or vacates the unit without full payment. RentWell is focused on households that have participated in a training designed to help them be successful tenants.

The Risk Mitigation Pool assists housing providers to serve populations that face multiple barriers to housing. To participate in any of these programs, the housing provider must agree to use alternative screening criteria.

PHB funds a renter's rights hotline and tenant education. Tenants who

understand their rights and responsibilities may be in a better position to retain their housing.

BENEFITS ELIGIBILITY

Assistance in qualifying for federal benefits, and appealing adverse determinations.

FAIR HOUSING

- Education in fair housing rights and responsibilities
- Outreach to tenants and property owners/managers
- Enforcement of local, state, and federal fair housing laws
- Testing for evidence of discrimination
- www.HousingConnections.org
- Translation services

ACCESS, PLACEMENT AND RETENTION

- HousingConnections.org housing locator
- ServicePoint, a web-based housing database
- 211 information and referral
- Shared housing
- RentWell tenant education • Risk Mitigation Pool
- Renters' Rights Hotline for information and referral on tenant rights

Note that services provided specifically for people living with HIV/AID and their families are described in the HOPWA strategy.

PROJECT SELECTION

PHB funds programs that:

- Streamline access to information about housing opportunities, rental assistance and service linkages.
- Have a proven ability to promote housing stability, particularly for

households at 0-30% MFI.

- Provide services that affirmatively further fair housing and reduce disparities in access to housing opportunities.

PHB has used a variety of mechanisms to select Access & Stabilization projects and providers, including competitive Requests for Proposals and renewals of exiting contractors. PHB reviews each Housing Services project to determine whether the project meets these criteria. Services that do not meet these criteria will be discontinued or restructured, with changes reflected in the contractors' scope of work. In the event that a service is significantly restructured and/or the contractor is not performing, PHB will use a competitive Request for Proposals process to select a new contractor unless there is clearly only one contractor qualified to do the work. In an RFP process, the selection criteria will be included in the RFP materials.

PROGRAM ELIGIBILITY

Benefits eligibility services are available to individuals who appear to meet the eligibility criteria for federal benefit programs and are homeless or transitioning out of homelessness.

Fair housing services are available to all persons, without regard to income.

HousingConnections.org is a web based service that may be accessed by anyone with a computer. (Assistance is also available by phone in several languages to households without computer access.) However, only properties affordable to households with incomes at or below 80% MFI may be listed in the HousingConnections.org database.

Other housing services programs are generally open to households with incomes at or below 50% MFI. For some housing service programs, a household member may need to belong to a specific target population to be eligible.

POTENTIAL BARRIERS

Cuts in federal funding or changes to the formulae for entitlement grants would reduce the federal funds available to provide housing services. A tighter rental market with lower vacancy rates could

reduce the willingness of property owners and managers to participate in programs like RentWell, or the Risk Mitigation Pool. They could be less willing to rent to households that do not meet their standard rental criteria.

PARTNER AGENCIES AND ORGANIZATIONS

The Contractors for FY 2011-12 are listed in the Action Plan:

- Fair Housing Council of Oregon provides fair housing education, outreach, enforcement and testing services.
- Legal Aid Services of Oregon represents tenants with fair housing complaints
- Home Forward administers RentWell.
- Ecumenical Ministries of Oregon operates the Shared Housing Program.
- 211info performs an outreach function for Housing Connections to renters and agencies; provides phone and email support to renters, agencies and landlords; and provides data quality review. 211info also provides these services for people with limited English proficiency.
- Community Alliance of Tenants operates the Renter's Rights Hotline.
- The Portland Housing Advisory Commission provides policy oversight.
- Central City Concern and Outside In provide benefits eligibility services.
- IRCO provides translation services.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

- The Oregon Community Warehouse provides basic furnishings for individuals and families transitioning from homelessness.
- Clark County Public Health and the Cascade AIDS Project provide general supportive services to people living with HIV and their families. See HOPWA strategy for details.

Housing access and stabilization services support implementation of

a number of initiatives, including Home Again: A 10-Year Plan to End Homelessness in Portland and Multnomah County, and the work of the Multnomah County Transitions Services Unit to reintegrate ex-offenders into the community.

GEOGR APHIC SERVICE AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL /MINORITY CONCENTR ATION)

City-wide. In some cases a service is only provided by one organization, and outreach is critical to inform eligible households that the service is available. In other cases, the service is provided by a number of organizations and may be accessed in multiple locations.

MONITORING

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

City of Portland Strategies

Housing Access & Stabilization: Supportive Housing and Extended Rent Assistance

Goal: The goal of this program is to provide individuals and families experiencing chronic homelessness with permanent housing and individualized services.

NEED FOR SUPPORTIVE HOUSING & EXTENDED RENT ASSISTANCE

Research shows that individuals with serious mental and/or physical disabilities, and households headed by a person with such disabilities, who have been homeless for more than a year, or have had intermittent episodes of homelessness over a longer period, can make a successful transition into permanent housing if they are offered both housing (or financial assistance with housing costs), and individualized services.

Supportive Housing & Extended Rent Assistance Program Description
The Supportive Housing and Extended Rent Assistance Program provides individuals with serious mental and/or physical disabilities, who have been homeless for an extended period, with housing, or extended rent assistance, as well as services to support housing retention. The program also serves families that have experienced chronic homelessness.

Program participants receive support to leave the street, qualify for benefits, stabilize and improve their health, and retain their housing. Participants may receive other services, including employment services, through the Housing Access & Stabilization Program.

PROGRAM TOOLS

- Street outreach
- Initial assessment
- Meals
- Housing placement assistance
- Benefits eligibility counseling and advocacy
- Up to 24 months of rent assistance for individuals and families experiencing chronic homelessness (the Key Not A Card

program)

- Access to permanent supportive housing units at the Bud C. Clark Resource Access Center
- Supportive services to support housing retention
- Access to other services offered at the Bud C. Clark Resource Access Center through the Access & Stabilization Program
- Bridgeview transitional program for homeless persons with serious and persistent mental illnesses.

PROJECT SELECTION

The City of Portland generally selects providers through a competitive RFP process. Home Forward (formerly the Housing Authority of Portland) was selected to run the Bud C. Clark Resource Access Center, including the 130 units of permanent supportive housing, through an RFP process. TPI was selected to provide services at the Bud C. Clark Resource Access Center- in a sole source agreement, because it was relocating its shelter to the new building and was well-positioned to expand its services to Center clients. The City will renew contracts provided that the contractual obligations have been met and that outcomes have been successful. The City may choose to reduce or eliminate funding to an agency that does not meet contractual obligations, or that administers a program that fails to meet outcome goals. If a program does not fit within the Bureau's objectives, the agency may be asked to change its program design. The City may also choose to conduct a new RFP for services at the end of the contract term.

PROGRAM ELIGIBILITY

Unaccompanied adults and families meeting the HUD/Hearth Act definition of "chronically homeless" are eligible for Supportive Housing & Extended Rent Assistance.

POTENTIAL BARRIERS

Cuts to funding streams for treatment, case management, and services that support formerly homeless people to retain their housing would jeopardize the success of this program.

PARTNER AGENCIES AND ORGANIZATIONS

Home Forward administers the Bud C. Clark Resource Access Center, including 130 units of permanent supportive housing.

Transition Projects, Inc. provides meals and services at the Bud C. Clark Resource Access Center.

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

Supportive housing is the best practice to end chronic homelessness for individuals and families. It has been endorsed by the National Alliance to End Homelessness and the Interagency Council on Homelessness, and figures prominently in the joint City of Portland-Multnomah County 10-Year Plan to End Homelessness.

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

This program is available to participants from throughout Multnomah County.

MONITORING

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

City of Portland Strategies

Housing Access and Stabilization:

Shelter and Emergency Services

Housing Access & Stabilization: Shelter and Emergency Services

The goal of this program is to offer people who are experiencing homeless, particularly those with special needs, immediate safety off the streets, and to provide them with shelter, meals, direct access to supportive services, and linkage to transitional or permanent housing.

SHELTER &EMERGENCY SERVICE NEEDS

The need for Shelter & Emergency Services is documented in this Plan's Housing Needs Assessment and Market Analysis

SHELTER & EMERGENCY SERVICES PROGRAM DESCRIPTION

Shelter & Emergency Services offers immediate safety off the streets and provides shelter, meals, direct access to supportive services, and linkage to transitional or permanent housing.

The services available vary from program to program. Some programs offer only basic shelter on a night-to-night basis, including inclement weather shelter, and the warming centers.

Most City and County-funded programs offer longer stays, individualized assessments, case management services, and housing placement, as well as on-site access to specialized services such as alcohol and drug treatment, mental health, and employment programs. Some offer rent assistance to support successful transition to permanent housing, as well as home-based follow-along services after placement in permanent housing. All of these publicly-funded programs are required to demonstrate effectiveness at moving people to permanent housing.

Note that Alcohol and Drug Free Housing is included in the Supportive Housing strategy.

As part of PHB's commitment to promoting equity, PHB is reviewing and evaluating outcome data from all programs to make sure that people of color are able to access City-funded services and have rates of success that are comparable to rates for white clients. PHB is also increasing its efforts to provide culturally appropriate services that will

engage people with diverse backgrounds and needs.

PROGRAM TOOLS

- Initial assessments and appropriate referrals
- Meals
- Case management/individualized plans to achieve goals
- Guest beds with specialized services provided by partner organizations
- Sleeping facilities (including severe weather and seasonal shelter)
- Permanent housing placement services
- Household furnishings, or help accessing furnishings & household supplies
- Follow-up/retention support
- Short-term rent assistance
- Linkage to mental health services or on-site mental health services
- Linkage or direct access to medical care and medications
- Linkage to benefits assistance and employment services
- Linkage or direct access to alternative health care
- Linkage to chemical dependency services and detox
- Tuberculosis testing
- Transportation assistance
- The Bud C. Clark Resource Access Center
- Transitional housing units (except Alcohol and Drug Free units)
- Family unification services (transitional housing only)
- Children's services (transitional housing only)
- child care (transitional housing only)
- Life skills training (transitional housing only)

PROJECT SELECTION

The City of Portland currently renews funding for agencies carrying out

Shelter & Emergency Service activities, provided that the contractual obligations have been met and that the project outcomes have been successful. The City may choose to reduce or eliminate funding to an agency that does not meet contractual obligations, or that administers a project that fails to meet outcome goals. If an existing program does not fit with the Bureau's objectives, the agency may be asked to change its program design. The City may also transition to a competitive RFP process.

The City does not plan to initiate other large on-going Shelter & Emergency Service programs.

Some Emergency Shelter Activities are funded with ESG. Pursuant to Federal regulation, ESG funds must be matched by local funds. In FY 2011-2012, total ESG is $611,750. Local match invested in homeless program areas will include $9,530,367 in City of Portland General Fund, and $1,512,770 in CDBG, for a total of $11,043,137, well exceeding the required match for ESG funded projects.

PROGRAM ELIGIBILITY

Single adults, youth, and families who are homeless are eligible for shelter & emergency services. The City of Portland funds Shelter and Emergency Services primarily for adult men and adult women, and also provides City general funds for youth shelter and transitional housing. Multnomah County is the lead funder and oversight body for the Homeless Youth System, programs for homeless families with children, and domestic violence programs. Shelter and emergency services for large families with children and people with motor disabilities are available through the Short Term Rent Assistance Program administered by Home Forward.

Housing services for large families with children and people with motor disabilities are available through Multnomah County's motel voucher program.

Unfortunately, shelter and emergency services are extremely limited for couples, people with pets, or in non-traditional families.

City of Portland Strategies

POTENTIAL BARRIERS

The availability of shelter and emergency services assumes that resources continue to be available. Large budget deficits at the federal and state levels may prompt reductions in resources. In addition, many of our community partners rely upon charitable contributions to cover a portion of their costs. The high rate of unemployment in Portland may affect the level of charitable contributions.

PARTNER AGENCIES AND ORGANIZATIONS

- Multnomah County oversees the homeless youth system, the domestic violence system, and the programs that serve homeless families with children. It also operates the family warming center.
- Home Forward operates the Bud C. Clark Resource Access Center.
- Transition Projects, Inc. operates the day center and men's shelter located at the Bud C. Clark Center.
- The Red Cross operates emergency shelter in hazardous weather conditions.
- Many nonprofit organizations provide housing and services to people experiencing homelessness. The faith community provides shelter and food to many homeless people.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The Shelter & Emergency Services program is part of the local Continuum of Care. The program's increased emphasis on linking clients to permanent housing is consistent with local, state, and national initiatives to end homelessness.

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

Facilities offering emergency housing and services for adults and homeless youth are located in downtown Portland and in the Central East Side. Shelter facilities have good proximity to other essential services via public transportation within Fareless Square.

Family emergency housing and services, overseen by Multnomah County, are spread across Multnomah County, with services in NE Portland, N Portland, Inner SE Portland, Outer SE Portland/Gresham, NW Portland, and SW Portland.

MONITORING

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

City of Portland Strategies

Housing Access and Stabilization: HOPWA

Housing Access & Stabilization: Housing Opportunities for Persons with AIDS (HOPWA)

The goal of the HOPWA program is to provide affordable housing and housing-related services to people living with HIV/AIDS (PLWHA).

HOPWA NEEDS

In the Portland Eligible Metropolitan Statistical Area (EMSA), seven adjoining counties in Northwest Oregon and Southwest Washington, there are more than 4,074[1] people living with HIV/AIDS.

HOPWA funds are intended to address the housing and housing-related service needs of PLWHA. Research by the National AIDS Housing Coalition shows that having a safe, stable place to call home is a key structural factor affecting access to treatment and health behaviors among people living with HIV/AIDS (PLWHA). In contrast with people who are homeless or at risk of homelessness, PLWHA who have housing stability as a result of receiving rent assistance demonstrate reduced HIV risk behaviors and improved health care outcomes. See, www.nationalaidshousing.org Examining the Evidence: The Impact of Housing on HIV Prevention and Care, 2008. Among its many findings, the study confirmed that homelessness places people at heightened risk of HIV infection.

The Multnomah County Health Department's Health Assessment and Evaluation Group reported that as of December 31, 2009, an estimated 4,074 individuals with HIV/AIDs lived in the Portland EMSA.1 This number included 2,536 people living with a diagnosis of AIDS (PLWA), and 1,538 people living with HIV, who are HIV positive, but whose disease does not meet the diagnostic criteria for AIDS (PLWH). 298 new AIDS cases and 258 new HIV cases (non-AIDS) were reported during the last two years (1/1/08 through 12/31/09). Because the Center for Disease Control (CDC) estimates that 21% of people infected with HIV are unaware of their HIV status, the true number of PLWH in the EMSA is probably closer to 1,860.

[1] *This number is created for the Ryan White TGA which does not include Skamania County. There are 2 people in Skamania County with HIV/AIDS.*

City of Portland Strategies

Although HIV is still primarily a disease of men, 14.3% of HIV cases and 13.4% of AIDS cases diagnosed in 2008 and 2009 occurred in women. HIV in the EMSA continues to primarily impact adults. Youth (persons aged 13 to 24) now make up 5.1% of PLWH and 18.6% of new HIV cases. Persons aged 50 and older account for 35.1% of all PLWHA in the EMSA.

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

In the Portland EMSA, HIV has disproportionately impacted Blacks/African Americans. Blacks/African Americans account for only 2.9% of the population, but make up 8.0% of PLWA and 8.3% of PLWH – almost three times higher.

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

Summary: Estimates of People Living with HIV and AIDS Aware of their Status as of 12/31/2009

Race/ethnicity for Census Comparison	Clackamas HIV/AIDS		Clark HIV/AIDS		Columbia HIV/AIDS		Multnomah HIV/AIDS		Washington HIV/AIDS		Yamhill HIV/AIDS		Skamania HIV/AIDS		EMA HIV/AIDS	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Hispanic	29	9.4	33	7.3	2	8	229	8.2	97	20.2	10	22.2			400	9.8
American Indian/ Alaskan Native	5	1.7	6	1.32	0	0.0	28	1.0	0	0.0	0	0.0			38	0.9
Asian	2	0.7	11	2.4	0	0	53	1.9	6	1.2	0	0.0			72	1.8
Black/African American	12	4.1	39	8.6	2	8	236	8.4	39	8.1	1	2.2			329	8.0
Native Hawaiian/ Pacific Islander	1	0.4	0	0.0	0	0.0	8	0.3	2	0.4	0	0.0			11	0.2
White	241	82.6	357	78.8	21	84	2226	79.6	334	69.5	33	73.4			3,212	78.5
Multiracial	1	0.4	5	1.1	0	0.0	16	0.6	3	0.6	1	2.2			26	0.6
Unknown	1	0.4	2	0.5	0	0.0	1	0.0	0	0.0	0	0.0			4	0.1
Total	292	100.0	453	100.0	25	100.0	2,797	100.0	481	100.0	45	100.0	2	100.0	4,095	100
Sex																
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Male	249	85.2	371	81.9	21	84	2,554	91.3	404	83.9	38	84.4			3,637	88.8
Female	43	14.8	82	18.1	4	16	243	8.7	77	16.1	7	15.6			456	11.2
Total	292	100.0	453	100.0	25	100.0	2,797	100.0	481	100.0	45	100.0	2	100.0	4,095	100
Age Group																
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
0-12 years	0	0	0	0	0	0	3	0.1	4	0.8	0	0.0			7	0.2
13-19 years	2	0.7	1	0.2	0	0.0	9	0.3	7	1.5	0	0.0			19	0.5
20-44 years	127	43.5	194	42.8	10	40	1170	41.8	242	50.3	21	46.7			1,764	43.1
45+ years	163	55.8	258	57	15	60	1615	57.8	228	47.4	24	53.3			2,303	56.2
Total	292	100.0	453	100.0	25	100.0	2,797	100.0	481	100.0	45	100.0	2	100.0	4,095	100

Source: HIV/AIDS Reporting System (eHARS), data extract 3/24/2011 Capizzi

The Clark and Skamania County numbers are estimates as of 12/31/10 and are from Washington State Department of Health, Jeff Carr. This chart indicates there are 4,093 PLWHA, 19 more than the number listed in the introduction. This discrepancy is due to the Washington numbers including 2010.

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

HOPWA PROGRAM DESCRIPTION

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

- Supportive services including the following
  - Housing Placement Assistance
  - Housing Case Management
  - Benefits Eligibility Specialist
  - Employment Specialist
- Resource Identification and Technical Assistance
- Facility-Based Transitional Housing
- Project-Based Rental Assistance
- Tenant-Based Rental Assistance
- Short Term Mortgage, Rent, and Utility Assistance
- Grants for rehabilitation of existing housing

PROJECT SELECTION

The Portland EMSA currently allocates approximately 65% of its HOPWA funds to rent assistance, 25% to support services, 7% to administration, and 3% to Resource Identification. This allocation formula is reviewed annually by the AIDS Housing Advisory Committee.

The City did an RFP for supportive services in the spring of 2009. The contracts awarded through that RFP are renewable for up to a total of four years, dependent on contractor performance. The City is currently in conversation with the Ryan White Part A Fund to discuss

better resource coordination and alignment. When that conversation concludes, the City will determine its future selection process.

PROGRAM ELIGIBILITY

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

POTENTIAL BARRIERS

All HIV/AIDS service organizations have recently seen significant increases in clients due to the economic recession and funding has not kept pace with demand.

Local PLWHA are eagerly awaiting the implementation of federal health care reform.

CAREAssist (Oregon's AIDS Drug Assistance Program) pays for insurance premiums and prescription/medical services co-pays. High demand and cost-cutting measures enacted by the Department of Human Services limit the utility of this program.

The Oregon Health Plan (OHP)/Medicaid insure some PLWHA. Most uninsured PLWHA enroll in the Oregon Medical Insurance Pool, a high-risk pool that provides fewer benefits and significantly lower reimbursement rates than OHP/Medicaid. In addition to these direct impacts, OHP restrictions have resulted in increased needs for case management to find alternative insurance coverage for clients. Case managers spend as much as 50% of their time helping clients to obtain and maintain health coverage, instead of providing actual case management.

Both the Washington State and Oregon State general funds are experiencing serious shortfalls that jeopardize funding for prevention of STDs and HIV prevention, and for primary care.

The HOPWA tenant-based rental assistance program (TBRA), which

allows a PLWHA to rent an apartment of his/her own choosing, was designed on the assumption that the tenant would qualify for a Section 8 voucher in a reasonable timeframe (two years or less). That has not been true for several years. Accordingly, the TBRA program no longer depends on transitioning clients to a Section 8 voucher. Instead, TBRA programs operate with the hope that clients will secure income through employment or social security.

PARTNER AGENCIES AND ORGANIZATIONS

- Cascade AIDS Project (CAP) is the largest provider of HIV/AIDS services in the EMSA. Among other activities, CAP provides case management to 59 units of HOPWA funded permanent supportive housing at the following sites: Carriage Hill, Cornerstone, McCoy Village, Nathaniel's Way, PCRI scattered sites, Project Open Door, Madrona Studios with Central City Concern, Outside In Transitional units, Northwest Housing Alternatives, Villa Capri and Howard House with Catholic Charities, and the Sandy Apartments with Luke-Dorf. CAP also partners with Home Forward and Washington County Department of Housing to operate 69 Shelter Plus Care units for people living with HIV/AIDS in the Portland EMSA. CAP also operates a transitional housing program; offers eviction prevention, utility, and mortgage assistance; manages and disburses Ryan White emergency rental assistance; operates a client education program; and provides furniture and/or moving assistance.

  CAP has also partnered with other public and private non-profit agencies to work with those facing multiple barriers, such as PLWHA exiting the criminal justice system, PLWHA with mental health diagnoses who need permanent supportive housing, and PLWHA experiencing chronic homelessness.
- Central City Concern (CCC) owns and operates permanent supportive alcohol/drug free housing for PLWHA. CCC functions as both the housing and the service provider, and partners with Cascade AIDS Project for provision of additional services In addition, Ryan White Part A funds support the Healthshare Program which provides 96 rental months of alcohol and drug free housing as well as substance abuse treatment support for 32 PLWHA living in CCC properties.
- Clark County Public Health (CCPH) operates a housing case management program and a transition-in-place housing program.

- Multnomah County Health Department enjoys a longstanding collaborative relationship with the City of Portland's HOPWA program, allowing for coordination of resources and funding to maximize the efficiency and benefit of public dollars. The County administers the Ryan White Part A fund, and the STD/HIV/Hepatitis C Program. The County also runs an African-American Sexual Health Equity Program (AASHEP), and a number of evidence based interventions to reduce transmission between men.
- Outside In provides long term transitional housing and case-management to HIV+ youth and have an on-site housing facility.
- Our House of Portland provides the only housing with on-site sub-acute care for people living with advanced HIV/AIDS in the Portland metro area and in Oregon. Our House provides food, support services, and specialized care with funding from a variety of sources. Our House provides a continuum of care for people with HIV/AIDS through the following programs:
    1. Our House of Portland is a 14-bed specialized residential care facility located in Portland where 24-hour nursing services are provided to those with advanced HIV/AIDS. Residents from this facility come from all over the state of Oregon.
    2. Swan House is a 5-bed adult foster care facility located in Clackamas County where care in a group setting is provided for those with HIV/AIDS that are not quite able to live independently and need assistance with many of the daily tasks of medication management, money management, etc.
    3. The Neighborhood Housing and Care Program (NHCP) is an innovative program where rental assistance, nursing, social work, and Occupational Therapy services are provided to those with HIV/AIDS who want to continue living independently. Services are provided on a regular basis (frequency depends on client acuity) and is custom tailored to the needs of each client.
    4. Community Services include Esther's Pantry, which is a food bank for HIV + individuals, and Tod's Corner which is a thrift shop for the same population. Our House also provides assistance with pet care and cremations.

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

This program complements other local efforts to meet the needs

described above by partnering with Ryan White Part A Planning Council efforts to provide a continuum of care and services.
The AIDS Housing Advisory Committee (AHAC) is an advisory body to HOPWA program staff.

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

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

MONITORING

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

HOPWA Performance Chart 1	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Subsidy Assistance					
Tenant-Based Rental Assistance	47	47	47	47	47
Households in permanent housing facilities that receive operating subsidies/leased units	79	79	79	79	79
Households in transitional/short-term housing facilities that receive operating subsidies/leased units	2	2	2	2	2
Households in permanent housing facilities developed with capital funds and placed in service during the program year	0	0	0	0	0
Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year	0	0	0	0	0
Short-term Rent, Mortgage and Utility payments	44	44	44	44	44
Total Housing Subsidy Assistance	**172**	**172**	**172**	**172**	**172**
Housing Development (Construction and Stewardship of facility based housing)					
Facility-based units being developed with capital funding but not opened (show units of housing planned)	0	0	0	0	0
Stewardship Units subject to sixty-year use agreements.	22	22	22	22	22
Total Housing Developed	**22**	**22**	**22**	**22**	**22**
Supportive Services					
Supportive Services provided by project sponsors also delivering HOPWA housing assistance	245	245	245	245	245
Total Supportive Services	**245**	**245**	**245**	**245**	**245**
Housing Placement Assistance Activities					
Housing Information Services	0	0	0	0	0
Permanent Housing Placement Services	10	10	10	10	10
Total Housing Placement Assistance	**10**	**10**	**10**	**10**	**10**
Other Activities					
Resource Identification to establish, coordinate and develop housing assistance resources*					

*Cannot quantify Resource Identification

City of Portland Strategies

Housing Production & Preservation: Housing Development Finance Tools

The goal of the Housing Development & Finance Tools program is to invest housing resources along the housing continuum, with an emphasis on homes for those households not served by the private marketplace, to maximize long-term outcomes, increase leverage, and promote cost-effectiveness.

HOUSING DEVELOPMENT AND FINANCE NEEDS

See Market Analysis for a discussion of housing needs.

HOUSING DEVELOPMENT & FINANCE TOOLS PROGRAM DESCRIPTION

The Housing Development & Finance Program provides financing tools for the development of rental housing projects, home ownership opportunities, public facilities, and related infra-structure. Those tools include obtaining Float Loans and Section 108 loan guarantees; making loans and/or grants of housing and community development formula funds to sponsors of development projects that meet housing policy objectives; and leveraging other local, state, and federal resources.

The Program seeks to identify sources of rent subsidy, e.g. a Project-Based Section 8 voucher or VASH voucher. When it can do so, PHB will create permanent supportive housing units, pursuant to the joint City-County 10-Year Plan to End Homelessness.

The Housing Development & Finance Program also provides technical assistance on project financing to potential project sponsors.

The Housing Development & Finance Tools Program works in coordination with State Department of Housing and Community Services Consolidated Funding Cycle, in order to position projects for tax credits and other development resources administered by the State.

HOUSING DEVELOPMENT & FINANCE TOOLS

Land Trust
A land trust is a non-profit, community based organization that acquires and holds land in trust for low- and/or moderate-income homeowners. Funds may be used to assist a land trust to acquire and/or rehab an existing property, or to develop a new property. It is a method of ensuring that a home-ownership opportunity will remain affordable for more than the initial purchaser. It also brings down the cost of home ownership, placing it within reach of households that cannot afford to purchase market-rate homes. It is an effective tool for increasing the number of homeowners of color. Proud Ground, the land trust serving Portland, has been very successful at marketing its homes to first-time homebuyers of color.

PHB is open to development proposals that include land trust elements. PHB may also propose the use of a land trust where it believes it would serve the public interest.

HOME
See HOME strategy on Page 108.

HOPWA
See HOPWA strategy on Page 166.

HOMES FOR A DOLLAR
This is a new federal program that makes foreclosed properties available to local jurisdictions for one dollar, plus closing costs. Portland would potentially use this program either to acquire single family homes that it would then transfer to a non-profit for sale (either a conventional sale or a sale subject to a land-trust); or for multi-family properties that it would transfer to a mission-based non-profit, subject to the local 60-Year affordability ordinance.

FLOAT
CDBG float is a method to assist in financing projects by providing short-term loans interest-free or at favorable interest rates. Loans are for a maximum of 30 months.

Float loans are available when all of the City's CDBG resources are not needed in the year for which they are budgeted. Federal funds drawn

in the year in which they are budgeted but not actually spent in that year can be used on a short-term basis until they are needed for the projects for which they were budgeted.

When float repayments are received, the repayments of principal and interest are considered program income. The program income is used to fund the projects for which the funds were originally budgeted. Any excess is used to fund other projects included in the One-Year Action Plan.

The City may, from time to time, and subject to availability of resources, use the float-financing tool for projects. The projects may be public facilities or improvements, acquisitions, rehabilitation, and/or construction. The City will select projects based upon whether the project furthers the principles and priorities expressed in the Consolidated Plan and the City's strategic plan.

At such time as the City decides to use the float-financing tool, it will prepare a Consolidated Plan amendment and publish it for public comment. The notice will include the name of the float, the intended recipient, the loan amount, the term (not to exceed 30 months), the anticipated program income over the term of the loan, and the form of security for the loan. A copy of the Amendment will be filed with HUD within a reasonable period following its adoption.

The City currently has no float loans outstanding. If the City desires to make a float loan, PHB will summarize it in the form set at Table 1.

TABLE 1: OUTSTANDING FLOAT		
Name of Float Loan:	**Project One**	**Project Two**
Recipient of Float Loan:		
Loan Amount:		
Term of Loan:		
Action Plan Describing Use of Funds:		
Date of Amendment to Action Plan:		
Anticipated Program Income over Term of Loan:		
Form of Security:		
Additional Information:		

BEDI/Section 108 Loan Guarantees
Section 108 Loan Guarantees provide financing to projects that create significant employment opportunities or provide other significant public benefits to low-income residents. The Loan Guarantee may be used to meet local needs for redevelopment of actual or perceived Brownfield sites, or projects that would create jobs but require additional funding to proceed. The City successfully applied in FY 2008-09 for a $15,000,000 Section 108 loan guarantee to fund preservation of expiring-use projects and other key development projects.

Training and technical assistance for potential project sponsors.

Coordination with private pre-development loans from Enterprise Community Partners,

Coordination with service funding from Multnomah County and/or the State of Oregon, to provide housing linked with services for people experiencing homelessness.

HOUSING DEVELOPMENT & FINANCE TOOLS PROJECT SELECTION CRITERIA

PHB will make the funds available through a competitive Request for Proposal Process. The RFP will provide information about policy objectives and available funding, including rent subsidies and service funding, where available. The RFP will be advertised broadly, to for-profit and non-profit developers. A public bidders' meeting will be held to answer questions. Technical assistance will be available to project sponsors. PHB will convene a selection committee. The selection committee will include at least one community representative. The selection committee will make funding recommendations to the Director. The Director is not bound by those recommendations. The Director, in consultation with the Housing Commissioner, will make the final decision.

PROGRAM ELIGIBILITY

Project sponsors may be private for-profit companies and/or nonprofit organizations. Project sponsors must demonstrate capacity for development, ownership and long-term management. For projects

awarded HOME funding, preferences will be given to organizations that are certified Community Housing Development Organizations.

POTENTIAL BARRIERS

Services are a critical element of Permanent Supportive Housing. The identification and long-term commitment of service funding to PSH projects continues to be a challenge as federal, state, and local budget cuts erode the social service system.

Increased costs in materials and services to build housing units will affect the number of units that PHB can produce.

A decline in Federal housing development resources will adversely affect the number of units that PHB can produce.

A decline in available TIF resources will adversely affect the number of units that PHB can produce.

The high demand for the limited supply of federal Low Income Housing Tax Credits and the difficulty of obtaining project financing from private sources may adversely affect the ability of sponsors to obtain a complete financing package for projects that PHB has selected for funding, and could result in project delay or, in some cases, project discontinuation.

PARTNER AGENCIES AND ORGANIZATIONS

The Housing Development Center provides technical assistance in project development, construction management and asset management to the nonprofit community development organizations who make up the majority of project sponsors.

The Network for Oregon Affordable Housing is an association of financial institutions that provides lines of credit for working capital, bridge and construction loans; maintains the housing preservation database and provides technical assistance on preservation of expiring use properties.

The Oregon Opportunity Network organizes input from the non-profit

community development sector on housing policy, underwriting guidelines, and asset management guidelines. Oregon ON also provides training and technical assistance to its members.

Proud Ground is a non-profit community land trust.
Enterprise Community Partners provides limited pre-development funding to non-profit project sponsors to allow them ample time to gain site control and perform appropriate due diligence before making application for project funding.

The Neighborhood Partnership Fund and the Community Development Law Center provide training and technical assistance to the nonprofit project sponsors in the areas of board development, fiscal management, project development, project management, asset management, and other organizational issues.

COMPLEMENTARY NATIONAL, REGIONAL AND LOCAL EFFORTS

This Administration has paid renewed attention to the important role rental housing plays in the lives of many Americans. This strategy provides financing tools to address the documented shortage of deeply affordable rental housing for low-income Portland residents, including those transitioning out of homelessness. The private market has not addressed these needs at the necessary scale.

This strategy can be used to accomplish other important goals in HUD's Strategic Plan, including the creation of sustainable communities of opportunity.

Land trusts have been used nation-wide to extend homeownership opportunities to those who cannot afford to purchase market-rate homes, and to support long-term affordability for homeownership properties.

This program complements regional affordable housing goals established by METRO in its 2040 Plan by encouraging the development of additional housing within the City of Portland and in proximity to its mass transit system. This program also fulfills the City's obligations under Title VII of Metro's functional plan, related to the development of more affordable housing.

Geographic Service area (including areas of low-income families and/or racial/minority concentration)

The Housing Finance & Development Tools program is available Citywide. Publicly funded rental housing development is subject to the City's location policy, adopted by ordinance by the Portland City Council.

The goal of the location policy is to discourage the concentration of poverty. The policy limits the development of new units of City-subsidized affordable housing in Impact Areas, census block groups where the majority of residents are low-income and twenty percent or more of the housing units are publicly assisted. Under the location policy, affordable housing projects applying for City-controlled funding must either locate outside of Impact Areas or must meet certain exception criteria to remain eligible for financial support. Exceptions are available for proposed projects that meet local community needs or the objectives of an adopted neighborhood plan.

The full text of the local policy is at **http://www.portlandonline.com/phb/index.cfm?c=52981**

PHB anticipates that it will review the policy in the next 18 months in connection with development of a 10-Year Housing Strategy.

To maximize opportunities for residents of publicly-funded housing, PHB is encouraging developers to site new development in high opportunity areas (areas with living wage job opportunities, excellent schools, abundant recreational opportunities, access to health care and other services, and a full-service grocery or other purveyor of fresh food), or in locations connected by transit to high opportunity areas.

MONITORING

PHB will monitor compliance with Federal regulations, as set out in Section One.

City of Portland Strategies

Housing Production & Preservation: Preservation

The goal of the Preservation program is to preserve deeply subsidized rental homes developed under the Project-Base section 8 program, for income-eligible households.

PRESERVATION NEEDS

The City of Portland has a number of privately-owned multi-family apartment buildings that are rent-restricted and subject to affordability contracts under HUD's Project-Based Section 8 program. Because this program no longer exists, if the affordability contracts are not renewed, the homes will lose their rent restrictions and the tenants will risk displacement.

There are five buildings with affordability contracts due to expire before 2013: the Lexington, the Park Tower, the 1200 Building, the Hawthorne East, and the Bronough. These buildings include 458 rental homes, primarily occupied by elderly or disabled tenants and hard-working families. Each tenant household pays 30% of household income for rent. HUD subsidizes the difference between this tenant contribution and the fair market rental for the unit.

PRESERVATION PROGRAM

The Preservation Program seeks to preserve the affordability of these privately-owned units by facilitating the transfer of the property to an entity that agrees to renew the affordability agreement with HUD for a 20-year term. PHB typically provides gap financing, construction, and permanent loans to the non-profit project sponsor for the acquisition; the property therefore becomes subject to the City's 60-year affordability ordinance.

The Preservation Program funds preservation work with a range of financial tools. Those tools include City General Fund; a Section 108 loan guarantee fund; loans and/or grants of housing and community development formula funds; and, if the property is located in an Urban Renewal area, loans and/or grants of tax increment funds. The Program also provides technical assistance on project financing to potential project sponsors.

The Preservation Program works in coordination with the State Department of Housing and Community Services Consolidated Funding Cycle, in order to position preservation projects for tax credits and other development resources administered by the State. The Program also works in coordination with the Oregon Housing Affordability Program, which can give a potential sponsor access to the Oregon Housing Affordability Fund, a revolving fund that allows a sponsor to secure a Preservation property before permanent financing has been arranged.

HOUSING PRESERVATION TOOLS

The Preservation Program may use any of the tools described in the Housing Development & Finance Tools strategy.

Properties preserved under this strategy are assets that will be managed for the long-term benefit of the community. Please see the Asset Management strategy.

HOUSING PRESERVATION PROJECT SELECTION CRITERIA

PHB will generally set aside funds to preserve project with approaching expiration dates.

PROGRAM ELIGIBILITY

Projects currently operating under affordability agreements with HUD that are due to expire on or before FY 2016-17 are eligible for assistance under this Program.

Project sponsors may be private for-profit companies and/or non-profit mission-based organizations. Project sponsors must be willing to execute an extension of the expiring affordability agreement with HUD for a minimum of 20 years, and must also demonstrate capacity for ownership and long-term management of the project. For projects awarded HOME funding, preference will be given to organizations that are certified Community Housing Development Organizations.

POTENTIAL BARRIERS

The depressed real estate market has prompted some private owners

of expiring-use properties to execute short-term extensions (1-5 years) of their affordability contracts with HUD. PHB will still need to initiate preservation of these properties, but at a later date.

Financial resources to accomplish Preservation goals are in short supply. A decline in Federal housing development resources will adversely affect the number of units that PHB can preserve. It may also be difficult to fund preservation of projects that are located outside the boundaries of an urban renewal area, or in a URA that has exhausted its housing budget.

In addition to preserving the affordability of the units, PHB would like to protect the housing stability of the tenants. As the residents of expiring-use properties age, providing services to allow them to continue to live independently becomes of greater importance. The identification and long-term commitment of service funding to Preservation projects is a challenge as federal, state, and local budget cuts erode the social service system.

The high demand for the limited supply of federal Low Income Housing Tax Credits may adversely affect the ability of sponsors to obtain a complete financing package for projects that PHB has selected for funding, and could result in project delay or, in some cases, project discontinuation.

The very limited availability of private financing may also adversely affect the ability of developers to obtain a complete financing package for projects that PHB has selected for funding, and could result in project delay or, in some cases, project discontinuation.

PARTNER AGENCIES AND ORGANIZATIONS

The Housing Development Center provides technical assistance in project development, construction management and asset management to the nonprofit community development organizations who make up the majority of project sponsors.

The Network for Oregon Affordable Housing maintains a database of Preservation properties, and provides technical assistance as well as lines of credit for acquisition, construction loans, and permanent financing. NOAH also can assist a project sponsor in accessing the

Oregon Housing Affordability Fund, a revolving fund intended to secure Preservation projects before permanent financing can be arranged.

The Oregon Opportunity Network organizes input from the non-profit community development sector on housing policy, underwriting guidelines, and asset management guidelines. Oregon ON also provides training and technical assistance to its members. Enterprise Community Partners provides limited pre-development funding to non-profit project sponsors to allow them ample time to gain site control and perform appropriate due diligence before making application for project funding.

The Neighborhood Partnership Fund and the Community Development Law Center provide training and technical assistance to the nonprofit project sponsors in the areas of board development, fiscal management, project development, project management, asset management, and other organizational issues.

Mission-based non-profit agencies, including Cedar Sinai Park, Northwest Housing Alternatives, and REACH, have acquired Preservation properties and renewed the HUD affordability agreements.

COMPLEMENTARY NATIONAL, REGIONAL AND LOCAL EFFORTS

The City of Portland is a grantee, together with Oregon Department of Housing and Community Services and the Network for Oregon Affordable Housing, of the John A. and Catherine T. MacArthur Award for State and Local Housing Preservation Leaders. The MacArthur Foundation, and the National Housing Conference, have created a national network for the development of policy recommendations to support preservation efforts by identifying and removing barriers, identifying new resources, and sharing best practices.

Many local philanthropic organizations, including the Meyer Memorial Trust, the Oregon Community Foundation, and the Collins Foundation, have contributed to the Oregon Housing Affordability Fund, a revolving fund intended to assist potential owners to secure title to Preservation projects before permanent financing arrangements can be made.

The National Housing Trust Fund would, if funded, support preservation efforts locally and nationally.

MONITORING

PHB will monitor compliance with Federal regulations as set forth in Section One.

City of Portland Strategies

Housing Production & Preservation: Rehab

The goal of this program is to maintain and increase the supply of quality affordable rental housing and homeownership opportunities for people who are not well served in the private housing market, by investing in the rehabilitation of residential properties that will be affordable for the long term.

REHAB NEEDS

Census data shows a continuing gap between the number of households requiring deeply affordable rental housing and the number of low-rent units. The gap is too large to be closed merely by relying on projected increased resources for the Section 8 or Short Term Rent Assistance Programs; although increases in those resources would be welcome, the historical record suggests that the increases would be modest, not at the scale required to meet even current need.

Most multi-family housing projects require additional capital investment periodically to rehab major systems. Without investment, the properties will deteriorate, and become obsolete. In some cases, they may fail to meet health and safety requirements. Currently, a significant number of these properties -- some market-rate, some subject to short term rent restrictions (i.e. tax credit projects) – would benefit from investment in rehab.

Market rate properties: The City can increase its portfolio of affordable rental housing by acquiring and rehabbing these. Any new City investment will subject the housing to 60-year affordability.

Projects subject to short-term rent restrictions (e.g. tax credit properties): The City can extend the period of affordability of rent-restricted housing by investing in rehab of these properties.

Rehabs of market rate and rent restricted properties are generally quicker and less expensive than developing new housing from scratch.

Note that the rehab of privately-owned properties subject to an affordability and rent-subsidy contract with HUD under the Project-based Section 8 program are covered under the Preservation strategy.

REHAB PROGRAM DESCRIPTION

The program finances development of the acquisition and/or rehab of single- or multi-family housing, intended for rental or homeownership. Any of the financing tools described in the Financing Tools strategy may be used. Funding may be provided in the form of a grant or a soft loan.

Units may be reprogrammed as permanent supportive housing if there are rent subsidies and services funds available.

Improvements to the infrastructure adjoining the property may also be accomplished under this strategy, particularly if required to provide tenants with a safe path of travel to schools, jobs, transit, parks, full-service grocers and other consumer services.

Rehabs of facilities, such as homeless shelters or food banks, may also be accomplished under this strategy.

REHAB PROGRAM TOOLS

Financing tools.
Long-term affordability contracts.
Properties developed under this strategy are assets that will be managed for the long-term benefit of the community. See the Asset Management strategy.

PROJECT SELECTION

Projects may be selected through a competitive RFP process. See Housing Development and Finance Tools strategy for description of RFP process. Projects that have already received an investment of City funds may also be referred through the Asset Management Program, or City Council directive.

PROGRAM ELIGIBILITY

Housing projects receiving assistance under this program must be able to document that they will meet the HUD national objective of serving low/moderate income clientele.

In evaluating whether it is financially prudent to invest in a rehab, PHB will undertake a subsidy layering review and a financial feasibility test. Please see the website for detail.

Public facilities or infrastructure improvements receiving assistance under this program must be able to document that they will meet at least one of these HUD national objectives: serving low/moderate income clientele, or location in a low- and moderate income area.

POTENTIAL BARRIERS

Demand for rehab funds exceeds available funding. Other potential barriers are discussed in the Housing Development & Finance Tools strategy.

PARTNER AGENCIES AND ORGANIZATIONS

See the Housing Development & Finance Tools strategy.

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

See the Housing Development & Finance Tools strategy.

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

Citywide

MONITORING

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

City of Portland Strategies

Housing Production and Preservation: New Housing Development

Housing Production & Preservation: New Housing Development

The goal of this program is to increase the supply of quality affordable rental housing and homeownership opportunities for people who face the greatest challenges finding housing in the private housing market, by investing in the development of new units that will be affordable for the long term.

NEW HOUSING NEEDS

Census data shows a continuing gap between the number of households requiring deeply affordable rental housing and the number of low-rent units. The gap is too large to be closed merely by relying on projected increased resources for the Section 8 or Short Term Rent Assistance Programs; although increases in those resources would be welcome, the historical record suggests that the increases would be modest, not at the scale required to meet even current need.

NEW HOUSING PROGRAM DESCRIPTION

PHB will provide financing for new housing development, using any of the tools in the Housing Development & Finance strategy. Financing may be provided as a grant or a soft loan. The new housing may be single-family or multi-family dwellings, and may include rental units and/or homeownership opportunities.

Improvements to the infrastructure adjoining the site of new residential development may also be accomplished under this strategy, particularly if required to provide owners or tenants with a safe path of travel to schools, jobs, transit, parks, full-service grocers and other consumer services.

New facilities, such as homeless day centers, may also be accomplished under this strategy. However, sponsors may be required to identify additional sources of operating support.

NEW HOUSING PROGRAM TOOLS

Financing tools.
Long-term affordability contracts.

Properties developed under this strategy are assets that will be managed for the long-term benefit of the community. See the Asset Management strategy.

PROJECT SELECTION

Projects will be selected through a competitive RFP process. See Housing Production and Preservation Development & Finance Tools strategy for a description of the RFP process. On occasion, projects may also be referred by City Council directive.

PROGRAM ELIGIBILITY

Housing projects receiving assistance under this program must be able to document that they will meet the HUD national objective of serving low/moderate income clientele.

A public facility or infrastructure improvement project receiving assistance under this program must be able to document that it will serve low/moderate income clientele, or be located in a low- and moderate income area.

POTENTIAL BARRIERS

See the Development & Finance Tools strategy for a list of potential barriers.

PARTNER AGENCIES AND ORGANIZATIONS

See the Development & Finance Tools strategy for a list of partner agencies and organizations.

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

See the Development & Finance Tools strategy for a list of complementary efforts.

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

This program is available Citywide.

Publicly funded rental housing development is subject to the City's location policy, adopted by ordinance by the Portland City Council. See Housing Development & Finance Tools for details.

To maximize access to opportunity for residents of publicly funded housing, PHB is encouraging developers to site new rental projects and homeownership opportunities in high opportunity areas (areas with living wage jobs, excellent schools, abundant recreational opportunities, access to health care and other services, and full-service grocery stores or other purveyors of fresh food), or in locations connected by transit to high opportunity areas.

MONITORING

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

City of Portland Strategies

Housing Production & Preservation: Asset Management and Loan Servicing

The goal of the asset management & loan servicing program is to support and deliver affordable, quality housing that best meets the needs and priorities of the city. This is done in partnerships with developers (for-profit and non-profit), government agencies, lenders, and community partners.

ASSET MANAGEMENT & LOAN SERVICING NEEDS

Portland policy requires subsidized properties to remain affordable for up to sixty years. Therefore, there is a great incentive to ensure the sustainability of new and existing affordable housing assets. This is done in partnership with industry partners.

Affordable housing portfolios developed with public funding are facing challenges due to a number of factors:

- Deferred maintenance.
- Construction defects.
- Aging physical plant.
- Rent increases are limited by financing agreements and/or regulatory restrictions. only raise rents a limited amount.
- Revenues from sources other than rents are down. Decreased levels of production have meant a drop in development fees.
- There are fewer operating subsidies, resulting in diminished levels of operating support for non-profit developers.
- Lending policy has not been aligned with housing policy.
- Lenders have not had sufficient historical data to inform their decisions about appropriate levels of operating support.

Employing an asset management approach to evaluating the state of the City's housing portfolio will allow for:

- Informed underwriting based on current data and historical track records
- Alignment of financing tools with project type, e.g. grants, loans, amortized repayment, cash flow repayment.

- Alignment of underwriting assumptions for tenant services, physical maintenance, quality management, and reserves.

ASSET MANAGEMENT & LOAN SERVICING PROGRAM DESCRIPTION

To support the long-term city policy for new and existing rent-restricted affordable housing, the Asset Management & Loan Servicing Program has identified the following main focus areas:

1. Long-Term Financial Stability

For each property (and portfolio of properties) to be stable, its financing must encompass the true operating costs, including costs of maintenance, resident services, and development of a reserve sufficient to meet the long-term needs of the property. The Asset Management & Loan Servicing Program addresses these needs prospectively, by providing PHB underwriters with up-to-date data about similar projects to inform underwriting assumptions. It also addresses these needs retroactively, by evaluating and analyzing project and portfolio financial performance, and identifying areas in need of attention. Borrowers may be invited to submit restructure requests when a project is unable to meet its debt service obligation.

2. Compliance

Compliance is a key component of the Asset Management & Loan Servicing program. PHB may be contractually-obligated by project loan documents to monitor and report on certain aspects of a project for up to 60 years. This monitoring and reporting may include:

- Regulatory Compliance
  - Tenant Household Income
  - Project Rent Compliance
- Financial Compliance
  - Project Financial Performance
  - NOI (Net Operating Income)
  - DCR (Debt Coverage Ratio)
  - Reserve Account Contributions and Withdrawals
- Affirmative Marketing

- o Affirmative Marketing/Tenant Screening
- o Management Practices
- Physical Property Inspections
- Capital Needs Assessments

3. Industry Collaboration

The Asset Management & Loan Servicing Program is always open to input from stakeholders and actively seeks out opportunities for collaboration with regulators, other funders, developers, and other stakeholders.

In recent years, PHB has worked closely with industry leaders to develop best practices and streamline processes, in order to generate cost savings to PHB and its housing provider partners.

One example of this is its work with the Housing Development Center, the Oregon Opportunity Network, OHCS, and other area stakeholders to streamline the compliance process. These efforts will minimize the number of forms a property owner must complete, as well as the amount of time and resource owners must expend on redundant activities. The results of the streamlining work will be rolled out in the next 6-12 months. PHB expects cost savings to both funders and borrowers. Local efforts to streamline compliance requirements and paperwork have received national attention.

4. Links to Services

For residents and projects to be successful, there must be a process in place to assist people who need housing to locate available and suitable housing. These issues are primarily addressed through the Housing Access & Stabilization Program Access & Stabilization and Supportive Housing strategies.

PROGRAM TOOLS

- o Updated underwriting guidelines and compliance objectives
- o Industry conversations

- Loan restructures to include a comprehensive review to identify financial hardships
- A coordinated approach to Housing Finance, Asset Management, and Loan Servicing
- Regular review of project financials
- Tenant surveys
- Affirmative Marketing Re-certification forms

FUNDING AND/OR RESTRUCTURE REQUESTS

A project may submit funding and/or restructure requests as follows:

1. A project sponsor may apply through a competitive Notice of Funds Availability (NOFA) process to fund both, capital needs and restructure how its debt to the City is to be repaid; or for the development of a new affordable housing project.
2. A project sponsor may notify the Asset Management and Loan Financing team that it is unable to service its debt to the City and request technical assistance. Following a financial review and, often, an organizational assessment, the team submits the request to PHB's Housing Investment Committee for determination.
3. During its periodic review of the City's affordable housing portfolio, the Asset Management and Loan Servicing team may identify projects experiencing financial hardships and will work with sponsors to identify possible solutions.

PROGRAM ELIGIBILITY

Asset management and loan financing programs are available to partners that own and/or manage publicly funded housing affordable to households with incomes below 80% MFI. The programs are particularly intended for agencies with housing stock subject to the City's sixty-year affordability requirements.

POTENTIAL BARRIERS

The main limiting factor to the success of the Asset Management & Loan Servicing Program is funding availability. Proposed federal budget cuts and changes to allocation formulae have reduced funding

the City has available to undertake these activities.

The industry needs to identify capital resources which would allow a complete recapitalization for all projects in need of assistance. Although the Asset Management & Loan Servicing Program can assist agencies in developing sustainability plans for the projects in their portfolios, a sustainability plan must be implemented consistently over time in order to be successful. Inadequate or deferred project maintenance could jeopardize the sustainability of the project. In addition, high costs associated with vacancies and turnover rates, unanticipated damage to units, high insurance premiums, high utility costs, and other market conditions may affect the long-term financial viability of the project.

PARTNER AGENCIES AND ORGANIZATIONS

- The State of Oregon is a key partner in efforts to align financing with project types and to streamline compliance.
- The Housing Development Center (HDC) assists non-profit partners by providing technical assistance on development, restructuring, compliance and asset management.
- The Community Development Law Center assists with the development of model property management agreements.
- Oregon Opportunity Network is an important partner in efforts to develop new underwriting standards. Its members have participated in open and honest discussions, and have provided the City with historical project performance data and with current cost estimates for activities including tenant services, physical maintenance, and quality property maintenance.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The importance of preserving affordable housing stock has been acknowledged on a national level, as the increasing cost of new construction makes preservation an imperative. While certain high profile efforts focus on extending periods of affordability (see Housing Preservation & Development Preservation and Rehab strategies), maintaining the financial health of rent-restricted properties is equally important. See generally, Resource Mapping: Charting a Course to Successful Social Housing in Portland, Oregon. The Enterprise Foundation, January 2004.

City of Portland Strategies

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

City-wide

MONITORING

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

City of Gresham: Five Year Strategies

Introduction

The City of Gresham's Consolidated Plan for Housing and Community Development provides a framework to meet the needs of the residents of the city, focusing on assisting its most vulnerable populations. The five-year strategic plan outlines the city's needs, goals and strategies for assisting low-and moderate-income households and provides the basis for allocating the U.S. Department of Housing and Urban Development (HUD) funds under the Community Development Block Grant Program (CDBG). Although Gresham is part of a Consortium with Multnomah County and the City of Portland, it is a separate Entitlement Jurisdiction and as such, has developed its owns goals and strategies and prepares its own Annual Action Plan outlining the specific program activities to be implemented in order to carry out its Five-Year Plan strategies.

The City of Gresham has adopted the following Guiding Principles for Publicly-Assisted Affordable Housing and Community Development Block Grants Funds. "Publicly-Assisted Affordable Housing" is defined as housing that is made available for low- and moderate-income persons using public funds. It is also referred to as "Intentional Affordable Housing"

Guiding Principles

Guiding Principles:

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

www.greshamoregon.gov

8. The city will play a key role in promoting a more coordinated, sustainable and responsive delivery system for affordable housing by setting clear priorities and seeking additional resources to meet City of Gresham needs

Historically, HUD has allocated approximately $900,000 in CDBG grant funds and $600,000 in HOME funds annually to assist the City of Gresham in meeting its goals and strategies. Additional resources are available through loan repayments, program income and carry over funds. Based on past experience, it is estimated that 100% of the CDBG program funds will benefit low- and moderate- income persons.

The City of Gresham will use its Community Development Block Grant funds over the next five years to accomplish multiple city goals through allocation among four fund distribution categories:

1. Public Improvements and Infrastructure
2. Housing Development and Rehabilitation
3. Economic Development
4. Public Services

Within the categories listed above, priority, in descending order, will be given towards the following projects and programs that:

- Promote investment in low-income neighborhoods;
- Leverage additional revenue to stimulate private development;
- Achieve multiple affordable housing or CDBG Guiding Principles;
- Help to revitalization the Rockwood Town Center Area and Rockwood Neighborhood; and,
- Help to promote the redevelopment of the downtown.

In previous year, the City of Gresham has chosen to fund more rental assistance than what the Consortium allocates in the City of Portland. Human Solutions has a tenant based rent assistance program that not only helps homeless people but focuses on preventing eviction for City of Gresham residents. The City of Gresham has historically funded this program which serves approximately 125 households annually.

Public Improvements and Infrastructure

GOAL: The goal of this program area is to provide basic public

infrastructure and public improvements in low- and moderate- income areas as well as to improve public facilities.

NEEDS: The City of Gresham's population has grown by 17% over the past ten years to 105,594. To provide basic public infrastructure to accommodate that growth, Gresham must focus on capital improvements within the city including the upgrade of substandard streets and water lines, the upgrade of public facilities serving more needs and providing basic amenities and improving playground equipment in city parks.

The City of Gresham established a Rental Inspection Program in December 2007 to improve housing conditions and community livability. The primary focus of the inspections is life and safety issues; however, other important habitability concerns are also addressed, including poor ventilation, mold, pests, and inadequate heating. Due to the establishment of this program, apartment complexes in the Rockwood area and throughout the city are improving. CDBG funded programs often work hand-in-hand with this program improving the overall public health and safety of Gresham's neighborhoods.

PROGRAM DESCRIPTION: The Public Improvements program improves the living environment for low- and moderate- income households by addressing the issues of public health and safety at the neighborhood level. Capital improvement projects may include:

- Street improvements: improvements to curbs, gutters and sidewalks for safe pedestrian access, paving of gravel streets and streets that require improvement, adequate lighting of the public right of way and the provision of street trees.
- Park improvements: rehabilitation of existing parks in growing neighborhoods, installation of upgraded playground equipment and restroom facilities,
- Utility improvements: Extension and upgrades of the water and sewer systems in low income neighborhoods.
- Code Enforcement and Blight Abatement: Code enforcement in deteriorating neighborhoods where such enforcement together with public and private improvements, rehabilitation and service serves to support and improve the health and safety of the area.

Other public improvements including rehabilitation of both city and

privately owned facilities serving low- and moderate- income citizens and special needs populations of Gresham such as community centers, youth centers and senior centers will also receive consideration for funding under this program category.

PROJECT SELECTION

Various city departments propose the infrastructure and public improvement projects. City Council prioritizes the projects and recently, has been setting aside one or more projects during each funding cycle that it would like to see receive funding. Other proposals are reviewed and scored competitively along with organizations and agencies applying for public improvement dollars.

PROGRAM ELIGIBILITY

Public improvements, facilities and infrastructure projects need to serve low- and moderate- income Gresham citizens and/or be located in low- and moderate- income census tracts. Projects and improvements are located citywide with special emphasis on the Rockwood Neighborhood and Downtown Gresham.

Housing Development and Rehabilitation

GOAL : The overarching goal of the Housing Development and Rehabilitation program area is to increase the range of housing opportunities affordable for households with incomes at or below 50% of the area's Median Family Income, focusing on populations with the greatest barriers. The objectives of the housing development and rehabilitation program area include the following:

1. Develop and maintain a supply of safe and decent housing affordable to low- income individuals and families;
2. Provide rental assistance to families and individuals that are homeless or at the risk of becoming homeless;
3. Provide financial assistance to first time low-and moderate-income homebuyers; and,
4. Assist low-and moderate- income homeowners to make critical home repairs and remove barriers to accessibility so that they can remain in their homes.

NEED: A significant percentage of Gresham homeowners are experiencing financial distress due to high housing costs. Forty-one percent of homeowners with mortgages and 15% of those without mortgages within the city are spending 30% or more of their household income on Housing (American Housing Survey 2005-2008) Also, more than 55% of the owner–occupied homes in Gresham were built before 1979 and older homes tend to need more repairs.

Data from the 2009 American Community Survey indicates that 46.9% of households in Gresham are renters and of those, 441 % are carrying a serious housing burden by paying 35% or more of their income towards rent.

PROGRAM DESCRIPTION

This program area focuses on both HOME and CDBG funding for housing- related programs and projects such as:

- Development of affordable homeownership units
- Financial assistance with purchase of homes for homeownership
- Tenant Based Rent Assistance
- Construction/Rehabilitation of affordable rental housing
- Grants to low- and moderate- income households to make their homes or apartments accessible
- No interest loans and or grants for essential home repairs to low- and moderate- income households to keep homeowners in their homes
- Grants to low-and moderate- income households to make their homes or apartments safe and healthy free of mold, fire hazards, high radon levels, and peeling lead paint
- Development/rehabilitation of special needs housing.

The homeownership program is intended to address obstacles faced by first time homebuyers such as being able to save enough money for a down payment. The program also helps existing low-income homeowners maintain the overall livability of their homes through necessary repairs. It also provides opportunities to increase accessibility of homes for persons with disabilities and senior citizens.

The rental housing component helps to develop and maintain

affordable, safe and decent rental housing for Gresham citizens and also offers tenant based rent assistance to those Gresham residents who are at risk of being evicted.

The City of Gresham is in the process of developing a Housing Policy which will review types of housing, geographic distribution of housing, jobs/housing balance and affordable housing goals.
The rental housing program funds the development and maintenance of affordable housing opportunities for low-and moderate-income households. The program also funds organizations to provide rental assistance to low income households that are homeless or at risk of becoming homeless.

Economic Development

GOAL: This program area addresses funding of activities geared toward the improvement of the long-term economic and social well-being of Gresham citizens. The objective is a sustainable increase in living standards, including per capita income, education, health and environmental protection.

NEED; Gresham has some of the highest levels of poverty in Multnomah County. The Oregon Employment Department did a study called "A Microanalysis of Rockwood," based on the 2000 Census. According to that study, 19.5% of the people in Rockwood lived in poverty. In two of Rockwood's census tracts, 27% of the residents were in poverty compared to a poverty rate of 12.7 % for Multnomah County. In 2000, 41% of the children in Rockwood lived in poverty. High rates of poverty may make potential businesses hesitant to relocate to the Gresham/ Rockwood Urban Renewal Area and this may limit the economic growth of the city.

PROGRAM DESCRIPTION

Approaches which the city may use include:

- Investing in education, training, and workforce development;
- Ensuring that the local investment climate is functional for local businesses;
- Supporting small and medium sized business;

- Providing financial incentives for small businesses;
- Encouraging the formation of new businesses;
- Targeting particular areas of the city for regeneration or growth;
- Supporting informal and newly emerging businesses; and,
- Investing in infrastructure.

Over the past five years, the City of Gresham has invested in workforce development and training efforts through its funding of Human Solutions' Living Solutions program. This program assists low income person to gain the job skills they need and then helps to place them into career wage or career track employment. The city has also developed a storefront improvement program and small business incentive program in the downtown and focused on business redevelopment in the Rockwood Neighborhood. The goals of these two programs are to help stabilize the downtown area and Rockwood Neighborhood, to decrease deterioration and encourage redevelopment and the creation of more businesses and housing.

Public Services

Public Services

GOAL: The goal of the Public Service program is to assist low-and moderate- income Gresham households to become self-sufficient by implementing strategies aimed at providing safety net services and transitional housing to help them meet their basic needs and to prevent homelessness.

NEEDS: The poverty rate in Gresham in 2009 was 13.7% although for children living below the poverty level that number jumps to 18.6%. Gresham shows a disproportionately high poverty rate for people with a disability- 24.4%. In addition, minority communities have a higher poverty rate. For example, 29.4% of those persons experiencing poverty in Gresham identified themselves as being Latino/Hispanic while 38% of Native Americans living in Gresham reported living in poverty.

PROGRAM DESCRIPTION: Gresham's Public Service program funds nonprofit community -based organizations and agencies to carry out activities and provide services designed to assist low-and moderate-

income households and special needs households. The program funds transitional housing opportunities as well as services designed to assist individuals and families to address and overcome barriers to self-sufficiency, including employment issues, language barriers, drug and alcohol addictions, domestic violence, homelessness and physical and mental disabilities. Other program objectives include providing bilingual and bicultural case management and assistance to minority populations as well as peer-counseling and support services to low-income seniors.

PROGRAM ELIGIBILITY: All public services must primarily benefit low- and moderate-income persons. Preference will be given to programs that exclusively assist persons with incomes below 50% Median Family Income. Also, high consideration will be given to programs that assist Gresham's most vulnerable populations. Once approved for funding, the City of Gresham's policies have provided the agencies/organizations selected with program funding for a total of three years. After the three year period is over, the process is open for competitive funding selection.

Project Selection

Project Selection

Annually, the City of Gresham publicly solicits applications for activities to be undertaken using available CDBG and HOME funds. In 2010 and 2011, the City Council set funding allocation targets. A workshop for potential applicants is held in January and applications are due approximately three weeks later. The Community Development and Housing Subcommittee (CDHS) and a Technical Advisory Group, including financial experts, review the applications. The CDHS holds public hearings in February and March and makes a recommendation to Council based on an evaluation of the written applications and the information garnered at the public hearing. Gresham City Council conducts a public hearing in May and makes the final determination by approving submission of a final Action Plan to HUD.

Potential Barriers

Potential Barriers

Lack of funding is the greatest barrier for all four areas. Due to budgetary

constraints, the City of Gresham does not have the General Fund dollars to support all of the capital improvement needs for its neighborhoods nor to support funding safety net services to help its lower income citizens.

Due to the economic recession, the housing crisis, there is an increase in the number of homeless families. There is not sufficient rent assistance to meet demand. According to Human Solutions, Inc., the number of households needing Tenant Based Rent Assistance in 2010 exceeded the amount of that assistance by about four to one.

Geographic Service Areas

Geographic Service Areas

The City of Gresham, which occupies 22.2 square miles, is located in Multnomah County, immediately east of Portland and is the fourth largest city in the State of Oregon. The dynamics of the population in the City of Gresham have changed since the 2000 Census. According to the 2010 Census, the city's population has grown from 90,205 to 105,594, a 17.1% increase. The poverty rate continues to increase and there continues to be a shift of low income people moving to East County. According to the 2009 American Community Survey, 13.7% of all people living in Gresham had incomes at or below the poverty level during 2009. That figure increases to 35.6% for female head of households with children. The median family income is $53,208 for Gresham compared to $61,810 in Multnomah County and $61,557 in Portland.

Data from the 2009 American Community Survey also indicates that 46.9% of Gresham households are renters as opposed to homeowners. Of all Gresham renters, 44.1% or more than 7,100 households are carrying a serious housing burden by paying 35% or more of their income towards rent.

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

City of Gresham
Five-Year Strategies

The City of Gresham successfully established the Rockwood- West Gresham Urban Renewal Area in November 2003 including pre-qualified Census block groups with percentages ranging from 62.1% to 81.3% of low income people. Also, the City of Gresham established a slum and blight area in 2010 for portions of the downtown where there were conditions of deterioration and problems with chronic vacancies.

Projects and programs funded with CDBG funds and HOME dollars are city-wide with a special emphasis on the Rockwood-West Gresham Neighborhoods and Downtown Gresham.

Minority Populations

Census 2010 figures show that Latinos comprise 19,984 persons citywide, which is approximately 19% of the population with the next largest race being Asian with 4507 persons, or 4%. African Americans comprise 3732 persons or nearly 4% of the population.

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

Program Eligibility

Program Eligibility

Low and moderate-income Gresham residents are eligible for CDBG and HOME programs. Also, the city's low-and moderate- income census tracts are eligible for funding.

Eligible uses are as follows:

- Public services: Open to all non-profits serving Gresham residents
- Public facilities: Facilities serving low & moderate income people or low & moderate income neighborhoods, such as infrastructure projects or a domestic violence center serving low income neighborhoods
- Housing: Special needs housing, acquisition and rehabilitation

of existing rental housing

- Homeownership: Gresham Homeownership Program, developer-initiated.
- Housing Services: Housing rehabilitation
- Economic Development: Development assistance activities that produce jobs.

Monitoring

Monitoring

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

- In an effort to assist applicants with addressing all applicable federal regulations, the city provides information about relevant regulations in the funding application materials. While this information may not be sufficient for an applicant unfamiliar with the regulations, it does serve as a reminder to those who have some familiarity with CDBG and HOME of the requirements they will have to meet if funded.
- The city also conducts a workshop for all prospective applicants at the beginning of the application period, to familiarize the applicants, with the regulations and requirements associated with the CDBG and HOME programs.
- Applicants are encouraged to meet with City staff to review the federal regulations and to answer any questions the applicants may have concerning the application process. This is an opportunity to assist applicants in shaping their projects in a manner that conforms to HUD guidelines.
- City staff reviews written applications to ensure general compliance with federal regulations at the initial stage in the application process.
- After extensive review by staff, the Community Development and Housing Subcommittee (CDHS), and a Technical Advisory Group, staff informally assesses the applicant's background and experience and the complexity of the project to determine how best to proceed with formalizing a contractual agreement. If the applicant is receiving funds for a service or project that they have completed successfully in a previous year, staff may

simply send out a renewal contact. If it is a new project of some complexity with a new partner, then staff may prepare checklists and hold multiple meetings to ensure that the project is developed appropriately. Staff will provide considerable guidance upfront on Davis Bacon, Uniform Relocation Act, Lead Based Paint, and other related compliance issues.

- All contracts include provisions for providing written reports to the city on a regular basis. Delays in reporting may result in the city delaying payment of invoices until the required reports are provided.
- Once a year, the city sponsors an informal meeting for all public service and housing service providers to better coordinate service among agencies and to provide a forum for discussing mutual interests or concerns. Typically, a good portion of the meeting is spent discussing contractual requirements such as revisions to reporting forms or other HUD changes.
- For all housing projects for which the city provides funding for construction, the city assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. Community Revitalization staff continue to monitor overall progress.
- The City of Gresham will complete an annual risk assessment of its CDBG subrecipients. The purpose of this risk assessment is to identify which subrecipients will require comprehensive monitoring during the program year. The risk assessment uses the following criteria to identify high-risk subrecipients which will require comprehensive monitoring:
- those who are new to CDBG programs and have never received CDBG funding previously;
- those who have experienced turnover in key staff positions;
- those with previous compliance or performance problems;
- those carrying out high-risk activities; and
- those undertaking multiple CDBG activities for the first time.

Comprehensive monitoring of high-risk subrecipients will include a minimum of three on-site project monitoring visits during each program year. If a subrecipient is determined to be high-risk, they may also be required to submit monthly financial and program outcome reports

(vs. quarterly). The schedule of each on-site monitoring visit will be determined by the subrecipient project schedule and a standardized monitoring checklist will be used when evaluating each subrecipient CDBG- funded project. There are four parts to the monitoring review:

1. Program compliance
2. Project achievements
3. Financial and grant management systems (performed by the city's financial staff)
4. Regulatory Compliance

MULTNOMAH COUNTY: FIVE YEAR STRATEGIES

Multnomah County's jurisdiction includes the small cities in East County—Fairview, Maywood Park, Troutdale, Wood Village and unincorporated areas.

The County does not have the grant resources to undertake large economic opportunity or housing projects. However, assessment with local community citizens and service providers helped the County determine how best to use its limited resources to fulfill the unmet needs of low and moderate-income communities, individuals, and families.

The following priorities reflect the communities' needs identified by stakeholders and the public:

Funding Priorities

Funding Priorities

Priority 1: Invest in housing programs that focus on providing decent, stable housing for those with greatest need.

Priority 2: Invest in infrastructure and public facilities improvements development that promotes stabilizing and revitalizing low-income communities.

Priority 3: Support social service operations for organizations assisting homeless families, low-income citizens and special needs populations to expand economic opportunities.

Five-Year Goals

Goal 1. Invest in Housing Programs for rehabilitating residential housing to maintain, preserve, and increase existing affordable housing stock supply.

Goal 2. Invest in programs that provide accessibility measures in homes of seniors and persons with disabilities.

Goal 3. Improve the condition of cities' infrastructure, including water/sewer/wastewater systems, and sidewalks.

Goal 4. Fund projects that improve the safety and livability of low-income neighborhoods by increasing access to quality facilities, and revitalizing deteriorating neighborhoods.

Goal 5. Fund and support social service providers assisting homeless

MULTNOMAH COUNTY

http://web.multco.us/

families, special needs populations, and low-income citizens.

Objectives to Attain Goals

1.1 Continue to support programs that provide critical home repair increasing and preserving existing affordable housing stock.

2.1 Continue to fund programs that provide accessibility measures in homes of seniors and persons with disabilities.

3.1 Support projects that improve conditions of the small cities public infrastructure including water/sewer improvements, flood and drainage improvements, and sidewalks.

4.1 Support projects that improve livability of low-income neighborhoods, such as parks and recreational facilities, community centers, revitalization.

5.1 Continue to support social service providers assisting homeless families, special needs populations, and low-income citizens that include fair housing enforcement, transitional housing, energy conservation and emergency services as well as information and referral.

Housing Services

GOAL

The goal of the Housing Services Program is to increase the supply of safe, decent, and accessible housing for low- and moderate-income families and people with disabilities.

NEED

Market analysis documents the shortage of affordable accessible horsing in good condition. Additionally, there is an on-going shortage of affordable, accessible housing for low-income people with disabilities, including seniors.

Elderly or low-income homeowners may be unable to afford needed repairs, which over time can make their home unsafe and/or unhealthy for the occupants. Lack of suitable housing could compel seniors and those with disabilities into institutional living that could diminish both the quality and length of their lives. People with disabilities who own or rent may be unable to afford to remove barriers to access or to make other accommodations to increase the safety and stability of their dwelling. Funding these accommodations enable people to live in dignity and independence.

PROGRAM DESCRIPTION

The Housing Services Programs improve the quality and quantity of affordable housing for low- and moderate-income people and provides appropriate housing opportunities for special needs households.

PROGRAM TOOLS

- Markets the program with appropriate social service agencies serving those in the unincorporated areas of Multnomah County and with the local media.
- Provides grants to repair homes.
- Provides grant to homeowners and renters to remove barriers to accessibility.
- Encourage owners to maintain the accessible features for future tenants.

PROGRAM SELECTION

Applications are solicited through a competitive Request for Proposal (RFP) process. Selection criteria are included in the RFP materials. Applications are rated by a stakeholder advisory panel. Staff review and rate project proposals for use based on the needs and policies identified in the plan. The final decisions are made by the Multnomah County Board of Commissioners.

PROGRAM ELIGIBILITY

- Low- and moderate-income persons with disabilities who own or rent units with barriers to accessibility.
- Low- or moderate-income homeowners who cannot afford necessary home repairs.

POTENTIAL BARRIERS

- Lack of available funds in the proportion to those eligible for services who need services
- Social Services cutbacks

PARTERN AGENCIES AND ORGANIZATIONS

Unlimited Choices, Inc.

Mend-a-Home program: home repair and rehab for low-income homeowners

Adapt-a-Home program: accessible housing for low-income people with disabilities

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

Programs align with 10-Year Plan to End Homelessness by focusing on keeping people housed through improving and maintaining existing affordable housing stock. In addition, through the county-wide housing consortium, separate jurisdictions combine resources to jointly achieve mutual projects and goals.

GEOGRAPHICA SERVICES AREAS (INCLUDING AREAS OF LOW-INCOME FAMILIES AND/OR RACIAL MINORITY CONCENTRATION)

East Multnomah County

MONITORING

Site visits are carried out throughout the program year to gather information about how programs are delivered and how each project ensures people were income qualified and that all program components are in compliance with HUD requirements.

OUTCOMES

Information and program outcomes to follow.

Public Facilities Improvements & Infrastructure

GOAL

The goal of the Public Facilities and Improvements program is to increase the safety, livability, and sustainability of neighborhoods in low- to moderate-income areas in East Multnomah County

NEED

The small cities of East Multnomah County recognize the importance of continued enhancements to city centers, parks and landscapes in order to continue the stabilization and revitalization efforts of low-income neighborhoods. Additionally, addressing the conditions of the cities infrastructure needs, i.e. inflow and infiltration of storm and groundwater in the sewer system, crumbling sewer lines, need for sidewalks adjacent to elementary schools looks at the long-term economic benefits, livability and safety of residents.

In the City of Wood Village, over 65% of households live in apartments, duplexes, condominiums or mobile homes. Many of these residences do not have recreation equipment for children to play on or facilities for adults to gather and socialize. Wood Village has only one park that is used by many of the residents as well as non-residents from neighboring communities. Portions of the park are ADA accessible but the majority or areas are not. The Public Facilities and Improvements Program is able to improve access to quality public and private facilities, as well as promote health and safety for deteriorating neighborhoods.

Most of the affordable single-family housing as well as the largest public housing facilities in the City of Fairview are located in the Old Town area. The majority of low-to moderate-income households reside in this area and demographic analysis found that many families are with young children. The City is committed to maintain the affordability of housing in this neighborhood, and to increase community amenities so that it can be a livable, vital part of the entire city. Construction of new sidewalks and pedestrian crosswalks near the elementary school is ongoing. A recently completed sidewalk project brought solar-powered crosswalk lights, new streetlights and improved stormwater management. The Public Facilities and Improvements program has been instrumental to the City's continuing effort to put sidewalks in key areas.

PROGRAM DESCRIPTION

This program addresses unsafe or undesirable conditions by funding street improvements, public facilities, improved public facilities, and utility improvements and extensions in predominately low-to moderate income areas.

Multnomah County
Five-Year Strategies

PROGRAM TOOLS

- Coordinate efforts and increase opportunities to develop suitable living environment in communities.
- Community involvement
- Identify and acknowledge local needs and move ahead to address issues
- Give technical assistance to implement plan

PROGRAM SELECTION

Activities are rated by a stakeholder advisory panel on a competitive basis according to specific selection criteria designed to solicit local strategies. Staff review and rate project proposals for use by that panel based on the needs and policies identified in the plan.

PROGRAM ELIGIBILITY

East Multnomah County neighborhoods with a majority of residents with incomes below 80% MFI.

POTENTIAL BARRIERS

There are insufficient local and federal funds to meet all public facility needs in eligible neighborhoods.

PARTNER AGENCIES AND ORGANIZATIONS

The cities in East Multnomah County carry out all funded projects.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The importance of developing and maintaining viable urban communities has been acknowledged on a national, regional and local area. Investment in maintaining, restoring and revitalizing local neighborhoods helps to create a sense of place and pride in community, promotes economic development, and reduces crime.

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

East Multnomah County

MONITORING

The County will review census tract data to ensure that areas served by public facilities are income eligible. Site visits are carried out throughout the program year to gather information about how programs are delivered and how each project ensures people are income qualified and that all program components are in compliance with HUD requirements.

Public Services

Public Services

GOAL

The goal of Public Services is to provide low- and moderate-income County residents who are not served by other sources with essential health, social, home energy conservation techniques, and fair housing services.

NEED

The Homeless Needs Assessment has information on low- and moderate-income County residents. Non-profit agencies report an increase in demand for services from families that are homeless or at immediate risk of homelessness.

The 2005 Analysis of Impediments to Fair Housing indicated a need for fair housing investigation, education, and tenant advocacy. However, the landmark fair housing case involving Westchester County has brought to light the jurisdiction's legal responsibilities and considerations and the decisions that are integral to ensure fair housing. See: Updated Analysis of Impediments to Fair Housing

PROGRAM DESCRIPTION

This program supports an emergency services network designed to

address basic needs of people in crisis, assisting them to stabilize and become self-sufficient. This may include job skills training, childcare, health services, housing, recreation, drug abuse recovery, education, counseling, and services related to crime prevention and energy conservation. This program also supports fair housing services.

PROGRAM TOOLS

- Assisting homeless persons to obtain stable affordable housing linked with appropriate community services.
- Assist with programs that provide education and job training and other employment-related skills
- Provide fair housing education, outreach, and enforcement
- Provide housing counseling and habitability services to low-income and special needs households to prevent homelessness
- Promote citizen training/education programs that include leadership classes, English language skills, job skills, information about doing taxes and attaining insurance, home protection, home ownership, and how to be involved in public decision process.
- Provide childcare services
- Provide support services to persons with disabilities

PROGRAM SELECTION

Applications are solicited in a competitive RFP process. Selection criteria are included in the RFP materials. Applications are rated by a stakeholder advisory panel. Staff review and rate project proposals based on the needs and policies identified in the Plan. Final decisions are made by the local governments.

PROGRAM ELIGIBILITY

Project sponsors must serve low-moderate-income families and individuals in East Multnomah County.

POTENTIAL BARRIERS

- The federal and local funds available are not adequate to meet the need for services.
- Cutbacks in the safety net at both the federal (Section 8, Medicaid) and State (organizations), and local levels place more households at risk of homelessness and in need of social services.
- Language barriers or accessibility issues may make it more difficult for some people to access social services.

PARTNER AGENCIES AND ORGANIZATIONS

- Fair Housing Council of Oregon: provides fair housing services, including outreach, education, and enforcement to East Multnomah County residents. Services are offered to low-moderate-income tenants and other housing consumers, and to agencies and landlords who provide housing to this targeted group. FHCO coordinates outreach, training, and enforcements with Legal Aid Services or Oregon and other local agencies.
- Human Solutions, Inc.: provides transitional housing services for homeless families and free childcare while parents attend educational groups on topics such as money management and housing readiness; training towards self-sufficiency.
- Community Energy Projects: provides Do-It-Yourself workshops that give energy education and training in low-cost, small measure weatherization techniques. They provide free weatherization materials to low-income participants who install the materials in their own homes helping to reduce or contain energy cost and improve home comfort.
- Catholic Charities Oregon: provides information and referral, emergency services and advocacy to the low-income Latino population in East Multnomah County. A personal assessment helps them to access additional services that may include: education and leadership classes, counseling, legal guidance and tax preparation services.

Multnomah County
Five-Year Strategies

COMPLEMENTARY LOCAL, REGIONAL, AND NATIONAL EFFORTS

This program complements other local, state, and federal fair housing efforts. Providing transitional housing to homeless households is consistent with the Home Again: A 10-year plan to end homeless in Portland and Multnomah County.

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

Primarily East Multnomah County

MONITORING

Site visits are carried out throughout the program year to gather information about how programs are delivered and to ensure that clients are income qualified, and that all program components are in compliance with HUD requirements.

HOME FORWARD

Section 8

In May 2011, the Housing Authority of Portland (HAP) became Home Forward.

Section 8

Section 8 is an assistance program designed to increase housing affordability. It offers individuals and families an opportunity to find an approved house or apartment to rent in the private market and negotiate a lease directly with the owner. Home Forward then pays a portion of the monthly rent. Home Forward assists more than 8,400 households through this program.

NEED FOR SECTION 8

Home Forward has a long waiting list. The waiting list last opened in fall 2006 and nearly 10,000 households signed up in less than three weeks. As of April 2011, there were 1,432 households from this group remaining on the list. This program is intended to address housing needs for people who enter the program with incomes below 50% MFI. However, 75% of participants have incomes between 0 and 30% MFI. The program also serves a significant number of special needs households. Approximately 30% of participants are disabled and 18% are elderly.

SECTION 8 PROGRAM DESCRIPTION

The Section 8 program is designed to decrease concentrations of poverty and offer increased tenant choice by providing participants with a rental subsidy to use in the private market. Participants pay a minimum of 30% of their adjusted income towards rent and utilities and Home Forward pays the remainder of the rent directly to the landlord. The Section 8 program also provides service referral and assistance to both tenants and landlords, and provides periodic landlord trainings.

Home Forward actively seeks to encourage its Section 8 participants and public housing residents to become involved through membership on its Resident Advisory Committee. In addition to that committee, the agency routinely involves participants and residents on committees specific to a redevelopment or policy issue. For instance, residents and participants served on the Community Advisory Committee that guided Home Forward through its two HOPE VI redevelopments, New Columbia and Humboldt Gardens.

homeforward
hope. access. potential.

www.homeforward.org

Home Forward

As a housing authority with Moving to Work status, Home Forward uses its deregulation status to pursue initiatives that fulfill MTW objectives to increase the number of households served, move families to self-sufficiency, and improve operating efficiencies. In Section 8, key initiatives include pursuing reforms to simplify rent calculations for participants to make them more equitable and easy to administer and to remove disincentives to work. At the outset of this new rent program, participants will pay a minimum of 27.5 % of their gross income toward rent and utilities, with the percentage increasing in stages to 31% over four years for those who are work-able. Home Forward also has allocated a small pool of rent assistance funds to pilot programs that include compensating landlords in a tenant's first two years should the tenant move out and leave damages beyond normal wear and tear, and to several rent assistance programs that pair housing assistance and services for hard-to-house populations and for work-able participants.

PROGRAM TOOLS

- Home Forward's Section 8 program serves more than 8,400 households in Multnomah County through a variety of voucher types. Generally speaking, they are divided into two types: tenant-based assistance and project-based assistance.
- Tenant-based assistance is portable and can be moved anywhere in the country. This includes Housing Choice Vouchers and VASH vouchers for homeless veterans, as well as other specialized vouchers.
- Project-based assistance provides rental subsidies while a household is renting a designated unit. The subsidy stays in the building. Project-based assistance generally serves households with special needs or significant rental barriers, including the homeless, individuals coming out of treatment for addictions, persons with disabilities or mental illness, victims of domestic violence, etc.
- 48% of the heads of participating households are elderly and/or disabled
- Approximately 18% of the program participants are non-English speaking

PROGRAM SELECTION

Tenant-based voucher participants are selected according to Home Forward's waiting list plan and, in the case of special use vouchers,

according to HUD's requirements for the vouchers. Project-based vouchers are awarded to property owners through a competitive process.

PROGRAM ELIGIBILITY

- Must be between 0 and 50% MFI at admission. However 75% of participants are between 0 and 30% MFI.

POTENTIAL BARRIERS

- Uncertain federal funding commitments due to efforts to reduce the federal deficit.
- In Multnomah County, Home Forward estimates that only 1 out of every 3 households that qualify for Section 8 assistance are able to get on the program due to waiting lists and funding restrictions.
- An overall decrease in services to low-income Multnomah County residents, resulting from federal, state, and local budget cuts, has reduced support for Section 8 participants as they work towards successful tenancy.
- Rents in some areas of Multnomah County continue to be higher than many households can afford, even if household members are working full time.

PARTNER AGENCIES AND ORGANIZATIONS

The Section 8 program partners with a wide variety of entities:

- Service providers such as Central City Concern, Multnomah County, Human Solutions, Friendly House, etc.
- Non-profit and for-profit housing providers including REACH CDC, Rose CDC, PCRI, Guardian Management, etc.
- Rental associations such as Metro Multifamily Housing and Rental Housing Association of Greater Portland.
- Partner jurisdictions such as the Portland Housing Bureau, Multnomah County, and the City of Gresham.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

The Section 8 program is part of the continuum of housing programs available in Multnomah County. Tenant-based vouchers focus on housing

affordability and choice while project-based assistance focuses on special needs housing, supportive and assisted housing and "no net loss" initiatives. The Section 8 resource plays a key role in the implementation of the Ten Year Plan to End Homelessness.

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

Multnomah County, Oregon including the cities of Portland, Gresham, Fairview, Troutdale and Wood Village

MONITORING

Home Forward submits annual Moving to Work plans and reports for approval to the U.S. Department of Housing and Urban Development (HUD). In addition, HUD periodically audits various aspects of Home Forward's operations for compliance with federal regulations, fair housing requirements and program management. In addition, the organization is subject to annual financial and management audits by the accounting firm of Macias, Gini, & O'Connell.

Affordable Housing

Home Forward is committed to the goal of preserving, developing and managing housing that serves as a long-term community asset and increases the housing choices for low-income individuals and families. Home Forward has strategically acquired or developed in excess of 3,836 units of Affordable Housing and 116 units of Special Needs Housing.

Affordable Housing: While the properties vary substantially in size, design and location, they all serve the common purpose of providing housing for people with incomes that range from 0% to 80% of the Area Median Family Income.

Special Needs Housing: At the core of Home Forward's mission is a special responsibility to those who experience barriers to housing because of income, disability or other special need. In keeping with our mission and with the assistance of many financial partners and service providers, we have developed and own over 116 units of transitional and permanent housing spread among thirty-six properties throughout the county.

AFFORDABLE HOUSING NEEDS

Affordable Housing: There is a high demand for units affordable throughout the affordability ranges from 30% MFI to 80% MFI. Occupancy for Home Forward's entire portfolio has been running between 97% to 98%.

Special Needs Housing: There is a high demand for these units. Service providers manage access to this housing through their agencies.
These programs are intended to address housing needs for households with a range of incomes up to 80% MFI, including people with special housing needs.

AFFORDABLE HOUSING PROGRAM DESCRIPTION

Affordable Housing: The Real Estate Operations team at Home Forward oversees a portfolio of 3,836 apartment units in thirty-six properties throughout Multnomah County. In most cases, the properties utilize professional third-party management firms in a fee-management arrangement. Home Forward staff manages select properties in this portfolio.

Special Needs Housing: The Special Needs Portfolio consists of 116 units that range from homeless shelters to permanent supportive housing, wholly owned by Home Forward and master leased to partner agencies.

PROGRAM TOOLS

- Professional Property Management: eight different third-party management firms leverage the efforts of Home Forward's asset managers and handle the day-to-day operations of the properties.
- Resident Services Coordination: selected properties have formal resident services coordination.
- Partner Agencies/Master Leasing: the master lease is the critical tool for partnering with service agencies to operate and manage the Special Needs portfolio.

PROGRAM SELECTION

Projects are selected that meet agency policy and financial goals. This includes supporting jurisdictional goals, maintaining affordability, leveraging other public investments, as well as projects that use Home Forward resources efficiently and are sound long-term investments.

PROGRAM ELIGIBILITY

This housing is available to serve diverse households ranging from individuals with incomes of 0% MFI needing supportive housing to working families with incomes up to 80% MFI.

POTENTIAL BARRIERS

- Increasing fixed expenses – insurances, utilities, payroll.
- Difficulty in satisfying the demand for rental options targeting households at 30% MFI or below.
- Need for resident services coordination across the portfolio.
- Waning local development resources coupled with increasing capital needs in the existing portfolio of affordable housing resulting in less available subsidy for creation of new units.

PARTNER AGENCIES AND ORGANIZATIONS

- Multiple service agencies that provide case management and, in some cases, manage the housing in the Special Needs Portfolio.
- Property management companies that manage the Affordable Housing properties.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

This housing, which includes very affordable supportive housing as well as housing affordable to higher income households, is part of the continuum of housing available in Multnomah County.

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

Multnomah County, Oregon including the cities of Portland, Gresham, Fairview, Troutdale and Wood Village

MONITORING

Home Forward submits annual Moving to Work (MTW) plans and reports for approval to the U.S. Department of Housing and Urban Development (HUD). In addition, HUD periodically audits various aspects of Home Forward's operations for compliance with federal regulations, fair housing requirements and program management. In addition, the organization is subject to annual financial and management audits by the accounting firm of Macias, Gini, & O'Connell.

Public Housing

The goal of the Public Housing program is to provide decent, safe, sanitary housing to these low-income residents and to encourage successful residency.

NEED FOR PUBLIC HOUSING

The clearest evidence of the need for public housing is the waiting lists for units. Waiting lists are kept by bedroom size at each of Home Forward's public housing communities. Waiting lists range from a year to up to 10 years, depending on the size of the unit. For example, waits for multiple bedroom units are over three years at most properties. Home Forward opens a waiting list when the wait time drops under a year. Typically, due to the size of its waiting lists, Home Forward only is able to open waiting lists at three to four of its forty-four public housing properties each year.

PUBLIC HOUSING PROGRAM DESCRIPTION

The public housing program of Home Forward (Home Forward) is composed of a portfolio of over 2,053 apartments and single-family dwellings throughout Multnomah County that are owned and operated by the housing authority. Rents for these properties are approximately 30% of the household's monthly income. To qualify, applicant household income must be less than 80% of the median income for the Portland Metropolitan Area. However, 61% of public housing residents earn less than 30% of the median income. Seniors and/or persons with a disability make up 64.8% of the heads of households.

Home Forward

In 2007, Home Forward undertook an initiative to preserve this important housing resource. The current funding mechanism for public housing, which consists of an annual operating subsidy and a capital grant appropriated through Congress, is not adequate to operate and maintain public housing. Home Forward's preservation initiative involves selling the agency's scattered site single-family units, replacing them with units in multifamily buildings that are more efficient to operate, and addressing the significant capital needs across the remainder of the portfolio. In the first three years of the initiative, Home Forward sold 136 of its 162 scattered site units and replaced all of these units. The agency also has begun to address the backlog of capital needs, completing more than $17 million of renovations at 20 family properties. This work was aided by $6.4 million federal stimulus funds for public housing capital projects. Looking forward, Home Forward is planning to address capital needs at its 10 public housing high rises by converting the underlying subsidy to project-based Section 8. This subsidy change will allow the agency to create a tax credit ownership structure and leverage debt and equity to fund critical renovations. The agency intends to serve the same very low-income population and continue the current level of tenant protections.

As a housing authority with Moving to Work status, Home Forward uses its deregulation status to pursue initiatives that fulfill MTW objectives to increase the number of households served, move families to self-sufficiency, and improve operating efficiencies. In public housing, these initiatives include pursuing reforms to simplify rent calculations for participants to make them more equitable and easy to administer and to remove disincentives to work. At the outset of this new rent program, residents will pay a minimum of 27.5 % of their gross income toward rent and utilities, with the percentage increasing in stages to 31% over five years for those who are work-able.

Home Forward actively seeks to encourage its public housing residents and Section 8 participants to become involved through membership on its Resident Advisory Committee. In addition to that committee, the agency routinely involves participants and residents on committees specific to a redevelopment or policy issue. For instance, residents and participants served on the Community Advisory Committee that guided Home Forward through its two HOPE VI redevelopments, New Columbia and Humboldt Gardens.

PROGRAM TOOLS

- Property Management: Home Forward manages its public housing using a site-based approach.
- Resident Service Coordinators: in certain Home Forward public housing properties, Resident Service Coordinators are available to assist residents in accessing the services that they need for successful residency.
- Partnerships with Service Providers: formal and informal relationships with community service providers support residents.

PROGRAM ELIGIBILITY

Public housing is available for adults who are seniors or have disabilities, and families who earn up to 80% of MFI.

POTENTIAL BARRIERS

For quite some time, funding for public housing, which is appropriated annually, has been inadequate to address operating and capital needs. This problem is exacerbated during the many years when the operating subsidy and capital grant have to be prorated below the level HUD deems necessary for successful management of this resource. Given the pressures to reduce the federal deficit, the outlook for the annual appropriations levels for the operating subsidy and capital fund over the coming years is highly uncertain.

PARTNER AGENCIES AND ORGANIZATIONS

- Service providers such as Cascadia, Portland Impact and Northwest Pilot Project provide case management to some of the residents in public housing.
- A private screening company assists with the intake process for new residents entering public housing.

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

This housing is part of the continuum of affordable housing in Multnomah County.

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

Home Forward

Multnomah County, Oregon including the cities of Portland, Gresham, Fairview, Troutdale and Wood Village

MONITORING

Home Forward submits annual Moving to Work plans and reports for approval to the U.S. Department of Housing and Urban Development (HUD). In addition, HUD periodically audits various aspects of Home Forward's operations for compliance with federal regulations, fair housing requirements and program management. In addition, the organization is subject to annual financial and management audits by the accounting firm of Macias, Gini, & O'Connell.

Resident Service Programs

The goal of Home Forward's resident services is to provide a pathway to self-sufficiency for residents who are work-ready and to support successful tenancy for those who are not. Family programs promote success in school, improved employment, asset-building, and higher education. Programs for seniors and persons who have disabilities assist them to remain self -sufficient, maintain quality of life, and age-in-place.

RESIDENT SERVICE NEEDS

Family programs address the effects of generational and new-immigrant poverty, self-confidence, multi-cultural employment-related issues, financial literacy needs, and asset-building. The GOALS (Greater Opportunities to Advance, Learn, and Succeed) Family Self Sufficiency program has over 152 families on a list waiting for program vacancies.

Programs for senior residents and residents with disabilities respond directly to the day-to-day needs of those people living in Home Forward housing and focus on maintaining quality of life and, for seniors, addressing aging-in-place issues.

RESIDENT SERVICE PROGRAM DESCRIPTION

- GOALS and Opportunity Housing Initiative (OHI) Family Self Sufficiency: goal-setting, coaching and asset-building
- After-school (and holiday) Homework Clubs: school success
- Congregate Housing Supportive Services (CHSP) -meals, housekeeping, personal care, case management

- Resident Services Coordinators – housing stability, community engagement, health & wellness coordination in several public housing and affordable housing communities

PROGRAM TOOLS

- Strong community partnerships
- On-site service coordination
- Information and referral
- Volunteers
- Meal delivery
- Coaching
- Transportation
- Job training and placement
- Educational/programs
- Case management
- Health screenings

PROGRAM ELIGIBILITY

These programs are available for Home Forward public housing residents and Section 8 participants, and in some cases residents of properties in Home Forward's affordable housing portfolio.

POTENTIAL BARRIERS

Declining grant resources and restrictions on who can be served with grant funds limit the reach of these programs.

In addition, because of the significant role played by community partners, state and local budget cuts that destabilize in these programs have had an impact on the depth and breadth of services available to Home Forward residents and Section 8 participants.

PARTNER AGENCIES AND ORGANIZATIONS

Home Forward maintains more than 100 community partnerships. Some major partners include:

- Portland Community College
- Impact NW
- Oregon Department of Human Services
- Worksystems, Inc
- Head Start
- Volunteers of America

COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS

All Home Forward resident services programs are linked to national, regional and local efforts to meet the needs of similar populations. For instance, the GOALS program is funded through a variety of HUD grants, and is linked to other programs across the country. All GOALS and workforce initiatives are fully linked with the Worksource Career Center systems throughout the region.

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

Multnomah County, Oregon including the cities of Portland, Gresham, Fairview, Troutdale and Wood Village.

MONITORING

Home Forward submits annual Moving to Work plans and reports for approval to the U.S. Department of Housing and Urban Development (HUD). In addition, HUD periodically audits various aspects of Home Forward's operations for compliance with federal regulations, fair housing requirements and program management. In addition, the organization is subject to annual financial and management audits by the accounting firm of Macias, Gini, & O'Connell.

Each HUD grant program requires semi-annual reporting to HUD as to program outcomes, usually measured in relation to the work plan submitted with the grant application. Some grants are assisted by grant or partner-funded external auditors who conduct regular monitoring of the grant program progress.

Section Four:

FY2011-2012 Action Plans

Annual Resource Table
City of Portland
City of Gresham
Multnomah County

2011-2016 Consolidated Plan

Annual Resources Table 2011-2012

Resource	Portland	Multnomah Co.	Gresham	Total
Federal Entitlement Programs				
CDBG	—	—	—	—
Entitlement	$9,031,902	$281,461	$801,093	$10,114,456
Program Income	$640,800	—	$132,272	$773,072
Carry Over	$275,000	$236,102	$69,951	$581,053
HOME	—	—	—	—
Entitlement	$4,039,900[1]	—	$550,112	$4,590,012
Program Income	$363,000	—	$156,979	$519,979
Carry Over	$775,000	—	—	$775,000
Emergency Shelter Grant (ESG)	$611,705	—	—	$611,705
HOPWA (7-county metro area)	$1,086,484[2]	—	—	$1,086,484
Carry Over	—	—	—	—
Other Federal Programs				
Homeless Assistance Continuum of Care/ McKinney	—	—	—	—
Supportive Housing Program (SHP)	$271,986	$8,185,023	—	$8,457,009
SHP/HMIS	$241,074	—	—	$241,074
Lead Based Paint Grant	$1,333,000	—	—	$1,333,000
Carry Over	—	—	—	—
EDI/Section 108 Loan Guarantee	$5,079,596	—	—	$5,079,596
Neighborhood Stabilization Program	$99,105	—	—	$99,105
Healthy Homes	$333,000	—	—	$333,000
Home Forward Funding[3]				
Home Forward	—	—	—	—
Section 8	—	$68,073,531	—	$68,073,531
Public Housing Operating Grant	—	$9,956,324	—	$9,956,324
Public Housing Capital Grant	—	$4,103,066	—	$4,103,066
Public Housing Tenant Rents	—	$4,647,374	—	$4,647,374
Congregate Supportive Housing	—	$415,620	—	$415,620
ROSS: Homeownership Program (GOALS)	—	—	—	—
• *Service Coordinators*	—	$234,636	—	$234,636
• *FSS Coordinators*	—	$199,524	—	$199,524
• *Youth Programs*	—	$15,000	—	$15,000
PILOT	—	$200,000	—	$200,000

Annual Resources Table FY 2011-2012

Resource	Portland	Multnomah Co.	Gresham	Total
American Recovery & Reinvestment Act	—	$577,881	—	$577,881
STATE FUNDING				
Low Income Housing Tax Credit 9%	Allocations still under advisement at OHCS			
Low Income Housing Tax Credit 4%				
LOCAL FUNDING				
General Fund	$12,292,411	—	—	$12,292,411
Indirect Cost - Lead and CDBG	$788, 553	—	—	$788, 553
General Fund Special Appropriations	—	—	—	—
Housing	—	$3,204,203	—	$3,204,203
Homeless	—	$6,398,427	—	$6,398,427
Housing Investment Fund	$1,459,762	—	—	$1,459,762
Risk Mitigation Pool	$200,000	—	—	$200,000
Miscellaneous Program Income	$343,519	—	—	$343,519
Headwaters Apartment Complex	$1,364,828	—	—	$1,364,828
Tax Increment Funds	$52,222,307	—	—	$52,222,307
Total	**$92,865,220**	**$106,728,171**	**$1,710,407**	**$201,303,798**

[1] HOME funds are administered by the City of Portland for the Consortium. The amount listed in the Portland column includes the grants to Multnomah County and Gresham..

[2] HOPWA funds are administered by the City of Portland on behalf of the seven-county Portland EMSA.

[3] In May 2011, the Housing Authority of Portland became Home Forward.

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
	Individuals			
Beds	Emergency Shelter	439		284
	Transitional Housing	725		656
	Permanent Supportive Housing	2,221		660
	Total	3,385		1,600
	Persons in Families With Children			
Beds	Emergency Shelter			
	Transitional Housing			
	Permanent Supportive Housing			
	Total			

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	**Sheltered**		**Unsheltered**	**Total**
	Emergency	**Transitional**		
Number of Families with Children (Family Households):	145	340		
1. Number of Persons in Families with Children	468	1,105		
2. Number of Single Individuals and Persons in Households without children	436	724		
(Add Lines Numbered 1 & 2 Total Persons)	1,049	2,169		

Part 2: Homeless Subpopulations	**Sheltered**	**Unsheltered**	**Total**
a. Chronically Homeless	185	786	
b. Seriously Mentally Ill	354		
c. Chronic Substance Abuse	518		
d. Veterans	212		
e. Persons with HIV/AIDS	14		
f. Victims of Domestic Violence	549		
g. Unaccompanied Youth (Under 18)	3		

Priority Housing Needs/Investment Plan Table
(Table 2A)

Priority Need	Expected Annual Goal	Yr. 1 Actual Annual Completed Units	Yr. 2 Actual Annual Completed Units	Yr. 3 Actual Annual Completed Units	Yr. 4 Actual Annual Completed Units	Yr. 5 Actual Annual Completed Units	Expected Multi Year Goal	Actual Multi Year Completed
Renters								
0 - 30 of MFI	150							
31 - 50% of MFI	40							
51 - 80% of MFI	40							
Owners								
0 - 30 of MFI	745							
31 - 50 of MFI	530							
51 - 80% of MFI	60							
Homeless*								
Individuals	2,500							
Families	0							
Non-Homeless Special Needs								
Elderly	1,200							
Frail elderly	0							
Severe Mental Illness	50							
Physical Disability	0							
Developmental Disability	0							
Alcohol or Drug Addiction	0							
HIV/AIDS	445							
Victims of Domestic Violence	0							
Total	5,760							
Total Section 215	80							
215 Renter	70							
215 Owner	10							

* Homeless individuals and families assisted with transitional and permanent housing

Priority Housing Activities
(Table 2A)

Priority Need	Expected Annual Goal	Yr. 1 Actual Annual Completed Units	Yr. 2 Actual Annual Completed Units	Yr. 3 Actual Annual Completed Units	Yr. 4 Actual Annual Completed Units	Yr. 5 Actual Annual Complete d Units	Expected Multi Year Goal	Actual Multi Year Completed
CDBG								
Acquisition of existing rental units	100							
Production of new rental units	230							
Rehabilitation of existing rental units	214							
Rental assistance	0							
Acquisition of existing owner units	10							
Production of new owner units	13							
Rehabilitation of existing owner units	1,239							
Homeownership assistance	13							
HOME								
Acquisition of existing rental units	0							
Production of new rental units	70							
Rehabilitation of existing rental units	0							
Rental assistance	365							
Acquisition of existing owner units	0							
Production of new owner units	0							
Rehabilitation of existing owner units	0							
Homeownership assistance	0							
HOPWA								
Rental assistance	138							
Short term rent/mortgage utility payments	83							
Facility based housing development	0							
Facility based housing operations	63							
Supportive services	216							
Other								

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Table 2B
Priority Community Development Needs

Priority Need	Yr 1 Act	Expected Annual Goal	Multi Year Goal	Percent Goal Completed
Acquisition of Real Property		100	500	
Disposition				
Clearance and Demolition				
Clearance of Contaminated Sites				
Code Enforcement				
Public Facility (General)				
Senior Centers				
Handicapped Centers				
Homeless Facilities				
Youth Centers				
Neighborhood Facilities				
Child Care Centers				
Health Facilities				
Mental Health Facilities				
Parks and/or Recreation Facilities				
Parking Facilities				
Tree Planting				
Fire Stations/Equipment				
Abused/Neglected Children Facilities				
Asbestos Removal				
Non-Residential Historic Preservation				
Other Public Facility Needs				
Infrastructure (General)				
Water/Sewer Improvements				
Street Improvements				
Sidewalks				
Solid Waste Disposal Improvements				
Flood Drainage Improvements				
Other Infrastructure				
Public Services (General)				
Senior Services		1200	6000	
Handicapped Services				
Legal Services		550	2750	
Youth Services				
Child Care Services				
Transportation Services				
Substance Abuse Services*				
Employment/Training Services		1786	8930	
Health Services				
Lead Hazard Screening				
Crime Awareness				
Fair Housing Activities*				
Tenant Landlord Counseling*				
Other Services – Mental Health Services				
Economic Development (General)				
C/I Land Acquisition/Disposition				
C/I Infrastructure Development				
C/I Building Acq/Const/Rehab				
Other C/I				
ED Assistance to For-Profit				
ED Technical Assistance				
Micro-enterprise Assistance		540	2700	
Other				

*Not coded with public service matrix cod

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Table 2C Summary of Specific Objectives

Grantee Name:

Decent Housing with Purpose of New or Improved Availability/Accessibility (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	Increase Homeownership/ Preserve existing supply of ownership housing/ Fair Housing Activities	CDBG/HOME	2011 2012 2013 2014 2015	Households/Units	7,000		% % % % %
			MULTI-YEAR GOAL				%
Decent Housing with Purpose of New or Improved Affordability (DH-2)							
DH 2.1	Create new affordable rental housing Opportunities/ Preserve existing supply of rental housing/Provide decent affordable housing	CDBG/HOME	2011 2012 2013 2014 2015	Households/Units	400		% % % % %
			MULTI-YEAR GOAL				%
Decent Housing with Purpose of New or Improved Sustainability (DH-3)							
DH 3.1			2011 2012 2013 2014 2015				% % % % %
			MULTI-YEAR GOAL				%
Suitable Living Environment with Purpose of New or Improved Availability/Accessibility (SL-1)							
SL 1.1	Availability of suitable living environments	CDBG/HOME/ESG	2011 2012 2013 2014 2015	Households	5,000		99 % % % % %
			MULTI-YEAR GOAL				%
Suitable Living Environment with Purpose of New or Improved Affordability (SL-2)							
SL 2.1			2011 2012 2013 2014 2015				% % % % %
			MULTI-YEAR GOAL				%
Suitable Living Environment with Purpose of New or Improved Sustainability (SL-3)							
SL 3.1	Preserve existing supply of ownership housing/ Preserve existing supply of ownership housing	CDBG	2011 2012 2013 2014 2015	Households	2,000		250 % % % % %
			MULTI-YEAR GOAL				%

Table 2C Summary of Specific Objectives

Grantee Name:

Economic Opportunity with Purpose of New or Improved Availability/Accessibility (EO-1)							
Specific Objective		**Source of Funds**	**Year**	**Performance Indicators**	**Expected Number**	**Actual Number**	**Percent Completed**
EO 1.1	Economic Opportunity with Purpose of New or Improved Availability/Accessibility – Workforce and Microenterprise	CDBG	2011	Individuals	2,300		100%
			2012				%
			2013				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Economic Opportunity with Purpose of New or Improved Affordability (EO-2)							
EO 2.1			2011				%
			2012				%
			2013				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Economic Opportunity with Purpose of New or Improved Sustainability (EO-3)							
EO 3.1			2011				%
			2012				%
			2013				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Neighborhood Revitalization (NR-1)							
NR 1.1			2011				%
			2012				%
			2013				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Other (O-1)							
O 1.1			2011				%
			2012				%
			2013				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%
Other (O-2)							
O 2.1			2011				%
			2012				%
			2013				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%

Table 3A
Summary of Specific Annual Objectives

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected #	Actual #	Outcome/ Objective*
	Rental Housing Objectives					
DH-2	Create new affordable rental housing Opportunities	CDBG	Units	100		2/1
DH-2	Create new affordable rental housing opportunities	CDBG/HOME	Households	100		2/1
DH-2	Preserve existing supply of rental housing	CDBG	Households	214		2/1
	Owner Housing Objectives					
SL-3	Preserve existing supply of ownership housing	CDBG	Households	1,500		1/1
DH-1	Increase Homeownership	CDBG/HOME	Households	1,300		2/2
DH-1	Preserve existing supply of ownership housing	CDBG	Units	24		3/1
	Homeless Objectives					
SL-1	Availability of suitable living environments	CDBG/ESG	Individuals	2,500		3/1
DH-2	Provide decent affordable housing	HOME	Households	100		2/1
	Special Needs Objectives					
SL-1	Availability of suitable living environments	ESG/CDBG/HOPWA	Households	2,000		3/1
	Public Services Objectives					
DH-1	Increase Homeownership	CDBG	Households	1,100		2/2
SL-3	Preserve existing supply of ownership housing	CDBG	Households	500		3/1
DH-1	Fair Housing Activities	CDBG	Individuals	5000		2/1
	Economic Development Objectives					
EO-1	Economic Opportunity with Purpose of New or Improved Availability/Accessibility - Workforce	CDBG	Individuals	1,785		3/3
EO-1	Economic Opportunity with Purpose of New or Improved Availability/Accessibility - Microenterprise	CDBG	Individuals	540		3/3
	Other Objectives					

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

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Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Actual Annual Number of Units Completed	Actual Annual Number of Units Completed	Actual Annual Number of Units Completed	Actual Annual Number of Units Completed	Resources used during the period			
							CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS	Goal	11/12	12/13	13/14	14/15	15/16				
Homeless households	2,500						☒	☐	☒	☒
Non-homeless households	2,500						☒	☐	☐	☐
Special needs households	280						☒	☐	☐	☒
Total Beneficiaries	5,280						☒	☐	☒	☒
RENTAL GOALS										
Acquisition of existing units	50						☒	☐		☐
Production of new units	150						☒	☒		☒
Rehabilitation of existing units	240						☒	☐	☐	☐
Rental Assistance	150						☐	☒		☒
Total Affordable Rental	590						☒	☒	☐	☒
HOME OWNER GOALS										
Acquisition of existing units	10						☒	☐		
Production of new units	33						☐	☒		
Rehabilitation of existing units	1500						☒	☐		
Homebuyer Assistance	1300						☒	☒		☐
Total Affordable Owner	2,843						☒	☒	☐	☐
COMBINED RENTAL AND OWNER GOALS										
Acquisition of existing units	60						☒	☐		☐
Production of new units	220						☒	☒		☒

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Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Rehabilitation of existing units	740						☒	☐	☐	☐
Rental Assistance	50						☐	☒		☒
Homebuyer Assistance	720						☒	☒		☐
Combined Total Goals	2,810						☒	☒	☐	☒
OVERALL HOUSING GOALS										
Annual Rental Housing Goal	590						☒	☒	☐	☒
Annual Owner Housing Goal	2,843						☒	☒	☐	☐
Total Overall Housing Goal	3,433						☒	☒	☐	☒

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Housing									
Homebuyer Education and Counseling	Native American Youth Association, Minority Homeownership Assistance Collaborative, Portland Housing Center, and Proud Ground	Education and counseling for individuals navigating the first-time homebuying process.	CDBG	$205,100	$150,000	Affordability for the purpose of creating decent affordable housing.	2,654	13,250	Households
Homebuyer Downpayment Assistance	Native American Youth Association, Minority Homeownership Assistance Collaborative, Proud Ground, Asian and Pacific Islander Community Improvement Association , Habitat for Humanity	The downpayment assistance program advances first-time homebuyer and minority homeownership by filling gaps in the market.	CDBG	$ 150,000	$ 200,000	Affordability for the purpose of creating decent affordable housing.	13	65	Households

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Rental Housing									
Affordable Rental Housing Capital	Portland Housing Bureau	Provide financing to construct, rehabilitate and preserve a range of affordable rental housing.	HOME	$ 3,293,276	$ 3,571,480	Affordability for the purpose of creating decent affordable housing.	627	3,135	Housing Units
			CDBG	$ 1,274,026	$ 935,491				
Affordable Housing - Program Delivery	Portland Housing Bureau	Staff and operating costs associated with delivering the Rental Housing program	CDBG	$742,990	$731,030	Affordability for the purpose of creating decent affordable housing.	627	3,135	Housing Units
			HOME	$0	$0				
Section 108 Loan Guarantee Program	Portland Housing Bureau	The Section 108 Loan Guarantee Program is a source of financing alotted for housing rehabilitation and construction for the benefit of low- to moderate-income persons.	CDBG	$516,128	$400,000	Affordability for the purpose of creating decent affordable housing.	50	250	Housing Units
Gresham Program Allocation	City of Gresham	HOME Consortium allocation to be used for housing development, including homeownership in the City of Gresham. All funding to be administered by the City of Gresham.	HOME	$498,064	$550,200	Affordability for the purpose of creating decent affordable housing.	30	75	Housing Units
Gresham Administration	City of Gresham	HOME Consortium allocation to be used for administration of Gresham HOME program.	HOME	$27,424	$9,400	NA	NA	NA	NA
Multnomah County HOME Program Allocation	Multnomah County	HOME C consortium allocation to be used for housing development, including homeownership in Multnomah County. All funding to be administered by Multnomah County. Focus is on Special Needs Rental Housing.	HOME	$139,703	$148,500	Affordability for the purpose of creating decent affordable housing.	3	15	Housing Units
Multnomah County HOME Administration	Multnomah County	Administer Multnomah County HOME program.	HOME	$7,703	$7,703	NA	NA	NA	NA

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Special Needs Housing									
Special Needs Housing Siting Assistance	City of Portland, Office of Neighborhood Involvement	Provides City staffing to administer a siting assistance program that promotes the siting of special needs housing by providing the community education and dispute resolution services that affirmatively further fair housing for people with special needs.	CDBG	25984	25984	Accessibility for the purpose of providing decent affordable housing.	25	125	People

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: HOPWA									
Cascade Aids Project - Supportive Housing Program	Cascade Aids Project	Provide necessary support including case management and rent assistance for clients to obtain and maintain housing. This program includes both a transition-in-place model and the 35 units of permanent housing developed with HOPWA funds.	HOPWA	$810,978	$811,057	Accessibility for the purpose of providing decent affordable housing	374	1790	Households
Clark County Supportive Housing Program	Clark County Health Department	Provides 4-6 units of transitional housing in Clark County, Washington and case management services provided by Clark County Department of Community Services. Provides three permanent supportive units through project-based rent assistance.	HOPWA	$119,377	$144,377	Accessibility for the purpose of providing decent affordable housing	25	125	Households
HOPWA Rent Assistance Contingency	Portland Housing Bureau	Provide contingency to cover cost over runs in CAP permanent housing rent assistance program.	HOPWA	$59,066	$36,376	Affordability for the purpose of creating affordable housing.	10	10	Households
HOPWA Resource Identification	Portland Housing Bureau	Conduct activities in support of identifying needs and resources for PLWH/A	HOPWA	$0	$10,000	Affordability for the purpose of creating affordable housing.	NA	NA	NA
CCC Rosewood PBRA	Central City Concern	Provides project based rent assistance for 36 units of permanent supportive housing.	HOPWA	$65,993	$65,993	Affordability for the purpose of creating affordable housing.	36	180	Households

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Capacity Building TA									
CDC Capacity Building	Housing Development RFP	Project delivery costs and program support for CDBG and HOME eligible housing projects. PHB convenes an advisory board of representatives to select organizational workplans that include appropriate housing development activities and funding recommendations. PHB will determine how much CDBG and HOME private funds are needed by each organization for specific eligible projects and set up a tracking system. The Action Plan will be amended to set up each individual housing activity.	CDBG	$673,000	$428,200	Affordability for the purpose of creating decent affordable housing.	145	725	Housing Units
			HOME	$229,800	$148,700				
Multnomah County Operating Support (CHODO)	Multnomah County	HOME funds to CHDOs as operating support to provide the development of affordable housing in Multnomah county. Projects are to be selected using a competitive RFP process. Prefence is given to organizations that are Community Housing Development Organizations that can demonstrate capacity for development, ownership, and long-term management. Project priorities reflect Consolidated Plan priorities.	HOME	$8,779	$8,779	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
Gresham Operating Support (CHODO)	City of Gresham	HOME funds to CHDOS as operating support to support development of affordable housing in Gresham.	HOME	$31,256	$25,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
Housing Development Center	Housing Development Center	Financial packaging and construction management services for non-profits involved in affordable housing CDBG-eligible development projects.	CDBG	$175,000	$165,000	Affordability for the purpose of creating decent affordable housing.	130	650	Housing Units
Oregon Opportunity Network	Oregon Opportunity Network	Provides information and other resources to citizen based organizations participating in the planning, implementation and assessment of activities being assisted with CDBG funds.	CDBG	$37,000	$37,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Housing Services									
Fair Housing Services and Enforcement	Legal Aid Services of Oregon	Advice and representation for people experiencing housing discrimination within the city of Portland.	CDBG	$47,541	$44,200	Accessibility for the purpose of providing decent affordable housing.	75	375	People
Fair Housing Education and Enforcement	Fair Housing Council of Oregon	Advice, investigation and referral to enforcement for people experiencing housing discrimination within the city of Portland. This project also provides education to housing consumers and housing providers regarding fair housing law.	CDBG	$39,665	$37,600	Accessibility for the purpose of creating decent affordable housing.	500	2,500	People
Community Alliance of Tenants - Renters Rights Hot Line	Community Alliance of Tenants	Provide phone assistance to renters in the City of Portland with the goal of helping them maintain stable housing by informing them of their rights and responsibilities as renters.	CDBG	$73,800	$69,600	Accessibiity for the purpose of creating a suitable living environment	1,600	8,000	People
Housing Connections Operations	211 Info	Provide the core operations activities for Housing Connections including outreach to renters and agencies, providing housing listings to renters and agency staff over the phone, assisting landlords in listing properties, assisting all users with questions regarding the site, and reviewing property listings for accuracy and fair housing violations.	CDBG	$102,595	$95,570	Accessiblity for the purpose of providing decent affordable housing	1,800	9,000	People
Landlord Outreach	211 Info, Fair Housing Council of Oregon	Outreach to landlords to increase their awareness of and participation in several programs that increase access to appropriate, safe and affordable housing to low-income populations. Program included in outreach include Housing Connections, Rent Well, Fresh Start and lead hazard prevention.	CDBG	$26,552	$25,400	Accessibility for the purpose of providing decent affordable housing.	30	150	People

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Housing Services									
Services Information and Referral	211 Info	Operate 2-1-1 information and referral to provide telephone and e-mail support to Portland residents seeking help finding housing, food, winter or year-round shelter, winter warming centers, Severe Weather Emergency Warming Centers and other basic services.	CDBG	$70,800	$51,500	Accessibility for the purpose of crating a suitable living envirnoment.	12,000	60,000	People
Substandard Housing Relocation	Impact NW	Assist households displaced from substandard housing with relocation services to identify and obtain appropriate replacement housing.	CDBG	$79,200	$140,000	Accessiblity for the purpose of creating a suitable living environment	46	230	People
Homeowner Repair and Rehabilitation	Portland Housing Bureau, Community Energy Project, Unlimited Choices, Rebuilding Together Reach Community Builders	The goals of the Homeowner Repair and Rehabilitation program are to increase the habitability and safety of housing for low-income elderly and disabled households while simultaneously preserving the housing stock for future residents.	CDBG	$588,500	$800,000	Accessibility for the purpose of creating decent affordable housing.	1,239	6,195	Housing Units
Healthy Homes	Multnomah County	The primary goal of the HUD-funded Healthy Homes program is to decrease exposures to multiple household hazards which contribute to asthma exacerbations and other serious illnesses among children under the age of 6 in Portland's distressed communities of Multnomah County.	CDBG	$139,000	$110,000	Accessibility for the purpose of creating decent affordable housing.	50	NA	Housing Units

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Economic Development: Community Economic Development									
Economic Opportunity Microenterprise Growth	Portland Development Commission	Intensive training, technical assistance and access to capital to assist microentrepreneurs in achieving living wate income levels.	CDBG	$800,000	$665,290	Accessibility for the purpose of creating economic opportunity.	95 participants will raise their incomes by 25% in three years.	140 participants will raise their incomes by 25% in three years.	People
Economic Opportunity Workforce Development	Portland Development Commission	Short-term intensive training, placement, and long-term retention in career track jobs, with employer involvment in to insure that the program graduates are the workers they need.	CDBG	$1,561,820	$1,306,818	Accessibility for the purpose of creating economic opportunity.	300 participants will raise their incomes by 25% in three years.	1500 participants will raise their incomes by 25% in three years.	People
Economic Opportunity Program Delivery	Portland Development Commission	Program delivery costs for Economic Opportunity Initiative	CDBG	$483,490	$403,926	Accessibility for the purpose of creating economic opportunity.	NA	NA	Na

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Homeless Facilities & Services									
TPI - Operations	Transition Projects Inc.	To operate two men's shelters with 90 beds each, as well as a 55-bed women's shelter & transitional housing program.	HOME	$50,000	$60,800	Accessibility for the purpose of creating a suitable living environment.	Provide emergency shelter for 1,000 homeless men and women.	Provide emergency shelter for 5,000 individuals.	People
			CDBG	$731,224	$510,975				
			ESG	$160,541	$179,000				
TPI- Services	Transition Projects Inc.	To operate two men's shelters with 90 beds each, as well as a 55-bed women's shelter & transitional housing program.	CDBG	$243,742	$170,325	Accessibility for the purpose of creating a suitable living environment.	Provide emergency shelter for 1,000 homeless men and women.	Provide emergency shelter for 5,000 individuals.	People
CCC A/D Free Transitional Housing	Central City Concern	Central City Concern will provide 95 rooms of transitional alcohol and drug free housing for homeless men and women involved in alcohol and drug treatment.	ESG	$265,435	$265,000	Accessibility for the purpose of creating a suitable living environment.	Provide alcohol and drug free transitional housing for 250 homeless individuals.	Provide alcohol and drug free transitional housing for 1,250 homeless individuals.	People
Cascadia/County Mental Health Transitional Bridgeview	Multnomah County	Multnomah County will provide transitional housing and services for homeless, chronically mentally ill people.	CDBG	$280,716	$273,000	Accessibility for the purpose of creating a suitable living environment.	Provide transitional housing and services for 50 homeless individuals	Provide transitional housing and services for 250 homeless individuals.	People
NW Pilot Project - Homeless Seniors	NW Pilot Project	NW Pilot Project will provide homeless services and homeless prevention to seniors	CDBG	$116,318	$114,100	Accessibility for the purpose of creating a suitable living environment.	Provide supportive and prevention services to 1,200 homeless and at-risk seniors.	Provide supportive and prevention services to 6,000 homeless and at-risk seniors	People
Homeless Prevention									
Short Term Rent Assistance	Housing Authority of Portland	Provide HOME Tenant Based Rental Assistance and short-term rent assistance to homeless, at risk of homelessness, or disabled low-income families and individuals; does not include program administration costs.	HOME	$320,000	$316,771	Affordability for the purpose of creating decent affordable housing.	Provide rent assistance to 365 households.	Provide rent assistance to 1825 households.	Number of Households
			ESG	$0	$132,597				

Project Name	Contractor	Description	Funding Source	FY 2010-11 Amount	FY 2011-12 Amount	Outcome Description	One Year	Five Year	Indicator
Administration									
PHB Program & Grant Management	PHB	Portland Housing Bureau administration for the Community Development Block Grant and other related activities.	CDBG	1,507,302	1,134,560				
			ESG	21,308	35,100				
HOME Administration	PHB	PHB staff and operating costs associated with administering the HOME program.	HOME	389,725	381,449				
HOPWA Administration	PHB	PHB staff and operating costs associated with administering the HOPWA program. HUD Matrix code should be 31b (Grantee admin) but the HUD 2020 software does not have that as an option.	HOPWA	$32,641	$33,070				
Mult Co HOME Administration	Multnomah County	HOME Consortium allocation to be used for administration of Multnomah County HOME funds.	HOME	$7,703	$7,703				
Section 108 Consulting	TBD	Consultant services to secure CDBG-related financing for housing projects	CDBG	$0	$30,000				
Gresham HOME Administration	Gresham	HOME Consortium allocation to be used for administration of Gresham HOME funds.	HOME	$27,424	$9,400				
Indirect Costs	PHB	City of Portland indirect cost for CDBG based on the City's cost allocation plan.	CDBG	$400,571	$564,928				

City of Gresham 2011-2012 Action Plan

EXECUTIVE SUMMARY

The City of Gresham is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Gresham's Fiscal Year 2011-2012 funding allocation includes $959,393 in CDBG Funds and $69,951 in carryover funds plus an additional $120,000 in program income for a total of $1,149,344.

The one-year *Action Plan* is an annual document that describes the City of Gresham's HUD-funded projects and community development related activities that will be conducted within the community to implement the Multnomah County Consortium *2011-2016 Consolidated Plan* for Housing and Community Development in the upcoming fiscal year.

Funding will be used for public services including transitional housing, mentoring for elementary school aged children and support programs for Latino families. Funding will also be used to provide needed infrastructure in the Rockwood Neighborhood and blight abatement throughout the neighborhoods of Gresham. Additional funding was allocated to acquire property for the expansion of a community health clinic and improvements to a youth center. Program income dollars will be used to help provide purchase and rehabilitation of homes for homeownership for income qualified Gresham residents.

The City of Gresham also receives HOME funding as part of the Multnomah County, Gresham and Portland Consortium. The City's Fiscal Year 2011-2012 funding allocation includes $625,127 in HOME funds and $156,979 in carryover funds for a total of $782,106. Funding is allocated to the administration and provision of tenant based rental assistance, and rehabilitation of three low- moderate income apartment complexes in Gresham.

Citizen Participation and Consultation

The City of Gresham allocated its CDBG and HOME funds through a competitive process. The Community Development and Housing Subcommittee, a six-person citizen advisory group, along with a Technical Advisory Group reviewed and scored all applications. The CDHS forwarded its funding recommendations to the Gresham City Council. The public comment period for the draft 2011/2012 Action Plan began on April 2nd and ran through May 1st, 2011. The draft plan was posted on the City's website and was available to the public at City Hall and the local libraries. A public hearing was held on May 3, 2011.

The public comment period and the public hearing were noticed in the Legal Notices of *The Oregonian* and *The Gresham Outlook.*

TABLE 3B ANNUAL HOUSING COMPLETION GOALS					
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	**Annual Expected Number Completed**	**Resources used during the period**			
		CDBG	**HOME**	**ESG**	**HOPWA**
Acquisition of existing units		☐	☐		☐
Production of new units		☐	☐		☐
Rehabilitation of existing units	112	☐	☑	☐	☐
Rental Assistance	107	☐	☑		☐
Total Sec. 215 Rental Goals	219	☐	☑	☐	☐
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	2	☑	☐		
Production of new units		☐	☐		
Rehabilitation of existing units		☐	☐		
Homebuyer Assistance		☐	☐		☐
Total Sec. 215 Owner Goals	2	☑	☐	☐	☐
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless	72	☑	☐	☐	☐
Non-Homeless		☐	☐	☐	☐
Special Needs		☐	☐	☐	☐
Total Sec. 215 Affordable Housing	72	☑	☐	☐	☐
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	219	☐	☑	☐	☐
Annual Owner Housing Goal	2	☑	☐	☐	☐
Total Annual Housing Goal	221	☑	☑	☐	☐

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

Project Name	Contractor	Description	Funding Source	FY 2011-2012 Amount	Outcome Description	Outputs	Indicator
City of Gresham - CDBG Funded Projects							
Housing							
Blight Abatement Program	City of Gresham	Removal of graffiti and overgrown vegetation that are a threat to public health and safety.	CDBG	$71,250	Sustainability for the purpose of improving suitable living environment	1,000	Housing Units
Homeownership							
Homeownership	Proud Ground	Provision of buyer initiated purchase and rehabilitation of 2 existing area homes. Proud Ground will provide technical assistance throughout purchase, rehabilitation and home ownership. Homes to be placed in Proud Ground Community Trust to be remain affordable to other income qualified buyers.	CDBG	$120,000	Affordability for the purpose of providing decent affordable housing.	2	Housing Units
Economic Development							
Living Solutions	Human Solutions, Inc.	East County Solutions, as a CBDO, will provide 75 very low-income residents with job placement and follow-up job coaching as well as life skills and job training. Program graduates will secure and retain living wage employment, become self-sufficient and contribute to the economic well being of Gresham. The program will increase the pool of skilled, reliable workers available to Gresham employers, and decrease employers' training and turnover costs.	CDBG	$200,000	Accessibility for the purpose of creating economic opportunity.	75	Number of People
Public Improvements/Facilities							
Good News Health Center Property Acquisition	Good News Community Health Center	To purchase the adjoining property to alleviate overcrowded patient care and insufficient parking; allow clinic to meet increased demands for medical, dental and mental health care for low income patients.	CDBG	$105,355	Accessibility of the purpose of creating a suitable living environment	1,244	Number of People
PAL "Bud Monne" Youth Center Upgrade	Police Activities League of Greater Portland (PAL)	Replace 6 furnaces in the youth center	CDBG	$30,000	Accessibility for the purpose of creating a suitable living environment	1	Public Facility
Pedestrian Crossing	City of Gresham	Provision of pedestrian refuge islands, signage, pedestrian-activated rapidly flashing beacons and pavement markings at a mid-block crossing in the Rockwood Neighborhood.	CDBG	$76,000	Accessibility for the purpose of creating a suitable living environment	2,390	Number of People
Rockwood Central Park Playground Equipment	City of Gresham	Replace outdated and worn playground equipment in a heavily used park in the Rockwood Neighborhood.	CDBG	$97,037	Accessibility for the purpose of creating a suitable living environment	2,044	Number of people

Project Name	Contractor	Description	Funding Source	FY 2011-2012 Amount	Outcome Description	Outputs	Indicator
Public Services							
El Programa Hispano	Catholic Charities	Provides support for Latinos to overcome short-term crisis and gain the skills needed to become self-sufficient.	CDBG	$47,530	Promote healthy, stable families and individuals.	3,600	Number of People
Foster Grandparents	Metro Family Services	Improve the lives of 30 low-income vulnerable young children and 6 older adults through maintaining the evidence-based grandparent mentoring program. Program matches skilled and caring seniors with children who face multiple barriers.	CDBG	$15,000	Promote healthy, stable families and individuals.	36	Number of People
Transitional Housing	Human Solutions	Provides transitional housing to 72 extremely low-income homeless family members that face significant barriers to permanent housing. This project will also provide educational groups with free on-site childcare for 45 low-income residents on self-sufficiency and housing stability topics such as money management and housing readiness.	CDBG	$48,068	Promote healthy, stable families and individuals.	117	Number of People
Administration							
City/Staff/Contract Expenses	City of Gresham	Funds would be used for staff costs and costs associated with fair housing and audit testing.	CDBG	$150,219	NA	N/A	N/A
Consolidated Plan	City of Portland	Administrative / staff support of the Federal Funding Oversight Committee and the Con/Action Plan.	CDBG	$10,000	NA	N/A	N/A
City of Gresham - HOME Funded Projects							
Housing Development/Rehabilitation							
CHDO Operating Expenses	Human Solutions, Inc.	Provision of operating support for Human Solutions, a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness in the City of Gresham.	HOME	$25,000	Accessibility for the purpose of creating a suitable living environment.	N/A	N/A
Cedars/Cedar Meadows	Human Solutions, Inc.	Provision to rehabilitate 40 units of affordable housing to address site drainage, upgrade ADA-compliant access to walkways and garbage enclosures, replace siding, improve interior ventilation and replace hot water heaters.	HOME	$265,000	Affordability for the purpose of providing decent affordable housing.	40	Housing Units
Village Square Apartments	Innovative Solutions, Inc.	Provision to rehabilitate 72 units of affordable housing by replacing roofs and venting, rotted stair stringers and reconfiguring patio railings to improve safety and also install 24 fans in the units to reduce moisture.	HOME	$202,000	Affordability for the purpose of providing decent affordable housing.	72	Housing Units

Project Name	Contractor	Description	Funding Source	FY 2011-2012 Amount	Outcome Description	Outputs	Indicator
Homeless Prevention							
Rent Assistance	Housing Authority of Portland	Provision of one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to approximately 7 extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled Gresham Households.	HOME	$33,986	Affordability for the purpose of providing decent affordable housing.	7	Housing Units
Rental Assistance	Human Solutions, Inc.	Provide rent assistance to prevent homelessness by providing 100 very low and low-income Gresham households either short-term (1 month) or long-term (up to 4 months) tenant based rent assistance. Each month names are drawn randomly and served after eligibility determination in the order their names are draws, without preference or discrimination	HOME	$125,000	Affordability for the purpose of providing decent affordable housing.	100	Number of households
Administration							
Rental Assistance	Housing Authority of Portland	Provision of administration costs for tenant-based rental assistance program.	HOME	$9,397	Affordability for the purpose of providing decent affordable housing	N/A	N/A
Rental Assistance	Human Solutions, Inc.	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	HOME	$25,000	Affordability for the purpose of providing decent affordable housing	N/A	N/A
City/Staff/Contract Expenses	City of Gresham	Funds will be used by HAP and HIS	HOME	$0	N/A	N/A	N/A
Portland HOME Administration	City of Portland	Funds would be used for staff costs and contracts to administer the HOME program and to manage projects.	HOME	$20,614	N/A	N/A	N/A

Multnomah County
2011-2012 Consolidated Plan/
Annual Action Plan

Executive Summary

The County is an entitlement jurisdiction and receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). Multnomah County is pleased to partner with other Consortium members (City of Portland and City of Gresham) in the 5-Year Consolidated Plan that is submitted by the City of Portland on behalf of the Consortium.

The County's 2011-2012 Annual Action Plan has an estimated CDBG allocation of $281, 461 and carryover funds in the amount of $236,102* for a total of $517,563. The County has not received program income exceeding $25,000 in the last 4 to 5 years. It is believed that this is due to the current state of the economy and we do not anticipate any for the upcoming program year.

Geographic Distribution

Multnomah County's jurisdiction consists of the small cities in East County; Fairview, Maywood Park, Troutdale, Wood Village, and unincorporated Lake Oswego.

The small cities of the County jurisdiction have been qualified as an Exception Area, where the area meets or beats the Upper Quartile Percentage of poverty for all areas of Multnomah County (37.8%). Following are the Low Mod Percentages for each of the jurisdictional cities:

Fairview 52.4%
Lake Oswego 24.0%
Maywood Park 16.4%
Troutdale 31.0%
Wood Village 44.2%
Rest of County 25.4%

According to the most current statistics from the American FactFinder, 20.3% of families and 29.6% of individuals in Wood Village are below poverty level. Approximately 12 percent of the population is a race other than white.

Fairview shows 10% of families and 12.4% of individuals are below poverty level, and 23 percent is a race other than white.

While currently only Fairview and Wood Village qualify to receive funding as an Exception Area, very low and low-mod-income citizens in the whole jurisdictional area may receive benefits from housing and public services projects.

Using the Upper Quartile Percentage criteria, approximately, 80 percent of County CDBG funds, including Public Facilities Improvements, Housing Services and Public Services, are directed to the lowest income people of Wood Village and Fairview.

** Carry-over funds were generated from long-standing accumulation of projects that over time have become defunct.*

Recipients of housing and public services activities in all areas of the jurisdiction, go through an intake process to identify eligibility. It is estimated that 100% of CDBG funds go towards projects that serve very low to low-mod income people.

Funding Priorities

Multnomah County allocated CDBG funds through a competitive process. Applications were reviewed and ranked by an appointed Technical Advisory Group. Their ratings were submitted to the Policy Advisory Board (PAB) that is made up of a member from each of the small cities in the jurisdiction and one member from the Board of County Commissioners.

Keeping in mind the funding Priorities of the 5-year Strategies for Multnomah County, the PAB recommended the following percentages to use in the allocation of funds:
Housing 35%
Public Facilities Improvements 30%
Public Services 15%
Administration 20%

These percentages may be adjusted according to funding factors, applications received, and current needs of the community.

Citizen Participation

The County convened two Public hearings; one held on April 7, 2011 at the Wood Village City Hall and the second on April 28, 2011 before the Board of County Commissioners. Combined hearings with the City of Portland and the City of Gresham were held at various times and locations. The hearings were publicized in The Oregonian as well as other local papers. Flyers were placed in the commons areas of local the City Halls. Additionally, notices were posted on city websites.

Following are three main priorities identified by stakeholders and the public that reflect the needs of the community. All funded projects are tied to at least one of these priorities:

- Priority 1: Invest in housing programs that focus on providing decent, stable housing for those with greatest need.
- Priority 2: Invest in infrastructure and public facilities improvements development that promotes stabilizing and revitalizing low-income communities.
- Priority 3: Support social services operations for organizations assisting homeless families, low-income citizens, and special needs populations to help expand economic opportunities.

Public input helped to identify the jurisdiction's top needs as follows:

- Housing Needs: Improvement/rehabilitation of residential housing to maintain and increase housing stock in low-income neighborhoods.
- Community Development Needs: Public Facilities and infrastructure improvements to help in the stabilization of small communities by improving water and sewer lines, roads and sidewalks, parks.

- Social Services Needs: support for homeless service providers, transitional housing, operation support for addressing fair housing barriers, support programs for Latino families.

The table on the proceeding page identifies the 2011-2012 funded activities. This table names the project, funding priority, funding sources, outcome description and 1 and 5 year goals.

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

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3A Summary of Specific Annual Objectives

Grantee Name: Multnomah County

Decent Housing with Purpose of New or Improved Availability/Accessibility (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	Addresses the need for improved accessibility to decent housing by offering rehabilitation assistance to very low-income persons.	CDBG	2011 2012 2013 2014 2015	Number of low-income households assisted.	22		% % % % %
			MULTI-YEAR GOAL				%
DH 1.2	Addresses the need for improved availability for decent housing by offering accessibility measures for elderly and persons with disabilities.	CDBG	2011 2012 2013 2014 2015	Number of units made accessible.	23		% % % % %
			MULTI-YEAR GOAL				%
DH 1.3	Public Service activity funded to increase availability and accessibility to housing by support for fair housing enforcement and services.	CDBG	2011 2012 2013 2014 2015	Number of persons served	55		% % % % %
DH 1.4	Public Service activity funded to provide access to improved housing through transitional housing and services for homeless families.	CDBG	2011 2012 2013 2014 2015	Number of persons served	35		% % % % %
			MULTI-YEAR GOAL				%
Decent Housing with Purpose of New or Improved Affordability (DH-2)							
DH 2.1	Public Service activity funded to provide access decent housing with purpose of improved affordability by providing energy education in low-cost small measure weatherization techniques.	CDBG	2011 2012 2013 2014 2015	Number of persons served	120		% % % % %
			MULTI-YEAR GOAL				%

Suitable Living Environment with Purpose of New or Improved Availability/Accessibility (SL-1)							
SL1.1	Improve the sustainability of a suitable living environment by constructing new sidewalks in low-income neighborhood.	CDBG	2011 2012 2013 2014 2015	Number of persons assisted.	1100		% % % % %
			MULTI-YEAR GOAL				%
SL1.2	Improve the availability and sustainability of a suitable living environment by resurfacing playground area that makes equipment handicap accessible.	CDBG	2011 2012 2013 2014 2015	Number of persons served.	840		% % % % %
			MULTI-YEAR GOAL				%
Economic Opportunity with Purpose of New or Improved Availability/Accessibility (EO-1)							
E.O.1	Public Service activity funded to provide advocacy and support for low-income Latinos.	CDBG	2011 2012 2013 2014 2015	Number of persons served.	200		% % % % %
			MULTI-YEAR GOAL				%

Table 3B
ANNUAL HOUSING COMPLETION GOALS

Grantee Name: Multnomah County Program Year: 2011	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Homeless households	10		X	☐	☐	☐
Non-homeless households	57		X	☐	☐	☐
Special needs households	23		X	☐	☐	☐
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)						
Acquisition of existing units	0		☐	☐		☐
Production of new units	0		☐	☐		☐
Rehabilitation of existing units	10		X	☐	☐	☐
Rental Assistance	0		☐	☐		☐
Total Sec. 215 Affordable Rental			☐	☐	☐	☐
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)						
Acquisition of existing units	0		☐	☐		
Production of new units	0		☐	☐		
Rehabilitation of existing units	47		X	☐		
Homebuyer Assistance	0		☐	☐		☐
Total Sec. 215 Affordable Owner			☐	☐	☐	☐
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)						
Acquisition of existing units	0		☐	☐		☐
Production of new units	0		☐	☐		☐
Rehabilitation of existing units	57		X	☐	☐	☐
Homebuyer Assistance	0		☐	☐		☐
Total Sec. 215 Affordable Housing			☐	☐	☐	☐
ANNUAL HOUSING GOALS						
Annual Rental Housing Goal	10		X	☐	☐	☐
Annual Owner Housing Goal	47		X	☐	☐	☐
Total Annual Housing Goal	57		X	☐	☐	☐

Multnomah County
2011-12 Action Plan Outcomes Description

Project Name	Contractor*	Description	Funding Source	FY2011-12 Allocation	Outcome Description	One Year Goal	Five Years Goal	Indicator
Public Facilities & Improvements								
Main Street Sidewalk Improvements (Phase 4) Priority 2	City of Fairview	Construction of new sidewalks in the Old Town Neighborhood adjacent to school	Reprogram-med CDBG	$193,561	Accessibility for the purpose of creating a sustainable living environment	1100 People	5,000 People	People
			CDBG	$74,439				
City Park Playground Safety Surfaces Priority 2	City of Wood Village	Playground surface replacement to maintain flat surface and makes handicap accessible.	CDBG	$10,000	Accessibility for the purpose of creating a sustainable living environment	840 People	4,200 People	People
Public Services								
Transitional Housing Project Priority 3	Human Solutions, Inc.	Transitional Housing for homeless families with services.	CDBG	$23,039	Accessibility for the purpose of providing improved decent housing	35 People	175 People	People
Info & Referral and Emergency Services Project Priority 3	Catholic Charities/El Programa	Provides I&R, Emergency Svc. and Advocacy to Latino population	CDBG	$7,502	Availability of support and advocacy for economic opportunity	200 People	1000 People	People
Fair Housing Project Priority 3	Fair Housing Council of Oregon	Fair housing services including outreach, enforcement, education and training	CDBG	$5,952	Accessibility and availability for the purpose of providing decent housing	55 People	275 People	People
DIY Small Measure WX & Energy Ed Workshops Priority 3	Community Energy Projects, Inc.	Program provides Energy Ed and Training in low-cost small measure Wx.	CDBG	$5,726	Accessibility for the purpose of providing decent affordable housing	120 People	175 People	People
Housing Services								
Adapt-a-Home Priority 1	Unlimited Choices, Inc.	Performs accessibility measures in homes of people with disabilities	Reprogram-med CDBG	$42,541	Accessibility for the purpose of providing decent affordable housing	23 homes	115 homes	Housing units
			CDBG	$27,696				
Mend-a-Home Priority 1	Unlimited Choices, Inc.	Provides critical home repairs for low-income homeowners	CDBG	$68,000	Accessibility for the purpose of providing decent affordable housing	22 homes	115 homes	Housing units
Administration								
Administration tasks for Consolidated Plan	City of Portland/PHB	Administration and staff support for the Consolidated Plan/Annual Action Plans	CDBG	$2,000	N/A	N/A	N/A	N/A
General Administration	Multnomah County/ DCHS Community Services Division	Administration and staff support CDBG program and general project oversight	CDBG	$54,292	N/A	N/A	N/A	N/A
Contingency		In case of Project Overruns	CDBG	$2,815	N/A	N/A	N/A	N/A

Priority 1: Invest in housing programs that focus on proving decent, stable housing for those with greatest need.
Priority 2: Invest in infrastructure and public facilities improvements development that promotes stabilizing and revitalizing low-income communities.
Priority 3: Support social services operations for organizations assisting homeless families, low-income citizens, and special needs populations to help expand economic opportunities.

Appendix A

Citizen Participation Plan

Consolidated Plan 2011-2016

The Citizen Participation Plan is available online at
www.portlandonline.com/phb/cpp

Appendix A:
Citizen Participation Plan

Multnomah County, City of Portland and City of Gresham

I. Overview

This Citizen Participation Plan is a framework and process for public involvement. The goal is to involve all interested local citizens as planners, advisors, and partners in the development and implementation of the housing and community development programs of all the jurisdictions in the Consortium: Multnomah County, the City of Gresham, and the City of Portland. The Plan focuses on public involvement in the Consolidated Plan process, because the Five-Year Consolidated Plan and Annual Action Plans, when approved by the County Commission and the City Councils of the Cities of Portland and Gresham, govern the allocation of federal funds.

The Plan anticipates that each jurisdiction in the Consortium will have local jurisdiction-specific processes for local issues, and for selection of CDBG/HOME projects.

This Plan describes what the three jurisdictions will do to encourage public participation in the development and amendment of the Five-Year Consolidated Plan and Annual Action Plans, and in the review of their accomplishments. It describes how the jurisdictions will hold public meetings and hearings; provide notice and access to meetings and hearings; publish relevant information; provide access to information and records; provide an opportunity for public comment; offer technical assistance; and receive and process complaints.

This Plan recognizes that citizen participation is an integral component of the Five-Year Consolidated Plan effort. Participation by people who are low-income or who live in low- and moderate-income neighborhoods is especially important.

This Plan replaces all previous Citizen Participation Plans approved as part of the Consolidated Plan.

II. Definitions

ACTION PLAN

The Consolidated Plan Action Plan is an annual plan that describes how federal formula funds are going to be spent during the fiscal year to carry out the strategies set out in the Five-Year Consolidated Plan.

AREA MEDIAN INCOME

The area median income is the median income for the Portland Metropolitan Statistical Area. It is revised annually by HUD. Find it on the Portland Housing Bureau's website, www.portlandonline.com/phb/mfi or contact the Portland Housing Bureau (PHB) for this information. Contact information is listed at the end of this Plan.

BLIGHTED AREA

A geographic area where infrastructure, commercial buildings, residences and/or economic activity are below standard.

CAPER

The Consolidated Annual Progress Report (CAPER) is an annual report required by HUD to document the jurisdictions' progress at implementing their Consolidated Plan Annual Action Plan and reaching the goals set in the Five-Year Consolidated Plan.

CDBG

Community Development Block Grant is a formula grant that HUD provides annually to PHB, the City of Gresham, and Multnomah County to administer, subject to regulatory requirements. It can be used for a variety of housing and community development-related purposes. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

CONSORTIUM FOR THE CONSOLIDATED PLAN

The Consortium for the Consolidated Plan (Consortium) includes the City of Gresham, the City of Portland, and Multnomah County, Oregon. By agreement of the jurisdictions, PHB is the lead agency in the Consortium, and administers public participation activities unless otherwise specified.

ESG

Emergency Shelter Grant is a formula grant that HUD provides annually to PHB to administer for Portland and Multnomah County. It can be used for various activities addressing homelessness, subject to regulatory requirements. The allowed uses of these funds have expanded over time to include certain homelessness prevention and rapid re-housing activities. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

FEDERAL POVERTY LEVEL

The Federal Poverty Level roughly equates to 17% MFI. More information about the Federal Poverty Guidelines is available on the U.S. Department of Health and Human Services website: http://aspe.hhs.gov/poverty/.

FIVE YEAR CONSOLIDATED PLAN

The Consolidated Plan is a planning document required by HUD. It is intended to establish a unified vision for community development for a five-year period, and to set out coordinated strategies to achieve the three goals established for HUD by the U.S. Congress: (1) provide decent housing; (2) provide a suitable living environment; and (3) expand economic opportunities. It has certain required sections, including a Housing Market Analysis and a Housing Needs Assessment.

FORMULA GRANT

Appendix A:
Citizen Participation Plan

Federal formula grants include CDBG, HOME, ESG, and HOPWA. McKinney-Vento has a formula portion and a competitive portion, but is not considered a formula grant. They are awarded based on a formula that takes into account factors such as number of households in poverty, age of housing stock, population and economic growth, and in the case of HOPWA, the number of reported cases of people with AIDS in the metropolitan area. The U.S. Congress appropriates federal grants annually so grant amounts may vary from year to year. Each grant fund is subject to specific regulatory requirements.

GRESHAM CITY COUNCIL

Gresham's City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Gresham housing and community development programs. Gresham's City Council has full budgetary authority over the Gresham Department of Urban and Design Planning (UDP) and must approve UDP's budget, including UDP's allocation of HUD funds.

GRESHAM COMMUNITY DEVELOPMENT AND HOUSING SUBCOMMITTEE

The City of Gresham Community Development and Housing Subcommittee (CDHS)is a volunteer citizen advisory committee that has primary responsibility for citizen participation, and provides guidance to the Gresham City Council on policy related to community development and housing for low, very low and extremely low income persons. The CDHS also participates in establishing the criteria for competitive RFP processes, and recommends projects to be funded with federal CDBG/HOME funds.

The CDHS consists of seven to eleven members, appointed by the Mayor with the approval of the Council. The City of Gresham strives to recruit - members representing a broad spectrum of the population including -low income residents, residents of pre-qualified areas, minorities, and persons associated with neighborhood organizations, agencies, religious organizations, and persons affiliated with the industrial, real estate or financial sectors.- Members serve for staggered three-year terms.

Gresham maintains a mailing list of persons/organizations interested in the CDBG/HOME programs. Names are added upon request. An "Agenda Only," or "Full Packet" (agenda, minutes, and current work items) may be requested. This list is updated by the CDHS and Gresham staff on an annual basis.

1. Agendas or packets are distributed to persons/organizations on the mailing list the week prior to the meeting.

2. Gresham will send agenda or packets to neighborhood associations, Gresham representatives on the Federal Funding Oversight Committee and to interested non-profits and individuals on the mailing list.

GRESHAM DEPARTMENT OF URBAN AND DESIGN PLANNING (UDP)

The City of Gresham Department of Urban and Design Planning (UDP) administers the following formula grants from HUD: CDBG and HOME, as well as the Neighborhood Stabilization Program. UDP also participates in the planning of a formula grant available through the McKinney-Vento Homeless

Assistance Act and provides grant administration for housing and community development programs funded by the City of Gresham's General Fund.

HOME

HOME is a formula grant that HUD provides annually to PHB to administer on behalf of the HOME Consortium, which includes Multnomah County and Gresham. It can be used for a variety of housing development-related purposes, subject to regulatory requirements. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

HOME FORWARD (previously Housing Authority of Portland)

Home Forward is the local public housing authority. It was designated a moving-to-work agency in 1999 and is not required to file a Public Housing Authority plan.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Housing Opportunities for Persons With Aids is a formula grant that HUD provides annually to PHB to administer on behalf of a seven-county Expanded Metropolitan Service Area (EMSA), including Multnomah, Washington, Clackamas, Columbia, and Yamhill Counties in Oregon and Clark and Skamania Counties in Washington. It can be used for a variety of housing and services for people living with HIV and their families. The HOPWA formula reflects, among other factors, the number of reported cases of people with AIDS in the EMSA. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

HUD

The U.S. Department of Housing and Urban Development is the federal agency charged with making grants of CDBG, HOME, ESG, HOPWA, and McKinney funds.

LOW-INCOME HOUSEHOLD (DEFINED BY CONGRESS)

A low-income household has household income that is 50% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes. For example, in 2010, the median income for a four-person household was $71,200. A low-income four person household had income below $35,600. Find the area median income table on PHB's website: www.portlandonline.com/phb/mfi or contact PHB for this information. Contact information is listed at the end of this Plan.

LOW- AND MODERATE-INCOME NEIGHBORHOODS

A low- and moderate-income neighborhood is a geographic area composed of one or more census tracts where more than 51% of the households have incomes that are 80% or below the area median income published annually by HUD. Find a list of low-income neighborhoods on PHB's website, www.portlandonline.com/PHB or contact PHB for this information. Contact information is listed at the end

of this Plan.

MCKINNEY-VENTO FUNDS

The local Continuum of Care for people experiencing homelessness is funded through the McKinney-Vento Homeless Assistance Act. While funding levels are set by formula, additional federal "bonus" funds to pay for development of new permanent supportive housing projects may be available on a competitive basis. Jurisdictions in the Consortium participate in the planning of the annual McKinney-Ventoapplication. This application is separate from the Consolidated Plan, although the Needs Assessment incorporates elements of the McKinney-Vento application. McKinney-Vento funds may be used to fund housing and services for people experiencing homelessness, subject to regulatory requirements. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

MODERATE-INCOME HOUSEHOLD

A moderate-income household has household income that is 80% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes. For example, in 2010, the median income for a four-person household was $71,200. A moderate-income four-person household had income below $56,950. Find the area median income table on PHB's website, www.portlandonline.com/phb/mfi or contact PHB for this information. Contact information is listed at the end of this Plan.

MULTNOMAH COUNTY COMMISSION

The Multnomah County Commission is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other Multnomah County Portland housing and community development, social service, and anti-poverty programs. The Multnomah County Commission has full budgetary authority over all of Multnomah County's Departments and must approve their budgets, including the allocation of HUD funds.

POLICY ADVISORY BOARD OF MULTNOMAH COUNTY

The Policy Advisory Board (PAB) of Multnomah County is made up of representatives from each of the five participating cities of Fairview, Maywood Park, Troutdale, Wood Village and Lake Oswego. (A small section of Lake Oswego is located in Multnomah County and has been included since program inception). All PAB meetings are open to the public. The PAB establishes the criteria for competitive RFP processes, and recommends projects to be funded with federal housing and community development funds in Multnomah County.

PORTLAND CITY COUNCIL

Portland's City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Portland housing and community development programs. Portland City Council has full budgetary authority over PHB and must approve PHB's budget, including

PHB's allocation of HUD funds.

PORTLAND HOUSING BUREAU (PHB)

The Portland Housing Bureau-administers the following formula grants from HUD: CDBG, HOME, ESG, and HOPWA. PHB also participates in the planning of a formula grant available through the McKinney-Vento Homeless Assistance Act and provides grant administration for housing and community development programs funded by the City of Portland's General Fund. PHB is the lead agency in the Consortium for the Consolidated Plan, and administers public participation activities unless otherwise specified.

REGULATORY REQUIREMENTS

Regulatory requirements include both statutory and administrative rule provisions that govern how each formula fund can be spent. Typical regulatory requirements limit the type of activities that can be funded; cap the amount that may be spent on planning, administration, and public services; and specify the populations that may be served. For information about the regulatory requirements for a specific formula fund, contact PHB. Contact information is listed at the end of this Plan.

III. Updating of the Citizen Participation Plan

The Citizen Participation Plan will be reviewed at least every five years to ensure that it is meeting the goal of involving citizens in the development and implementation of the Consortium's housing and community development programs.

IV. Citizen Participation Structure

A. Federal Funding Oversight Committee (FFOC)

The FFOC is an inter-jurisdictional committee made up of 6 public members, two appointed by each jurisdiction in the Consortium. In making appointments, jurisdictions are encouraged to take into account the income, racial, ethnic and cultural diversity of the jurisdiction. FFOC members are expected to provide a balanced, citizen-based perspective on the matters delegated to it.

The role of the FFOC shall be to:

- Hold public hearings as required by this plan;
- Recommend the allocation of federal housing and community development formula funds to the jurisdictions in the Consortium;
- Recommend the allocation of federal funds to address homelessness pursuant to the Continuum of Care to the jurisdictions in the Consortium.

B. Portland Housing Advisory Commission (PHAC)

PHAC is a volunteer commission made up of 12 people who live or work in Portland. The members are appointed Portland City Council. With respect to federal housing and community development funds, the primary purpose of PHAC shall be to hold hearings on Portland-specific community needs and Portland-specific proposed strategies and activities.

Find out more about PHAC at PHB's website: www.portlandonline.com/PHB or contact PHB. Contact information is listed at the end of this Plan.

C. Community Development and Housing Subcommittee of the Gresham Planning Commission (CDHS)

CDHS is a volunteer commission made up of people who live and work in Gresham. The members are appointed by the Gresham City Council. With respect to federal housing and community development funds, the primary purpose of the CDHS shall be to hold hearings on Gresham-specific community needs and Gresham-specific proposed strategies and activities.

D. Multnomah County Board of Commissioners (County Board)

The elected County Board will serve as the primary entity to hold hearings on County-specific community needs and/or County-specific proposed strategies and activities. The County Board may designate another entity to carry out these responsibilities by posting a notice on the PHB website.

B. Office of Neighborhood Involvement

PHB, as the lead jurisdiction in the Consortium, will coordinate its citizen participation efforts with the City of Portland's Office of Neighborhood Involvement (ONI). ONI is responsible for maintaining an up-to-date address and e-mail list for recognized neighborhood representatives and broadcasts public notices to a broad array of individuals and organizations. PHB will use ONI's web-based notification system for notices related to the Five-Year Consolidated Plan and the Action Plans. This system allows people in areas affected by proposals to receive timely notice.

C. Community/Neighborhood Plans

Portland's Bureau of Planning and Sustainability is responsible for developing community and neighborhood plans for the City of Portland. Gresham's Department of Urban and Design Planning performs these and other functions. The Cities of Fairview, Wood Village, and the other unincorporated areas of Multnomah County also perform these functions. The jurisdictions in the

Consortium encourage the involvement of low-income individuals in community and neighborhood planning efforts. The jurisdictions will consult adopted community and neighborhood plans as they develop their housing and community development programs. Not all neighborhood needs or strategies can be met through HUD formula funding because of regulatory requirements and because only limited funds are available at any given time. To the extent that community and neighborhood plans prioritize activities that are eligible for HUD funding, serve national objectives, and fall within the Consortium's adopted Priorities, the jurisdictions will consider funding those activities.

D. Competitive Allocation Panels

When the jurisdictions sponsor competitive grant programs, they will ensure that citizens are involved in developing criteria and recommending funding awards. For all competitive allocation panels, the jurisdictions will ensure that low-income citizens and/or interests are represented.

- Portland-specific provisions: If a competitive grant program within Portland is geographically based, PHB will recruit citizens that reflect the diversity of the specific geographic area to serve on an allocation panel. All allocation panels will include representation from communities of color.
- Gresham-specific provisions: In carrying out community development programs, the City of Gresham contracts with organizations and agencies that carry out activities in its neighborhoods and throughout the City. Gresham expects that contractors will consult with neighborhood associations and other community groups as necessary prior to undertaking activities.
- Multnomah County-specific provisions: In carrying out community development programs, Multnomah County contracts with organizations and agencies that carry out activities in its neighborhoods and small cities. It is Multnomah County's expectation that contractors will consult with neighborhood associations and other community groups as necessary prior to undertaking activities.

G. Special Committees

Any jurisdiction or public agency may create specific task-oriented ad hoc committees from time to time to focus on specific issues.

H. Other Citizen Commissions and Organizations

All of the jurisdictions have a commitment to citizen participation and involvement as evidenced by their appointment of citizens to numerous boards and commissions. As much as possible, the jurisdictions will identify boards and commissions with common interests and solicit their input before making a substantial change in policy or programs. The jurisdictions will not consult with every Board and Commission on every issue, but will seek input from citizens who may be

involved in related policy or program development.

V. Public Meetings and Hearings Related to the Development of the Five-year Consolidated Plan/Annual Action Plan

The jurisdictions will encourage participation by low- and moderate-income persons living in blighted areas, where CDBG funds are to be used, and in low/moderate-income areas by:

- Holding community meetings sponsored by the FFOC, PHAC, the CDHS, or the County Board at accessible locations served by public transit
- Consulting with lay advisory groups through staff contacts
- Consulting with service providers that serve community residents
- Providing technical assistance to groups representing low/moderate-income persons to assist them in developing proposals for use of funds
- Using the ONI network of neighborhood associations and its web-based notification system

The jurisdictions may conduct surveys and focus groups as needed.

The jurisdictions will encourage participation by minorities and non-English speaking persons by:

- Making translation services available at hearings upon request. To arrange the service, please contact PHB at least 3 days in advance. See contact information listed at the end of the Plan.
- Conducting meetings in areas of minority concentration as identified by maps, updated with Census/American Community Survey data.
- Publishing public hearing notices in non-legal sections of ethnic publications. The jurisdictions may select ethnic publications reasonably circulated to reach people who might or will benefit from public funds, but the jurisdictions need not advertise in every ethnic publication.

The jurisdictions may broadcast information about meetings on ethnic radio or TV stations.

The jurisdictions may conduct meeting in languages other than English.

The jurisdictions may publish meeting notices in languages other than English.

The jurisdictions will encourage participation by public and assisted housing residents by:

- Consultations with Home Forward resident advisory board.
- Inviting them to attend community meetings sponsored by the FFOC, the PHAC, the

CDHS, the jurisdictions, or Home Forward.

The jurisdictions may hold focus groups.

When Home Forward is no longer a Moving-to-Work jurisdiction, the jurisdictions will provide information to Home Forward about activities related to its development by:

- Consultations with Home Forward management and resident advisory boards prior to undertaking and during activities that will have an impact on Home Forward residents.
- Ensuring coordination and consistency with capital improvement schedules in Home Forward plans.
- Convening information meetings with affected Home Forward residents.
- Providing opportunities for affect Home Forward residents to comment on proposed activities.

The jurisdictions will make the citizen participation plan accessible to person with disabilities upon request by:

- Providing large print editions for visually impaired persons.
- Ensuring that public inspection copies are placed in locations accessible to persons with mobility limitations.
- Making "signing" translators available at hearings upon request. To arrange this service, please contact the jurisdiction at least 3 days prior to the hearing. Contact information is at the end of this Plan

The jurisdictions will publicize the expected assistance, and the activities to be undertaken, including the amount benefiting low/moderate-income persons, by:

- Publishing a notice in at least two local newspapers or media outlets of the availability of a summary and the text of the Consolidated Plan and annual Action Plans on-line or, by request, in hard copy.
- Posting a summary and the text of the Consolidated Plan and annual Action Plans on PHB's website
- E-mailing a summary and/or the text of the Consolidated Plan and annual Action Plans to interested stakeholders, community groups and other parties that have requested to be so notified.
- Having copies of the Consolidated Plan and annual Action Plan available at Consortium offices for distribution to the public free of charge.
- Placing copies of the Consolidated Plan and annual Action Plan in public libraries.

The jurisdictions will receive and consider public comments by:

- Providing at least a 30 day period for public comments.

- Providing for at least two public hearings during the program year, during development of the Consolidated Plan and/or annual Action Plan:
- The Consortium shall hold at least one joint hearing before FFOC in the fall on community needs. The jurisdictions may hold supplemental local hearings on community needs.
- The Consortium shall hold at least one joint hearing before FFOC in Winter/Spring to establish priorities. The jurisdictions may hold supplemental local hearings on priorities.
- If the Consortium is adopting a new Consolidated Plan or Analysis of Impediments to Fair Housing, it shall hold at least one joint hearing before FFOC in the spring on the draft plan(s).
- Each jurisdiction shall hold at least one local hearing on its annual Action Plan.
- Each jurisdiction shall hold at least one local hearing on its annual Consolidated Performance Report.
- Additional joint hearings may be held by agreement of the jurisdictions. The jurisdictions may also elect to hold a single joint hearing before the FFOC in lieu of multiple local hearings.
- Find out the dates of FFOC hearings on PHB's website: www.portlandonline.com/PHB or contact PHB. Contact information for all jurisdictions is included at the end of this Plan.
- Including the name and mailing address of a contact person for public comments in public hearing notices.
- Posting the name and e-mail address of a contact person for public comments on PHB's website.
- Attaching a summary of public comments to the Consolidated Plan and annual Action Plan along with the jurisdiction staff responses.

VI. Public Meetings and Hearings Related to Substantial Amendments to the Five-Year Consolidated Plan/Annual Action Plan

A substantial amendment to an Annual Action Plan is defined as:

a. Adding a new project;

b. Changing the method of distributing federal funds;

c. Changing the amount budgeted for a project by plus or minus $750,000 or 25% of the total federal housing and community development funds budgeted for the project, whichever is greater. A change to the budget as a result of a cost under-run does not require a substantial amendment;

d. Changing the purpose, scope, location, or intended beneficiaries of a new project. A minor change in location is not a substantial amendment if the purpose, scope and intended beneficiaries remain essentially the same;

e. Changing from one eligible activity to another. If capital dollars are simply used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does not constitute a substantial amendment; or

f. Allocating guaranteed loan funds to a project.

The jurisdictions will process amendments and substantial amendments to the Consolidated Plan and annual Action Plan by:

a. Publishing a summary of the substantial amendment in the local media -; and

b. Posting a summary of the substantial amendment on the jurisdiction's website; and

c. Having copies of the summary and/or text of the substantial amendment available at the jurisdiction's office for distribution to the public free of charge; and

d. E-mailing a summary and/or the text of the substantial amendment to interested stakeholders, community groups and other parties that have requested to be so notified.

e. The summary of the amendment shall include the name, e-mail, and mailing address of a contact person for public comments.

The jurisdictions will receive and consider public comments on substantial amendments by providing for a 30-day public inspection/comment period for substantial amendments. The 30-day public inspection/comment period for substantial amendments shall commence on the date the summary of the amendment is posted on the jurisdiction's website.

After the close of the comment period, the jurisdiction shall prepare a summary of public comments to the substantial amendment along with the jurisdiction's responses.

Note: Amendments and substantial changes to the use of ESG and HOPWA funds may require review by other planning bodies since eligible activities and recipients are countywide (ESG) or multi-county (HOPWA).

VII. Public Meetings and Hearings Related to Performance Reports

The jurisdictions will provide reasonable notice of performance reports to the public by:

- Providing a 15 day public comment period for performance reports
- Publishing a notice in the local media -of the availability of a summary and the text of the performance report on-line or by request, in hard copy. Contact information is included at the end of this Plan
- Posting a summary and/or the text of the performance report on the jurisdiction's website

- E-mailing a summary and/or the text of the performance report to interested stakeholders, community groups and other parties that have requested to be so notified
- Having copies of the performance report available at the jurisdiction's office for distribution to the public free of charge

The jurisdictions will receive and consider public comments on performance reports by:

- Holding a public hearing to provide additional opportunity for public comment on performance reports
- Including the name and mailing address of a contact person for public comments in hearing notices
- Posting the name and e-mail address of a contact person for public comments on the jurisdiction's website
- Attaching a summary of public comments to the performance reports along with the jurisdiction's responses

VIII. Public Hearings

The jurisdictions will handle public hearings and provide reasonable notice to citizens by:

- Publishing a notice of public hearings in the –local media and a selection of ethnic publications reasonably calculated to reach people who might or will benefit from public funds at least 15 days in advance of the hearing
- Including a statement in the notice that the purpose of the public hearing is to address housing and community development needs, to establish priorities, or to review development of proposed activities and program performance, whichever is appropriate
- Holding hearings at a time and place that may be reached by public transportation and is convenient to people who might or will benefit from public funds, including people with disabilities and minorities
- Providing for accommodation of disabled persons at hearings
- Making "signing" translators available at hearings upon request. To arrange this service, please contact PHB or the jurisdiction sponsoring the hearing at least three (3) days prior to the hearing. Contact information is listed at the end of this Plan
- Holding hearings in locations that are accessible to people with disabilities
- Accommodating non-English speaking persons at hearings by providing translator services with reasonable advance notice. To arrange this service, please contact PHB or the jurisdiction sponsoring the hearing at least three (3) days prior to the hearing. Contact information is listed at the end of this Plan
- Allowing citizens to register comments by letter, e-mail, or phone

IX. Minimization of Displacement

The jurisdictions will minimize displacement of persons as a result of activities assisted with CDBG funds by:

- Committing to implement activities so as to minimize displacement of persons and businesses
- Developing and implementing an anti-displacement strategy
- Providing information as to how and when displacement assistance is to be made available

X. Access to Public Records

Each jurisdiction shall ensure full public access to program information provided such information does not infringe upon any individual's rights. Upon request and given reasonable time to respond to requests, information will be available during normal working hours, 8:00 a.m.-5:00 p.m., Monday through Friday, at each jurisdiction. Contact information is listed at the end of this Plan.

The jurisdictions will ensure that adopted consolidated plans, annual Action Plan substantial changes, performance reports and other program records will be available to the public by:

- Posting electronic copies of the current, adopted consolidated plan, including substantial amendments and performance reports on PHB's website
- Keeping spare hard copies of current, adopted consolidated plans, action plans and performance reports that can be distributed free of charge to interested parties upon request
- Providing copies of federal regulations, records of meetings and hearings, and audit reports upon request. Records will be maintained for five (5) years
- Allowing citizens, public agencies and interested parties access to records relating to the consolidated plan and use of funds during the current year and the preceding 5 years
- Making reference copies of the Citizen Participation Plan, the Five-Year Consolidated Plan, the Annual Action Plans, and any performance reports available at County libraries

XI. Complaint Procedure

For Portland: Complaints, inquiries, and other grievances related to the housing and community development program of the City of Portland can be made by writing, e-mailing, or telephoning to the Portland Housing Bureau. Bureau staff will make every effort to provide a substantive written response to every written citizen complaint within 15 days of its receipt.

For Gresham: Complaints, inquiries, and other grievances related to the housing and community

development program of the City of Gresham can be made by writing, e-mailing, or telephoning to the Gresham Department of Urban and Design Planning (UDP). UDP staff will make every effort to provide a substantive written response to every written citizen complaint within 15 days of its receipt.

For Multnomah County: Complaints, inquiries, and other grievances related to the housing and community development program of Multnomah County can be made by writing, e-mailing, or telephoning to the Office of the Chair. The Chair's staff will make every effort to provide a substantive written response to every written citizen complaint within 15 days of its receipt.

XII. Technical Assistance

The jurisdictions will provide technical assistance as appropriate to groups' representative of persons of low and moderate-income who request such assistance for the preparation of grant applications to the jurisdictions or to HUD. Technical assistance may consist of workshops, one on one assistance, or information and referral. The jurisdictions' provision of technical assistance does not include the preparation of grant applications for individuals or organizations. The jurisdictions' provision of technical assistance will be limited by funds and staff availability.

When any of the jurisdictions initiates a request for proposals, it will provide a pre-application or bidders workshop to ensure that all organizations are aware of the opportunities and limits of the funding source.

XIII. Public Meeting Law

All jurisdictions will comply with Oregon Public Meeting statute, ORS192.610.

XIV. Contact Information

City of Portland Housing Bureau

421 SW 6th Ave, Suite 500

Portland, OR 97204

(503) 823-2375

(503) 823-2387

TDD (503) 823-6868

phbinfo@portlandoregon.gov

http://www.portlandoregon.gov/phb

Director: Margaret Van Vliet, margaret.vanvliet@portlandoregon.gov

Gresham Department of Urban and Design Planning

1333 NW Eastman Parkway

Gresham, Oregon 97030

(503) 618-2504

http://www.greshamoregon.gov/udp

Community Revitalization Program Coordinator: Louise Dix
louise.dix@greshamoregon.gov

Director: Unavailable at time of publication.

Multnomah County Community Development

421 SW Oak St. Suite 200

Portland OR 97204

503-988-6295

Housing Development Specialist: Carol Cade, carol.j.cade@multco.us

Interim Director: Kathy Tinkle, kathy.m.tinkle@multco.us

Appendix B

Public Comment

Consolidated Plan 2011-2016

Summary of Public Comments for 2011-2016 Consolidated Plan

All comments are summaries of actual testimony.
Comments submitted in writing are on file and available upon request. Sound recordings or videos of testimony presented at hearings are also available.

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
10/21/09 Janet Hawkins CCFC—Poverty Action Council	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.	We are aware of the impact of the economic situation on family poverty and, in particular, on child poverty. The jurisdictions directed ARRA funds (federal stimulus funds) to the Short Term Rent Assistance program to assist in stabilizing families in housing in FY 2009-10 and 2010-11. Although the need continues, Congress has not made further stimulus funds available. Our ESG allocation has increased slightly, but not in a sufficient amount to address the need.
10/21/09 Brenda McSweeny Poverty Action Council	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.	There is significant unmet need for assistance for families that include persons with disabilities.
10/21/09 Lynne Walker	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.	The Portland Housing Bureau will work with its partners to promote equitable service provision by addressing language barriers and other barriers to participation by communities of color. The Portland Plan will also address equitable access issues.

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
10/21/09 Steve Messinetti Habitat Humanity	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.	Homeownership is included in Consortium Priority 3. Staff appreciates Habitat's work to place households of color in homeownership. Education is an important foreclosure prevention strategy.
10/21/09 Frieda Christopher David Douglas School Board	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.	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's new Strategic Plan calls for working with its partners to promote economic opportunity and educational opportunity for East Portland residents. When feasible, the Bureau will also seek to locate new development in high opportunity areas.
10/21/09 Barry Joe Stull Soapbox Under the Bridge	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.	The shortage of housing for households with incomes at 0-30% MFI is well- documented, and addressing that shortage is the Consortium's Priority 1. However, Congress has reduced CDBG by 16.55 AND home BY 12%. This will affect the Consortium's ability to develop housing for very low income households.

Public Comment

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
10/21/09 Deborah Turner Portland Community	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.	The shortage of affordable housing for very low income households is well-documented and contributes to homelessness. Providing more rental housing is the Consortium's top priority. Affordable housing is a predicate to family stability. Increasing homeownership – particularly among households of color – is within Consortium Priority 3.

10/21/09 Julie Massa Oregon Opportunity Network	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.	The frozen credit markets have certainly affected development. Many projects were 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. The jurisdictions used stimulus dollars to fund the Short Term Rent Assistance program at HAP. STRA prevents evictions and homelessness by assisting tenants who would not be able to pay rent. Since this hearing, the Section 8 turn back rate has declined significantly as a result of actions taken HAP, the program administrator. Staff will continue to monitor participation rates. The underwriting issues have been under discussion in many different venues. Portland released new draft guidelines in fourth quarter 2010.

Date / Name / Affiliation	Impact of the Recession Public Hearing Comments	Staff Response
10/21/09 Carmen (No Last Name Submitted)	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.	This issue is noted in the Analysis of Impediments to Fair Housing. 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, and failure to provide reasonable accommodation in housing. Developing accessible, family sized apartments is part of Consortium Priority 1. Portland is working to get a better understanding of demand for universally-accessible family-sized units.

Public Comment

Date / Name / Affiliation	Equitable Access to Services Hearing	Staff Response
10/28/09 Tammi Blanc Central City Concern	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.	Funding for transitional housing programs and services is within Consortium Priority 4. Funding for workforce training and other economic opportunity programs is within Consortium Priority 5.
10/28/09 Jacqueline Seely Open Meadows Client	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.	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 Consortium Priority 5..
10/28/09 Lee Rappaport	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.	Funding for Economic Opportunity Initiative programs serving youth that offer these elements are within Consortium Priority 5.
10/28/09 Julie Massa Oregon ON	. 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.	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.
10/28/09 Felicia Wells Thomas Miso Micro Enterprise Services of Oregon	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.	Funding for Economic Opportunity Initiative microenterprise programs are within Priority 3.

Date / Name / Affiliation	Equitable Access to Services Hearing	Staff Response
10/28/09 Lisa Graham	. 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.	The Quality Rental Housing Workgroup (QRHW) formed following the issuance of the last Analysis of Impediments to Fair Housing in 2006 identified housing inspections as an important strategy for to ensure that low-income renters have decent homes. Budget realities have slowed the adoption of the QRHW recommendations. Inspection programs are in Consortium Priority 1. For 2011-12, Portland City Council is providing General Fund dollars for the Neighborhood Inspection Program in Portland in the Bureau of Development Services budget.
10/28/09 Pat Daniels	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.	Funding for Economic Opportunity Initiative programs and other workforce training programs is within Consortium Priority 5. Many of these programs include peer mentors. Human Solutions Inc. offers workforce programs in East County and Gresham.
10/28/09 Andre Channel	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.	Funding for Economic Opportunity Initiative Programs that serve youth is within Consortium Priority 5. Funding for housing and services to serve homeless youth is within Consortium Priorities 1 & 2.

Public Comment

Date / Name / Affiliation	Equitable Access to Services Hearing	Staff Response
10/28/09 Deborah Willoughby 211 Info	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.	Funding for information and referral is within Consortium 4. Staff agrees that 211 data provides a good snapshot of current need, and that it would be good to make 211 services available 24/7..
10/28/09 Brian Franz Central City Concern	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.	Transitional housing programs are addressed in the Portland Access & Stabilization strategies.
10/28/09 Jim Buck Faith Based Orgs	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.	As more low-income people move to East County, more services should be available in that part of the County. Portland routinely invests in projects East of the City. 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.
10/28/09 Annabel Carlos Hispanic Chamber	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.	Funding for Economic Opportunity Initiative programs serving Latino adults and youth are within Priority 5. The EOI has in the past offered credit repair services to participants.

Date / Name / Affiliation	Equitable Access to Services Hearing	Staff Response
10/28/09 Keith Vann	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.	Consortium Priorities 1 2, 3, & 4 specifically call out the need to serve members of underrepresented communities. The Portland Housing Bureau has funded culturally-specific organizations to provide service in Action Plan 2011-12..
10/28/09 Andrew Mason Open Meadows	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.	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 Consortium Priority 3.

Public Comment

Date / Name / Affiliation	Rental Housing Public Hearing Comments	Staff Response
11/4/09 Barbra Stone	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.	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.
11/4/09 Julie Massa Oregon ON	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.	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. For FY 2009-10 and FY 2010-11, 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, as well as tax increment dollars, to fund efforts to preserve existing affordable housing.

Date / Name / Affiliation	Rental Housing Public Hearing Comments	Staff Response
11/4/09 Sarah Zahn Human Solutions	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.	There is certainly a need for more deeply affordable housing East of 82nd Avenue. Addressing this need is within Priority 1. Local residents have asked that jurisdictions increase the capacity of local schools before significantly expanding the number of units in East County. As part of our Sustainable Communities Initiative, Portland would like to develop more units in high opportunity areas, and extend opportunity to East Portland neighborhoods where low-income people presently reside.
11/4/09 Sarah Stephenson	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.	Funding for supportive housing is within Consortium priorities 1 and 2. The City of Portland's draft investment guidelines indicate when the City will supplement a significant up-front capital investment with funding for on-going operating costs.

Date / Name / Affiliation	Rental Housing Public Hearing Comments	Staff Response
11/4/09 Jen Matheson NAYA Youth and Family Center	NAYA represents Portland's Native American Communities. Public funds should flow to non-profit agencies that understand the needs of their communities and provide equitable access. Before investment is made in a neighborhood, the City should consider the impact on the different communities that live there. The Native American population in Portland has been underserved. A majority of members of the Native community struggle with excessive rent burdens. Native Americans have not been able to make use of housing vouchers due to various screening barriers.	Providing affordable rental housing to members of underrepresented communities within Consortium Priority 1. 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
11/4/09 Patrick Nolan	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.	Federal funds may be used to benefit household with incomes up to 80% MFI. The City of Portland, in its new Strategic Plan, has emphasized funding permanent housing above new shelter. See **www.portlandonline.com/phb/** 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. Much of that housing is to serve people with incomes below 50% MFI.

Date / Name / Affiliation	Rental Housing Public Hearing Comments	Staff Response
11/4/09 Barry Joe Stull	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 that putting someone in a permanent apartment. Shelter beds cost $40 per day, $1200 per month.	It is true that shelter can be more expensive than permanent housing. The joint City-County 10 Year Plan to End Homelessness expresses a clear preference for 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.

Public Comment

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
11/5/09 Carrie Ellen Christian Habitat for Humanity	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 higher 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 acquire more land.	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 is eligible for funding under Consortium Priority 3.
11/5/09 Heather Gramp Habitat for Humanity	Homeownership is an important part of the continuum of housing solutions. Habitat serves households with incomes between 36-60 % MFI. This includes 20% of all Portlanders. There is evidence that homeownership roots families in neighborhoods. People need four times the area median income to be able to afford a market rate 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.	Homeownership is an acknowledged anti-displacement strategy for gentrifying neighborhoods. Funding for both shared-equity homeownership and traditional homeownership is within Consortium Priority 3.
11/5/09 Amy Ludtke Proud Ground Client	I am a single parent and I bought my home though Proud Ground. As a full-time worker, getting assistance from my father, I still did not have enough money to purchase a market rate home. 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, and have a home that I can pass on to my son.	Shared equity homeownership programs like those offered by Proud Ground are within Consortium Priority 3.
11/5/09 Lynda Moore Proud Ground Client	My partner and I bought my home little over a year ago from Proud Ground. I want to highlight the deeper sense of connectedness I feel with my neighborhood. We would not qualify now for a traditional mortgage. We also received a grant from PDC. Those funds helped us fix up the property.	Shared equity homeownership and home repair programs are within Consortium Priority 3.

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
11/5/09 Jessie Beason Proud Ground Director	As the Director of Proud Ground I have seen the median home price increase by $80K from 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 to prevent displacement	Shared equity homeownership programs like those offered by Proud Ground are within Consortium Priority 3. Homeownership is a proven strategy against involuntary displacement during periods of gentrification.
11/5/09 Omar Martinez Hacienda CDC	Hacienda CDC is trying to bridge the minority homeownership gap through education, including teaching financial literacy. Seeing how the housing foreclosure crisis is developing, I know people wish they had received more homebuyer education so that they could have avoided bad loan situations. We need more affordability outside Portland, but with clear public transportation options; public transit is not always easy to navigate.	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.

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
11/5/09 Jen Mathesen NAYA Youth and Family Center	I am a homeownership program specialist. NAYA is trying to increase homeownership for communities of color. Portland's Native American community has loan-denial rates that are 25% higher than average. Native American homeowners often pay more than 50 percent of income for homeownership. Organizations of communities of color have identified strategies to boost homeownership rates but have seen little change. We need more services that are culturally specific and available 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.	Homeownership falls within the Consortium's Priority 3. The Portland Housing Bureau's commitment to equity is reflected in its new draft Strategic Plan. The Bureau has made an increased commitment to using culturally-specific providers when necessary to serve specific communities, including the Native American community. Because of cuts to Federal formula grants, PHB will not be using federal funds for down payment assistance. However, down payment assistance funded with local resources will be available in urban renewal areas.
11/5/09 Dianne Reilly New Columbia Resident	I am the 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 all 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.	Staff appreciates Ms. Reilly's solution-oriented approach. The market does not meet the housing needs of low-income households. Staff notes that unscrupulous lenders and investors operating within a largely unregulated industry bear the lion's share of the responsibility for the foreclosure crisis.

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
11/5/09 Joseph Portillio Hacienda CDC	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 increase rates of minority homeownership. 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.	Homeownership education and down-payment assistance are included within Consortium Priority 3.
11/5/09 Janis Khorsi	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.	Both shared equity and traditional homeownership programs are within Consortium Priority 3.
11/5/09 Mari Ruth Petzing Ecumenical Ministries	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 to rent out rooms in their homes. 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.	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.

Date / Name / Affiliation	Homeownership Public Hearing Comments	Staff Response
11/5/09 Laura Kuperstein 211 Info	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 hear 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.	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. Information and referral services that 211 provides are a tremendous resource for our community.
11/5/09 Barry Joe Stull	By taking funds that could be used for affordable multi-family rental 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	The majority of Federal funds that the Consortium receives each year go to affordable multi-family rental housing preservation and development, Consortium Priority 1. Homeowership programs, including those that seek to address continuing inequities in homeownership rates between white households and households of color, are within Consortium Priority 3. Staff believes there is need for – and room for – both types of programs.

Date / Name / Affiliation	Fair Housing Public Hearing Comments	Staff Response
11/12/09 Donita Fry NAYA	*The complete comments are on file; this is a summary.* 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.	Consortium Priorities 1 and 2 address the need for more rental housing and ending homelessness. 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.
11/12/09 Jason Long Person with disabilities	*The complete comments are on file; this is a summary.* 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.	These issues – including access to opportunity -- are addressed in the updated Analysis of Impediments. 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.
11/12/09 Barry Joe Stahl	*The complete comments are on file; this is a summary.* Noticed Maxine Fitzpatrick, Executive Director for PCRI appeared in court Contempt of Court—Destroyed Property PCRI, 30 Day no cause.	Staff has no knowledge and cannot comment on this landlord-tenant dispute.

Public Comment

Date / Name / Affiliation	Fair Housing Public Hearing Comments	Staff Response
11/12/09 Deneen Hayward	*The complete comments are on file; this is a summary.* 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.	Discrimination based on race is discussed at length in the updated Analysis of Impediments to Fair Housing. Activities to further fair housing are within Consortium Priority 1. Staff will investigate whether the timeline for resolving complaints on appeal can be streamlined.

11/12/09 Brenda McSweeney	*The complete comments are on file; this is a summary.* 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.	The connection between stable housing and education attainment has been well-documented. Programs to assist families to remain housed are within Consortium Priorities 1. In previous years, funding was available from Portland under the Schools Families Housing program for this express purpose. That program has been absorbed into the Short Term Rent Assistance program administered by HAP. 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.

Date / Name / Affiliation	Fair Housing Public Hearing Comments	Staff Response
11/12/09 Carla Danley Also via email and mail	*The complete comments are on file; this is a summary.* 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.	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. This issue is discussed further in the updated Analysis of Impediments to Fair Housing.
11/12/09 Leah Grey	*The complete comments are on file; this is a summary..* 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.	A number of programs to assist households to overcome barriers to housing are funded within Consortium Priorities 1, 2, and 4. See also Portland's Housing Access & Stabilization strategies.

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Ibrahim Mubarich Homeless Liberation Front	*The complete comments are on file; this is a summary.* 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.	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. See Consortium Priority 2.
11/18/09 Rachel Post Supportive Housing Central City Concern	*The complete comments are on file; this is a summary.* 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.	Funding for transitional housing and drug-and-alcohol-free housing is within Consortium Priority 4.
11/18/09 Michelle Grimm	*The complete comments are on file; this is a summary.* 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.	Programs to assist people experiencing homelessness are within Consortium Priorities 2 & 4. Programs to assist low-income individuals with education, training and support into career-path, living wage employment are within Priority 5.
11/18/09 Mindy Stone	*The complete comments are on file; this is a summary.* 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.	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. See, e.g., Portland Housing Access & Stabilization strategies

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Mary Lindsey	*The complete comments are on file; this is a summary.* 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.	Transitional housing programs, including alcohol and drug-free housing programs, are within Consortium Priority 4.
11/18/09 Patrick Johnson	*The complete comments are on file; this is a summary.* Portland is one of the most friendly to homeless.	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.
11/18/09 Rodney Costellano	*The complete comments are on file; this is a summary.* 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.	Transitional housing programs, including alcohol and drug-free housing programs, are within Consortium Priority 4.
11/18/09 Adam Sperando	*The complete comments are on file; this is a summary.* 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.	Transitional housing programs, including alcohol and drug-free housing programs, are within Consortium Priority 4.
11/18/09 Robert Cully	*The complete comments are on file; this is a summary..* 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.	Transitional housing programs, including alcohol and drug-free housing programs, are within Consortium Priority 4.
11/18/09 Brad Dennis	*The complete comments are on file; this is a summary..* 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.	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 than ever before. Staff will attempt to quantify this need.

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Sam Horse	*The complete comments are on file; this is a summary.* 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.	Programs that remove or mitigate barriers to housing are within Consortium Priorities 1 & 2. The Analysis of Impediments to Fair Housing (AI) discusses discrimination against families with children. The Executive Summary of the AI is included in this Plan. The full AI is available on line at www.portlandonline.com/phb/fairhousing or at the PHB offices.
11/18/09 Fast Buffalo Youth	*The complete comments are on file; this is a summary.* 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.	There is no question that, to succeed in school, youth need a safe, stable home. Organizations like NAYA combine housing assistance with educational programs. 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.
11/18/09 Yesika Arevalo	*The complete comments are on file; this is a summary.* 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.	Services for homeless families, including those who are homeless due to domestic violence, are within Consortium Priority 2. Programs that offer education and training to youth and adults, including those from homeless families, are within Consortium Priority 5.

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Barry Joe Stull	*The complete comments are on file; this is a summary.* 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.	Programs to assist people experiencing homelessness are within Consortium 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. See Portland Housing Access & Stabilization Strategies, and Housing Preservation &Development Strategies.
11/18/09 Erika Silver	*The complete comments are on file; this is a summary.* 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.	Homelessness prevention is the most efficient and economical strategy. The jurisdictions in the Consortium have funded short term rent assistance programs under Consortium Priorities 1 and 2. Staff agrees that it is difficult to obtain a complete and accurate count of people experiencing homelessness. Staff does its best, using point in time data supplemented by HMIS/ Service Point data. Staff acknowledges that homeless families are undercounted, because they are less likely to use the shelter system or other public services.

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 David Regan	*The complete comments are on file; this is a summary.* 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.	Staff concurs that the economic downturn is responsible for an increase in the number of people who are homeless and need housing and services. Workforce programs that serve homeless and very low-income individuals are within Consortium Priority 5.
11/18/09 Mike O'Callaghan	*The complete comments are on file; this is a summary.* Shelterlessness is different than homelessness. It's easier to solve then 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.	In the 2009-10 winter, Portland and Multnomah County opened two warming centers, an alternative to shelter for people who have not yet been placed in permanent housing. The Consortium is committed to homelessness prevention strategies (such as short term rent assistance) and permanent housing strategies. Shelter is cost efficient in the short term, but does not effectively end homelessness.

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Ava Hanson Dyer	*The complete comments are on file; this is a summary.* 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.	Data about the level of service to communities of color is available on the Portland Housing Bureau website. Ensuring equitable access to programs and services for members of communities of color is a continuing issue. Staff is very willing to supplement 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.. However, that community-validated data is not yet available for use. 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.
11/18/09 Bobby Weinstock NW Pilot Project	*The complete comments are on file; this is a summary.* 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.	Staff endorses the call for better data on housing supply and demand. The Portland draft Strategic Plan includes strategies related to data.

Public Comment

Date / Name / Affiliation	Homelessness Public Hearing Comments	Staff Response
11/18/09 Duke Cardinal	*The complete comments are on file; this is a summary.* 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.	The shortage of housing for households with incomes at 0-30% MFI is well- documented. In the last five years, the City of Portland has facilitated the preservation of some 0-30% units (e.g. Clay Tower), and developed others (e.g. the Bud E. Clark Center). Nevertheless, during the recent hot real estate market, some very low rent units were lost to rent increases, condo conversions, or demolition. Developing housing for very low income persons is within Consortium Priority 1.
11/18/09 Janet Smith	*The complete comments are on file; this is a summary.* Church looking at creating interim shelter in Gresham; holding a faith summit—time this to happen in Gresham and Pastors in the City.	Staff appreciates the efforts of the many community volunteers who help the most vulnerable members of our community. The 10 Year Plan to End Homelessness contemplates that a variety of community organizations, including faith-based organizations, will play a significant role in providing homeless people with safety off the streets and advocating at local, state and federal levels for more resources to end homelessness .

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11/18/09 Heather Brown Outside In	*The complete comments are on file; this is a summary.* 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.	Providing housing and services to homeless youth is within Consortium Priorities 1, 2, & 4.
11/18/09 Ross Benet	*The complete comments are on file; this is a summary.* 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.	Dignity Village has received financial support primarily from private donors. Federally-funded programs to assist people experiencing homelessness with housing and services are within Consortium Priorities 1, 2 & 4. 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 permanent affordable housing for everyone now experiencing homelessness.

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11/18/09 Chris Shields Sisters of the Road	*The complete comments are on file; this is a summary.* 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.	Programs to assist people experiencing homelessness are within Consortium Priorities 1, 2, & 4. 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 permanent affordable housing for everyone now experiencing homelessness.
11/18/09 Ernest Williams	*The complete comments are on file; this is a summary.* 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.	Economic Opportunity Initiative programs to assist youth with education, job training, and peer supports are within Priority 5. Programs to address the housing and service needs of homeless youth are within Priorities 1, 2 & 4.

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11/18/09 Brandy Tuck	*The complete comments are on file; this is a summary.* 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.	Data shows that there has been an increase in family homelessness. The joint City-County 10-Year Plan to End Homelessness includes strategies addressed at preventing and ending family homelessness. Since this testimony was provided, Congress hasexpanded the definition of 'chronic homelessness' to include families, and has also made some additional funding available. The funding equity issue is a difficult one. No population of homeless people (adults, families, youth, DV) receives adequate funding to address the need. Families have access to some resources, including TANF, that are not available to other homeless populations. Ultimately, Staff questions whether it is constructive for populations to fight each other for scarce resources. Staff supports efforts to increase the funding available to address and end all homelessness by increasing rent assistance and developing more affordable housing units, including PSH units.

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11/18/09 Sarah Case	*The complete comments are on file; this is a summary..* 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.	HUD regulations limit the percentage of CDBG that 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 Portland Housing Bureau also has made an increased commitment to fund programs outside of the downtown core. Programs that address rental barriers are within Consortium Priority 1
11/18/09 Mike McGee	*The complete comments are on file; this is a summary.* 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.	Programs to assist people experiencing homelessness are within Priorities 1, 2 and 4. 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 permanent housing for everyone now experiencing homelessness.

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11/18/09 Ashley Thirstrup NAYA	*The complete comments are on file; this is a summary.* 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.	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.
11/18/09 Patrick Nolan	*The complete comments are on file; this is a summary.* 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. 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.	Workforce and microenterprise programs that work with people who have multiple barriers to success are within Consortium Priority 5. 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 permanent housing for everyone now experiencing homelessness. Dignity Village has been primarily funded through private donations.

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
12/2/09 Jenny Weinstein Portland State University	*The complete comments are on file; this is a summary.* 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.	There is a clear need for better information about the availability of senior housing options. This fits within Consortium Priority 4. Portland's Housing Access & Stabilization services Access & Stabilization strategy includes Housing Connections, a web-based housing locator service. It is possible that Housing Connections could serve this need, if resources are available to expand the database.
12/2/09 Betty Marino	*The complete comments are on file; this is a summary.* 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.	Staff appreciates that Ms. Marino brought information about the many challenges facing LGBTQI elders to our attention. LGBATQI elders' housing -related needsare addressed in the update to our Fair Housing Plan (Analysis of Impediments to Fair Housing). The Executive Summary is part of this Plan.

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12/2/09 Sharron Rose Rainbow Vista Resident	*The complete comments are on file; this is a summary.* 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 Visa is doing it right with reasonable costs, and an excellent quality of life. But there are no other places like it.	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. Please see the discussion of this issue in the Analysis of Impediments to Fair Housing.

Date / Name / Affiliation	Housing Needs of Aging Populations Public Hearing Comments	Staff Response
12/2/09 David Hanson	*The complete comments are on file; this is a summary.* 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. Finding affordable housing is a concern, especially among renters Survey showed that ¼ 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.	Staff appreciates the information and analysis provided by Mr. Hansen on the housing issues facing aging adults. The jurisdictions have prioritized the preservation of existing Project-based Section 8 units, where tenants pay no more than 1/3 of household income for rent. However, there are nowhere enough units to meet the need; Section 8 vouchers and public housing units also have long waiting lists. As a result, we know that many households suffer under extreme rent burdens. To address a short term emergency that has placed a household at risk of eviction, the jurisdictions currently fund a Short Term Rent Assistance program, administered by the Housing Authority of Portland. However, STRA is not intended to alleviate the kid of long-term severe rent burden faced by older adults on fixed incomes who are renting market rate, unsubsidized units. Staff will continue to 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.

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12/2/09 Darvel Lloyd Impact NW Volunteer	*The complete comments are on file; this is a summary.* 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.	Mr. Lloyd's testimony illustrates the vast unmet need for subsidized housing for older adults. Creating more housing is within Consortium Priority 1. 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.
12/2/09 Ian Jones Rainbow Vista Manager	*The complete comments are on file; this is a summary.* 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.	It is important that all supportive housing residents be treated with respect by the administration and the employees. . Staff appreciates the need for housing for LGBTQI older adults. A project for low-income LGBTQI older adults would fit within Consortium Priority 1.

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12/2/09 Jason Long NAYA Family Center	*The complete comments are on file; this is a summary.* Community specialist for NAYA. What is needed for seniors: - 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 These are also the wants and needs of others in community.	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. 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. Discrimination on the basis of race is discussed in the 2011 Analysis of Impediments to Fair Housing.
12/2/09 Brenda Jose Unlimited Choices	*The complete comments are on file; this is a summary.* 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.	Alternatives to nursing homes are cost effective and more in keeping with the preferences of older adults to maintain their autonomy and independence. Staff will take a look at the universal design issue as PHB moves to the implementation phase of its Fair Housing Plan.

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12/2/09 Barbra Stone Ecumenical Ministries	*The complete comments are on file; this is a summary.* 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. Ecumenical Ministries seeks finding sources that will permit the roll-out of services to rest of Multnomah County and areas outside Portland.	The Shared Housing Program fits within Consortium priority 1. 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.
12/2/09 David Fuks Cedar Sinai CEO	*The complete comments are on file; this is a summary.* 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.	Staff appreciates the leadership that Mr. Fuks and the non-profit Cedar Sinai Park have shown in the area of meeting the housing needs of aging adults, including those with developmental disabilities and other special needs.

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12/2/09 Rosaria Roberts	*The complete comments are on file; this is a summary.* 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.	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 elders. 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 is reflected in the Portland Plan and in the 2011-2016 Consolidated Plan.

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12/2/09 Paula Cardner	*The complete comments are on file; this is a summary.* 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.	Staff appreciates that Ms. Carder brought information about the challenges faced by low-income seniors with a combination of cognitive/ physical disability/ needs. Housing for this population would fall within Priority 1. Staff would like to work with our State and County partners and the community in the future to explore whether and how housing policy or housing resources can address these elders' housing and service -related needs. It is certainly important that our community do what it can to maintain their independence. This topic is also under discussion in the context of the Portland Plan.
12/2/09 Allen De La Torre Student	*The complete comments are on file; this is a summary.* 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.	Staff appreciates the information and analysis provided by Mr. De La Torre. We appreciate that this is a critical planning window. The issues he raises will be addressed to some degree within the Portland Plan. The City is actively seeking to preserve affordable housing units and to maintain existing housing, to the limit of our financial ability. There are preservation strategies in the 2011-2016 Consolidated Plan. We have raised the universal design issue with the Bureau of Development Services

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2/3/10 Erika Silver Human Solutions	*The complete comments are on file; this is a summary.* 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.	Economic opportunity programs, such as Living Solutions, are within Consortium Priority 5.
2/3/10 Mark LaRose Human Solutions Client	*The complete comments are on file; this is a summary.* Human Solutions provided him with access to computers. He is in the process of becoming a Certified Nursing Assistant, a career track job.	Economic opportunity programs, such as Living Solutions, are within Priority 5.
2/3/10 Patricia McLean Human Solutions Employee	*The complete comments are on file; this is a summary.* 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.	Rent assistance is within Consortium Priority 1.
2/3/10 Maria Onestro Human Solutions (former client, current employee)	*The complete comments are on file; this is a summary.* 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.	Economic opportunity programs, such as Living Solutions, are within Consortium Priority 5.
2/3/10 Gisela (no last name submitted) Participant in El Programa's "Towards Prosperity" program	*The complete comments are on file; this is a summary.* The case management she received helped her to market herself. El Program provided her with economic support and emotional support.	Economic opportunity programs are within Consortium Priority 5.
2/3/10 Juan Serratos Human Solutions employee	*The complete comments are on file; this is a summary..* 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.	Economic opportunity programs, such as Living Solutions, are within Priority 5.

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2/3/10 Cathy Sherick Police Activities League, HSI board member	*The complete comments are on file; this is a summary.* 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 Consortium Priority 1. Services to assist families to maintain stable housing are within Consortium Priority 2. Economic opportunity programs, such as Living Solutions, are within Consortium Priority 5.
2/3/10 Steve Messinetti Habitat for Humanity Portland Metro East	*The complete comments are on file; this is a summary.* 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 Consortium Priority 3.
2/3/10 Valentina Strochek Human Solutions Client	*The complete comments are on file; this is a summary.* Ms. Strochek 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 5. Integrated approaches that prevent homelessness by providing families with comprehensive services can be extremely effective.
2/3/10 Brenda Jose Unlimited Choices	*The complete comments are on file; this is a summary.* 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 Unlimited 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	*The complete comments are on file; this is a summary.* 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 1 and 2.

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2/3/10 Dave Bachman President, Cascade Management	*The complete comments are on file; this is a summary.* 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. 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.	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.
2/3/10 Bill Wilmes Human Solutions Board Member	*The complete comments are on file; this is a summary.* 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.	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.
2/3/10 Warren Scott CDHS member	*The complete comments are on file; this is a summary.* 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.	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.
2/3/10 Cathy Olsen-Dennis CDHS member	*The complete comments are on file; this is a summary.* Ms. Olsen-Dennis is a public health nurse. She seems 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.	This underscores the need for more family-sized housing units, and for more culturally-specific service providers.

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3/3/10 Gary Cobb Central City Concern	*The complete comments are on file; this is a summary.* 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.	Drug and alcohol free housing is within Priority 2.
3/3/10 Nicona Aaron Central City Concern	*The complete comments are on file; this is a summary.* 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.	Programs to support people seeking to end their homelessness are within Priority 2.
3/3/10 Torrence Williams Central City Concern	*The complete comments are on file; this is a summary.* 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.	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.
3/3/10 Lee Jackson Central City Concern	*The complete comments are on file; this is a summary.* 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.	Transitional housing with services are within Priority 4.

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3/3/10 Kerry Lee Sumner Central City Concern	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.	Transitional housing with services is within Priority 2.
3/3/10 Erin Salouin Central City Concern	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.	Transitional housing with services is within Priority 2.
3/3/10 Roosevelt Ross III Central City Concern Also submitted written testimony	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. 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.	Transitional housing with services is within Priority 2.

Date / Name / Affiliation	City of Portland Hearing Public Comment	Staff Response
5/5/10 Gary Cobb Central City Concern	*The complete comments are on file; this is a summary.* 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. 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.	This testimony underscores the shortage of affordable units. Housing is within Priority 1 and services, including case management, are within Priority 2.

Date / Name / Affiliation	County-Wide Hearing on Fair Housing and General Housing Needs City of Gresham	Staff Response
2/24/11 Quince Affolter VIEWS Cascadia Behavioral Health Center	*The complete comments are on file; this is a summary.* Ms. Affolter works with VIEWS, which works with seniors. Bricks and mortar for housing is very important, but so are creative services and infrastructure, like sidewalks. The over 65 population in Gresham is growing, as is the Latino population. Latino elders also need services, often on a higher level as they have different needs like language services. VIEWS want to keep seniors in their homes, and also provide them with emotional support. Seniors are often at risk for depression. Volunteers at VIEWS give them a safe place to discuss their concerns. It helps them talk about their needs, and also lets VIEWS hear about additional services they may need. VIEWS can also connect them with services with which they are not familiar. Ms. Affolter asks that the City of Gresham continue the services that support efforts like these.	This activity has been funded under Public Services over the past 5 years. However, the CDHS did not have sufficient resources to fund all projects, and chose not to recommend funding for this activity in FY 2011-12.
2/24/11 Judy Strand Metropolitan Family Service	Ms. Strand emphasized the importance of well-rounded units that include housing and services. The stock of units like this is very low. The focus should be preventative, instead of fixing problems later. Metropolitan Family Service works with the "Grandparent Program" which matches senior volunteers with children in schools. This benefits the children (96% are meeting their benchmarks), and also helps the seniors greatly. Gresham should fund services that have proven outcomes that help low-income households	This activity will be funded in FY 2011-12.
2/24/11 Caralynn Capps Hall Elementary School Principal	Ms. Capps also stressed the success of the "Grandparent Program." Hall Elementary currently has 4 senior volunteers, each of whom helps 3-4 students specifically, and also supports the classroom as a whole. The percentage of students on free or reduced lunch is very high. The school has changing needs; 25% of students are Hispanic, and have different needs. The number of homeless families is also rising. These students between the ages of 5 and 11 are dealing with a multitude of issues that they should never be experiencing. The Grandparent Program helps greatly by giving students guidance when they might otherwise not have it; it also benefits the senior volunteers. The City of Gresham should maintain the funding that helps support this program.	This activity will be funded in FY 2011-12.

Date / Name / Affiliation	County-Wide Hearing on Fair Housing and General Housing Needs City of Gresham	Staff Response
2/24/11 Jean DeMaster Human Solutions	*The complete comments are on file; this is a summary.* Human Solutions currently serves about 40,000 people in East Multnomah County. There are three main areas of need: 1. Lack of funding for affordable units for families who are low-income. 2. Lack of funding for eviction prevention. 3. Lack of funding for employment training, especially for those with low skills. Prioritize to very low-income people who can't meet their basic needs for shelter, housing, food, and clothing. Funding should be available for all family types, with the highest priority for children. Keep children out of danger. The one-night homeless/shelter count for January 2010 was 4,288. Of those, 1,629 were children (about 34%). HUD funding should go to moving people from shelter into permanent housing. Prioritize to make people taxpayers. They want to be self-sufficient; encourage work agreements to help residents get jobs. There is a severe shortage for housing people below 30% MFI. The priority should be to underwrite properties with a deeper subsidy and/or Section 8 to help families below 30%.	1. This project is within Priority One with the funding of rehabilitation of both the Village Square and The Cedars housing. It will be funded in FY 2011-12. 2. This activity is within Priority Two and will be funded in FY2011-2012 through the tenant based rental assistance program and the Transitional Housing program. 3. This activity is within Priority 7 and will be funded in FY 2011-2012 through the Living Solutions program.
2/24/11 Erika Silver Human Solutions	Ms. Silver emphasized the importance of employment services as they are a significant contribution to the development of the community. People want to work, and are able, but sometimes face other barriers. Many of these people need individualized services; some people need to work on additional skills, other need confidence building or mock interviews, and others are leaving corrections and need help finding employment. A $213,000 investment by Human Solutions into employment services results in an additional $1.3 Million into the Gresham economy. A non-partisan study showed that funding focused on economic growth and employment had a greater effect on the economy than increased goods and services. The Human Solutions program resulted in clients coming in with incomes averaging $2,322 – upon leaving the program, the average is over $22,000 (861% increase). Ms. Silver gave an example of a recent client who came into the program with no income and some barriers to finding employment; he left with a job at the Oregon Lottery with a salary of over $18,000 with full benefits. The City of Gresham should continue funding these services on an individual level, as it results in a larger contribution to the community.	This activity is within Priority 7 and will be funded in FY 2011-2012 through the Living Solutions program.

Date / Name / Affiliation	County-Wide Hearing on Fair Housing and General Housing Needs City of Gresham	Staff Response
2/24/11 Robert Sayson Good News Community Health Center	*Dr. Sayson discussed the number of homeless people on the street that also suffer from mental illness. Prioritize funds that go to help those who need it the most, with supportive services. It's good to partner with faith-based organizations, soup kitchens, and other organizations.* *Medical costs often drive people into bankruptcy. We should help heath care providers with some sort of subsidy to encourage them to help people with little to no insurance. Could also give a tax credit incentive.* *Dr. Sayson also provided some written comments:* *1. Mental health issues cause isolation, homelessness. What are the plans for these homeless?* *2. Ex offenders need support too.* *3. Education support for success.* *4. Job creation and entrepreneurship are very important.*	This activity is within Priority Two. It will be funded in FY 2011-12.
2/24/11 Bob Pung Citizen, Gresham Central Station	Mr. Pung is a resident of Gresham Central Station for 11 years, and has lived in other public housing even longer. Housing for the disabled is bar none one of the biggest needs; there is no place to live for people with disabilities. There is a lot of room in Gresham for housing units; additional funds and focus should be on creating accessible units. Mr. Pung previously convinced a developer to build an assisted living center instead of condos; more emphasis should be on that type of project. Mr. Pung also noted that it is very difficult for people to get Section 8 vouchers, but there is a great need for it. Buildings fill up very fast, and there is always a wait-list. Fair Housing is also very important, and Mr. Pung expressed his support for the city's focus on it	This activity is within Priority Three. However, the CDHS did not have sufficient resources to fund all projects, and chose not to recommend funding for this activity in FY 2011-12.
2/24/11 Cathy Olsen Dennis Multnomah County Nurse	Ms. Dennis wanted to advocate on behalf of housing for people she serves, especially those with disabilities, and wants those services to continue. It sometimes seems as though we move two steps forward and then five steps back, especially when facing budget cuts. We should focus on empowering clients to get involved, and be self-sufficient. Continuing these services will ensure we don't lose ground with this needy population.	Services to clients to empower them and help them with their housing needs are a major part of Gresham's priorities over the next five years. Several of the programs and activities recommended for funding this year address these needs.

Date / Name / Affiliation	County-Wide Hearing on Fair Housing and General Housing Needs City of Gresham	Staff Response
4/22/11 Laura Rau, RN Good News Community Health Center Via Email	I am a Board Member for Good News Community Health Center in Rockwood and have helped to develop a winter clinic for the homeless in Gresham. We also participated in the county effort to provide a count and assessment for the homeless in our area. I don't know if you are aware of a grassroots group of concerned citizens called KEYS who meet once a week to discuss the needs of the homeless and try to network and include those who are homeless in our discussions. I try to represent Good News Clinic and also the social service department of Mt Hood Medical Center there to stay abreast. I work as an RN Case Manager there and see the health hazards to the homeless at the hospital as well. The KEYS group is concerned about improving sheltering options and also are interested in the already homeless who often fall out of the loop of services due to lack of transportation and communication (phone or computer access, etc.). KEYS includes volunteers who work at the shelters and others who work directly with the homeless and we would like to know better how to link these with possible services and help them to have a voice. These are often citizens who mental health services have been lost or have fallen into illness, unemployment and other problems and then have a difficult time reversing the cycle of loss. I wanted you to know about KEYS and Good News Clinic and other citizen volunteer groups who are already working to try to assist those who are at greatest risk and who have already fallen into homelessness. We want to work together with government agencies to do what none of us can do alone.	The issues and needs brought up are listed in several of the Consortium's priorities to be addressed over the next five years. Many of the programs and activities recommended for funding do address these needs in FY 2011-2012.
4/22/11 Wayne Felton Via Email	I would like have some input regarding how the homeless in the Gresham area fit into the consolidated plan. Currently I have been part of the KEYS group that are trying to reach out to the homeless community in this area with basic needs. Things like shelter, food, clothing and the ability to get to and from medical attention. I know that we have tight budget but if we can provide some of these services and a way to streamline them into counseling, maybe we can keep some of these people out of the emergency room. That alone would off-set any monies needed to help get some of these ideas going. All I can say is that the homeless population in this area is only going to get bigger, especially with the economy going the direction it is going, so we can no longer say that they don't exist. I love reaching out to them and have spent lots of hours lending a helping hand and food to them. I believe that the biggest challenge is to have some kind of permanent night shelter.	Many of the basic needs mentioned here are listed in the priorities adopted by the Consortium to be addressed over the next 5 years. Several of the projects and activities recommended for funding in FY 2011-2012 will address these needs

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
5/3/11 Jean DeMaster Human Solutions	The families and individuals who we serve are eager to end their homelessness - no one wants to be homeless. The funding which you provide for our program at Willow Tree will help homeless families overcome the problems which made them homeless and will find employment so that they can be self-sufficient. This is good for Gresham and especially good for the families... The 21 apartment units at the Cedars on SE Powell and the 19 apartment units on SE Kane will be renovated in this next year, because of HOME dollars through the City of Gresham. These 45 families will have high quality apartments at rates which are affordable to them... Without affordable housing, families have to spend a disproportionally high percentage of their incomes on rent----and there is not enough left for food, clothing and medical care. Thanks to you, this will not happen to the low-income families at The Cedars and Cedar Meadows. Finally, Human Solutions is very grateful to you for your support of the Living Solutions Economic Development Program. On the average, in the Living Solutions program, participants enter the program earning less than $3,000 per year. Because of Living Solutions and the employment training which they receive, they are able to earn over $19,000 per year when they complete the program. The result is that they are able to give back to their communities----they live in Gresham and shop in Gresham. This is a real Win-Win situation. Human Solutions is dedicated to helping Gresham residents become and remain productive members of their community...The support of the City of Gresham enables Human Solutions to help families and individuals achieve their goals----and the goals which you have for them.	1) Willow Tree is transitional housing and will receive funding in FY 2011-2012 within Priority Two and Priority Four. 2) The Cedars will receive funding in FY 2011-2012 and is within Priority One. 3) Living Solutions will receive funding in FY 2011-2012 and is within Priority Seven.
5/3/2011 Matthew Overson Gresham Citizen	Human Solutions and his case manager has helped him in the last three months to be more confident in front of an employer, how to dress and act. He said he has been unemployed for quite a long time. He gained confidents and training and help searching Craig's list for free training and health care and other programs. He became a PSU student and he secured a job as a maintenance technician at the KOIN Building. He will continue his education at PCC. He is thankful for the Human Solutions Program.	This activity is within Priority Seven. It will be funded in FY 2011-12

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
5/3/2011 Bob Pung Gresham Citizen	It is a privilege to help support the Unlimited Choices program. Years ago when he first arrived in Portland he lived in public housing and the Unlimited Choices program helped to adapt his home to be accessible by wheel chair. Without the help of Unlimited Choices he would not have had access to his home. They have provided many services to the people in Gresham and without funding this year they will not be able to do that. There are lots of seniors that do not have a roof on their house or a hand rail in the shower. These are the kinds of things Adapt-a-Home does for citizens. He encouraged the Council to support funding Adapt-A-Home.	This activity is within Priority Three. However, the CDHS did not have sufficient resources to fund all projects, and chose not to recommend funding of this activity in FY 2011-12.
5/3/2011 Gloria Wiggins El Programa Hispano Catholic Charities	Since 1982 El Programa Hispano has been providing programs to low income Spanish speaking Latinos in Multnomah County. Twenty-nine years ago El Programa Hispano made Gresham their home. They have committed to stay in Gresham and serve this community and the growing Hispanic population. Their goal is to help clients to become self-sufficient and productive members of this community. With the support of El Programa Hispano the citizens will make a living and spend their money in Gresham, pay taxes and invest in this community. The CDBG funds have helped the community by February they had serve 2250 individuals which means they surpassed their goals for the entire year. They understand this year will be a difficult situation as they will be facing a small cut of $1000. This small cut still makes a difference for some families. The last census data shows the Latin population in the city of Gresham is up to 18% which is around 18,765 Latinos in the community. The needs are growing and it is important to bring more resources to help with the growing needs.	These activities are within Priority Two and Priority Four and will receive funding in FY 2011-2012.

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
5/3/2011 Vicente Pena Gresham Citizen	He is an 18 year old recent high school graduate living with his single father and 16 year old sister. In December 2010 his father had a job injury and has been on medical leave since then. His father is 52 years old and recently diagnosed with advanced stages of cancer having surgery three weeks previous. With his father in hospital they do not have the resources to cover rent and have received an eviction notice. He spoke to a school coordinator who referred him to Programa Hispano. On the verge of becoming homeless he received a call from El Programa Hispano with an appointment to meet with a case worker. He told the case worker that his career goal was to become an X-ray technician. The case worker mentioned a program called Action for Prosperity which could assist him in making his dream come true. She referred him to Work Source for job training and job search assistance. He said if it were not for El Programa Hispano he would not have been able to stay in his home and he would not have learned that he could reach his goals.	This activity will receive funding in FY 2011-2012.
5/3/2011 Adan Sierra Gresham Citizen	He said in 2009 the company he was working for filed bankruptcy and he lost his employment. As the sole provider for his family he became desperate. He contacted El Programa Hispano and made an appointment with the career specialist. The specialist referred him to the employment department where he filed for unemployment benefits and to the Gresham Work Source and assisted him with all steps necessary to get into a station training program. He was very excited about the training but had no resources to cover rent. He then was referred to energy assistant team of El Programa Hispano. He was then referred to DHS for food stamps and bill paying assistant. Thanks to El Programa Hispano he has the training and qualifications needed in a field that provides jobs with higher pay and gives him more professional opportunities.	This activity will receive funding in FY 2011-2012.
5/3/2011 Karen Johnson Volunteer, El Programa Hispano	Over her five years of volunteering she has seen a variety of needs. She noted the different assistants she has provided to the citizens in the Hispanic community, energy assistance, food stamps, insurance, disability, creating resumes, translating bills that are not understood, call agency and set up payment plan, food vouchers, write letters for power of attorneys, shelters, crises lines, and the list goes on and on. She said the dollars received for this program are very well spent.	This activity will receive funding in FY 2011-2012.

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
5/3/2011 Olive (no last name given) Gresham Citizen	She said at the end of 2007 she was homeless and pregnant and she had a five year old and a three month old. She received help for housing and food and after two years was able to get back on her feet. She now is an employee of Human Solutions and is helping other single moms get back on their feet. She thanked the Council for the funding for the Human Solutions program.	This activity will be funded during FY 2011-2012.
5/3/2011 Mike Nomina Director of Older Adult Services, Cascadia Behavioral Healthcare	He thanked the Council for the past seven years of funding and support. For the coming fiscal year they requested approximately $28,000 to continue and increase services being provided to Gresham older adults although not being selected for funding they will continue to provide a number of volunteer lead services in Gresham. Currently there are two ongoing support groups, one at the Gresham Senior Center and the other at Fairlawn. These groups are peers lead and provide a safe and confidential place for older adults to talk about their losses. They also lead workshops called Conversations on Aging. They teach topics of importance to seniors, including Learning from grief and Loss and Finding Meaning in Later Life. Another service being provided is bilingual older adults which link these adults to services such as mental health care, senior service health care and senior specific services. They also provide one-to-one senior peer counseling for those not eligible for the Oregon Health Plan and whose Medicare coverage is not sufficient to pay for outpatient mental health care. Although they do not provide professional mental health treatment and do encounter older adults that have untreated mental health issues which can be identified and link to more professional services within the community. The paid staff provides supervision and oversight to volunteers and provides additional professional help or intervention when a senior is in crisis. Without the financial help from the City their goals are not being met. However, to bridge the funding gaps their volunteers are active in fund raising activities, and pursuing grants.	This activity was not recommended by the CDHS for funding during FY 2011-2012 due to insufficient resources.

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
5/3/2011 Brenda Jose Executive Director, Unlimited Choices	She advocated for partial restoration of funding for her program. They have been a steady service in the City of Gresham for the last seventeen years. They have been a service for low-income seniors, people with disabilities of all ages and homeowners. This year more than ever they are seeing incredibly low and no-income families and they are glad to be able to help get them through these hard economic times and refer them to other agencies if necessary. For Mend-a-Home they serve for critical home repair both loans and grants and the adapt-a-home grant is for people with physical disabilities of all ages, the oldest being 104 and the youngest being 18 months. The services they provide allow people with disabilities to live at home independently with their quality of life intact. Now more than ever these very low-income home owners in the City of Gresham need their assistants to continue to live with safety and dignity. Proud people asking for help to replace a hot water heater, replace a furnace or fix a leaking roof, who never thought they would be in that position are seen every day. They are citizens of the City of Gresham. She asked the Council to consider restoring partial funding for Unlimited Choices for the 2011/2012 fiscal year.	This activity is within Priority Three. However, the CDHS did not have sufficient resources to fund all projects, and chose not to recommend funding of this activity in FY 2011-12.
2/24/11 Erika Silver Deputy Director, Human Solutions	Ms. Silver discussed the three applications she submitted for funding. Traditional housing which is a small program for 10 homeless families with ties to Gresham who can't locate housing for them on the private market. This is due to them being in early recovery from drugs and alcohol or they are leaving a domestic violence situation or they are living with disabilities and have applied for disability assistance but haven't received it yet. This program has is a great success. The families are followed for a year after they exit the program and 100% are still successfully in housing. Tenant based rent assistants is a combination of HOME and CDBG funding. Some common reasons that Gresham households need rent assistance is that they become sick and can't work for a period of time, maybe they had a one-time emergency expense such as a car repair bill or they were a victim of a crime. In these instances the focus is on keeping kids in school or avoiding eviction. In many cases this just takes $400-$600 that saves a household from becoming homeless. Preventing homelessness is the key and this is a cost effective way to prevent it. Education is the biggest ticket to get out of poverty. Living solutions is the employment program discussed by Matthew Overson earlier in the testimonies. An investment of $213,000 results in more than $1.3 million in expendable income to be spent by Gresham residents. Living Solution incomes are so low that they are buying goods and services in Gresham. Even in this economy it is money well spent. They thanked the Council for their support and hoped that it would continue.	Transitional Housing is within Priority Two and Four will receive funding in FY 2011-2012. Tenant based Rental Assistance is within Priority Four and will receive funding in FY 2011-2012. Living Solutions is an economic development activity within Priority Seven and will be funded in FY 2011-2012

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
5/3/2011 Sarah Zahn Director of Housing, Human Solutions	Ms. Zahn testified in support of the home funding for Cedar and Cedar Meadows rehabilitation project. These projects comprise of 40 units owned by Human Solutions in the City of Gresham currently housing 157 residents including 75 children. These families earn on average 50-60 percent of the median income for Multnomah County. The funds requested will be used to renovate and upgrade the 40 apartments that are 15-17 years old including to siding, site drainage, replacing hot water heaters and improving air quality and ventilation in the units. These 40 units will remain affordable under the Home program for an additional 60 years and will extend the useful life of the buildings for at least another 30 years. Human Solutions owns and operates over 150 units of affordable housing in the City of Gresham, including the new building currently being built, the Rockwood building, which will open in late July. She thanked Council for their continue partnership and support.	This project will receive funding in FY 2011-2012 and is within Priority One.
5/3/2011 Julie Garver Housing Development Director Innovative Housing, Inc.	She thanked staff and said the application was well written and the information sessions were really good and helpful. Village Square project might not be as compelling as some of the testimony heard earlier as she is asking for roofs which are not glamorous. But housing starts at the roof. There are 72 families living at Village Square which includes many children. It is a great asset for the community because it is a safe, attractive, professionally managed place to live in a convenient location. People are a part of the Gresham community and they enjoy living there. There is a nice community room at the property allowing for resident services that help people to retain their housing security. There are eviction prevention programs that help residents get on a monthly budget program. There is a college application service that helps students complete scholarship applications. She thanked the Council for their continued support in providing affordable housing.	This project will receive funding in FY 2011-2012 and is within Priority One.

Public Comment

Date / Name / Affiliation	City of Gresham City Council Public Hearing	Staff Response
5/3/2011 Brandy Forks Gresham Citizen	She said she moved to Gresham two years ago leaving a domestic violence situation. She has two children ages five and two. She was referred to Human Solution who helped her pay her rent for a few months. She became injured and the injuring did not occur on the job therefore she was not able to receive benefits. Human Solutions gave her an emergency assistance and therefore was able to keep her home and keep her children safe and in a good environment. She had another incident that did not allow her to work full time and she was at risk of homelessness again and yet she is still in her home and her children are thriving there. She said she is proud to be where she is and in a community where people in need can get assistance. She thanked Council for their support.	This activity will receive funding in FY 2011-2012.
Date / Name / Affiliation	**Other Comments Submitted**	**Staff Response**
5/20/11 Sherry Burbach, Executive Director Community Energy Project Via Email	We at Community Energy Project appreciate the City's decision to continue homelessness prevention services to vulnerable populations such as the frail elderly and the many under-served minorities. In the course of our work we meet many Portlanders who have worked a lifetime and have only their deteriorating home – the repository of their memories -- remaining. Without services they would lose that home and with it their lives. We also see younger people struggling to make ends meet, many with families and without the privilege that would give them better employment opportunities. Our programs present them with opportunities to make and keep a safer home. Thank you for remembering our clients and allowing us to continue to serve them for another year.	Staff appreciates the important work that the Community Energy Project performs in the community.

Oregon Opportunity Network (Julie Massa) Plan Stats

- In the Portland Metro area, an affordable rent for a 2-bedroom apartment for a person living at 30% Median Family Income is $525 In contrast, the current Fair Market Rent for a 2-bedroom apartment in the same area is $809 Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of $15.56. **Source: Portland Development Commission 2008 Central City Housing Inventory Report**

- A City of Portland 2009 report, compiled by PDC to evaluate the city's No Net Loss housing policy, shows that the percentage of total rental units in the 0-30% and 31-50% Median Family Income (MFI) categories decreased by almost 23% in the last three years. **Source: National Low Income Housing Coalition Out of Reach 2009 Report**

- Monthly Supplemental Security Income (SSI) payments for an individual are $674 in Portland-Vancouver-Beaverton MSA. If SSI represents an individual's sole source of income, $202 in monthly rent is affordable, while the FMR for a one-bedroom is $700 **Source: National Low Income Housing Coalition Out of Reach 2009 Report**

- Households earning a total of less than $20,000 a year, 23% of respondents reported paying 30% or more of their total income on monthly housing costs in the last 12 months **Source: American Community Survey 2008**

Julie Massa Testimony

In the first Con Plan hearing, I testified about the increased challenges to the development of affordable housing, as a result of the Recession.

- frozen credit market impeding development
- operational concerns due to an increase in vacancy and costs for tenants in the wake of unemployment and their own credit difficulties
- and how the foreclosure crisis is linked to conditions in the rental market and is causing tight rental market conditions that proves challenging for those search of affordable housing

Today, I want to speak briefly about the conditions before the financial crisis and how the Recession has compounded a growing problem in affordable housing.

1. Our current affordable housing stock does not meet the need. Portland is home to over $50,000 renting households that are considered to have a housing problem. Portland and Multnomah County Consolidated Plan, 2005-2010. For the past 5 years, fair market rents have been affordable to households earning roughly 55 percent of MFI, leaving thousands of households vulnerable to homelessness and seeking govt-subsidized housing options. Current projections indicate that this discrepancy between supply and demand will continue to widen based on projected population grown and current rate of production. Residents in need will be unable to find adequate safe affordable housing.

2. The financial crisis has put the nonprofit housing service delivery system in jeopardy. Without capital, developers cannot generate developer fees – the lifeline of a sustainable organization. Due to incorrect underwriting assumptions, flat rents per HUD's MFI regulations, unprecedented insurance and utility costs, revenues from owning rental properties have not been realized. These conditions could mean the potential collapse of CDCs and, ultimately, the loss of affordable housing units.

3. The current financial and social goals for affordable multifamily housing are conflicting and competing and aren't sustainable over the long term. The jurisdictions that provide affordable housing financing, subsidies, and oversight are in flux with competing missions, goals and purposes Our affordable housing stock is expected to adapt to changing policy objectives even if the original structuring or design were based on different assumptions of need and demand.

Our publicly financed projects have regulatory agreements that dictate 40 -60 year affordability periods, which is not sustainable in the current financing paradigm. There is very little planning or resources allocated toward reinvesting in our current housing stock that allows project to easily adapt to policy or market changes.

It's unrealistic to expect that there won't be a need in for reinvestment in these properties. We need to expect that projects will need reinvestment over time - perhaps 15 or 20 years. There are people here who can answer the 'when' that better than I. We need to steer away from the label of 'bad owner' if reinvestment is needed.

I also wanted to turn your attention to those we serve (handout from HDC PowerPoint attached). I quoted the statistic at the first hearing that the most multifamily affordable housing projects were set up with the assumption that rent would increase every 2 years.

As we continue to serve folks from 0-30%, we either need
* more rent subsidies
* less private/amortized debt = more public $ per unit

CENTRAL CITY CONCERN

2007-2008* ALCOHOL & DRUG FREE COMMUNITY TRANSITIONAL HOUSING AND SUPPORTED EMPLOYMENT OUTCOME REVIEW

Report prepared by Rachel Post, Director of Supportive Housing and Employment

Overview: In FY 2007, clients of Central City Concern's Alcohol and Drug Free Community (ADFC) Transitional Housing and Supported Employment program achieved great success. **Of those exiting the program, 58% (229 out of 398 people exiting) moved to permanent housing and completed their addiction treatment. Ninety-three percent of these were either employed or receiving federal disability entitlements.** This treatment completion rate is similar to the most prominent research-based models in the literature, and far above the commonly reported completion rates of 30-40% that has often been seen for homeless persons in traditionally-run therapeutic communities (Milby, 1996, 2000, 2005, 2008 and DeLeon, 2000*). Last year, this program served 459 total customers in 152 units of ADFC Transitional Housing.

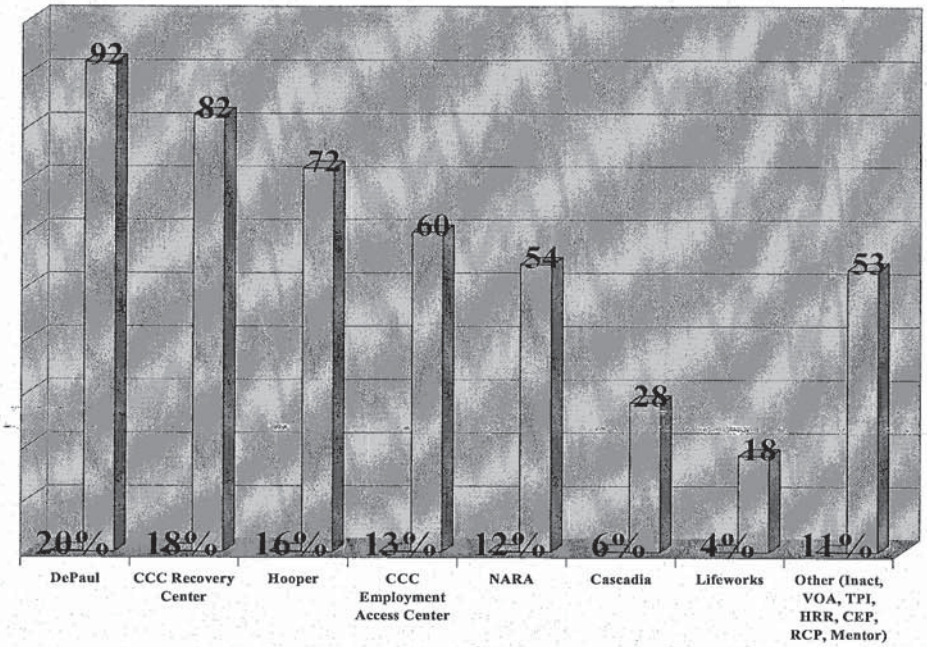
Reasons for success: **The integration of supported employment with the supportive housing and outpatient treatment resulted in a significant increase in completion rates.** Those served (about 44% meeting the definition of chronically homeless) choose not only to live in a clean and sober supportive community but also to be supported on a **path to self-sufficiency and transformation.** As a result of these comprehensive and individualized services, clients develop lasting relationships with their treatment and housing peers. Often the housing and employment services offer the venues in which to practice what they learned from treatment in the real world. These additional services promote **the bridge back into the community** where clients build their new recovery lifestyles and re-connect with their families. Individuals often report that had it not been for their new recovery community, clean and sober social events and employment support, they may have returned to their old habits, friends and places.

Success stories: Take, for example, the story of Eliza (name changed to protect identity). Eliza had been homeless for 10 years, incarcerated for drug related crimes and diagnosed with schizo-affective disorder, post-traumatic stress disorder and a personality disorder. Eliza had not worked in 6 years. Upon entry into CCC's transitional ADFC housing program and outpatient treatment, Damian, a Supported Employment Specialist, began talking to her and her Supportive Housing Case Manager about work. She told him he must have the wrong person and that she was too far gone to be working. Damian and the Supportive Housing Case Manager worked as a team and began planting ideas of hope in her head. With their support, Eliza began to believe in herself and agreed to let Damian work with her on developing a job with a locally owned grocery store. **Eliza began her work in January of 2008 and within 3 months she received a raise, an increase in hours and health insurance benefits.** She continues to work with the ongoing support of her new Employment Specialist Steve, who often visits her at work and checks in with her employer to make sure things are going well.

Clients like Eliza may be referred from any number of the Homeless Alcohol and Drug Intervention Network (HADIN) agencies with the majority of referrals coming from De Paul, Hooper Detox, CCC Recovery Center and NARA. **Table 1** below represents the referral sources of the clients served in this program last year.

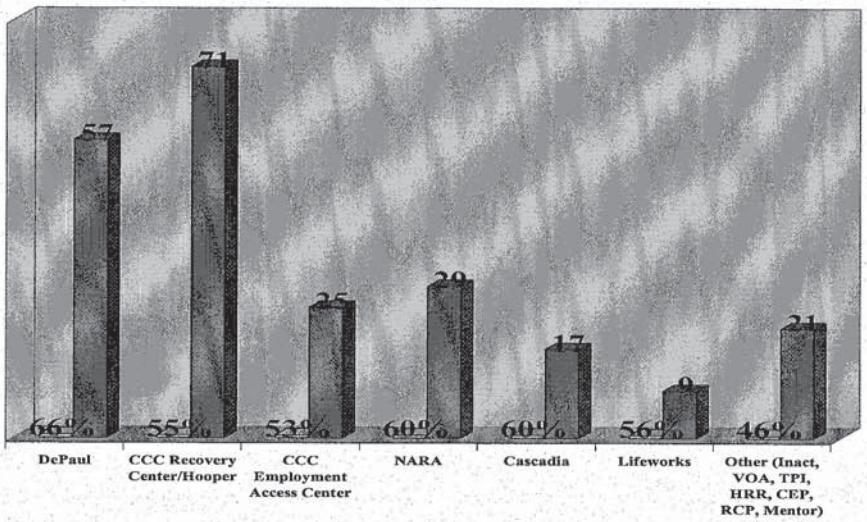
*Data represents all those entering between July 1,2007 and June 30, 2008 AND those exiting between July 1,2007 and 11/30/2008

Table 1



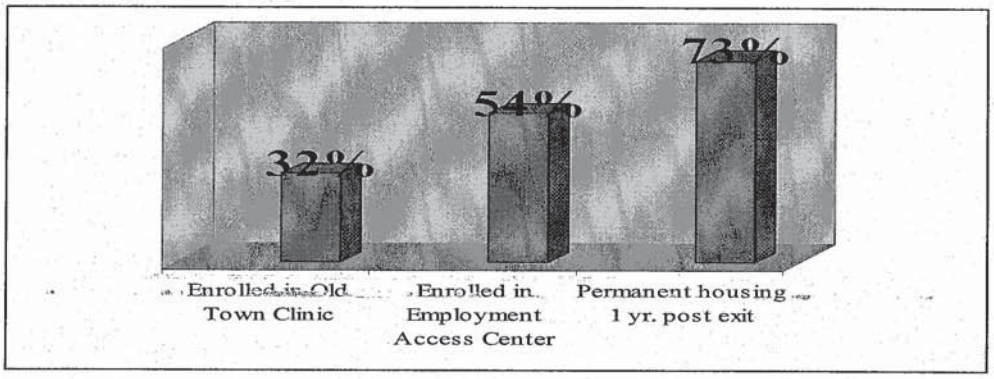
While 459 total clients were served during this period, 398 exited the program. Below, Table 2 illustrates the **229 (58%) that were clean and sober and moved into permanent housing** with either employment or disability income by their originating referral agency.

Table 2



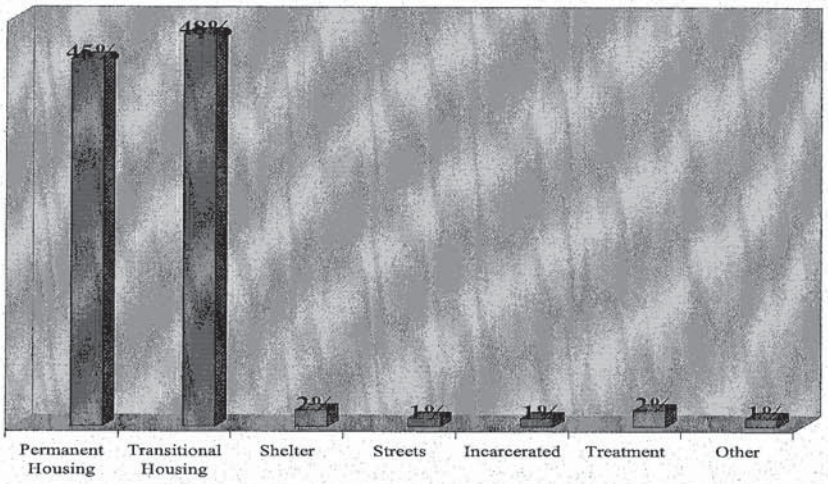
In addition to the outpatient treatment received by all those living in these ADFC Transitional Housing units, table 3 below represent 32% of individuals were enrolled in CCC's Old Town Clinic and 54% were enrolled in CCC's Employment Access Center, formerly known as WorkSource Old Town. Remarkably, 73% of those who exited to permanent housing, remained housed one year later.

Table 3



Employment Access Center: Not all of those served by CCC's Employment Access Center are enrolled in CCC's ADFC Transitional Housing program. While FY 2008-09 saw a substantial cut in funding of all Workforce Investment Act (WIA) programming at the EAC, the site remained a vibrant and vital resource to homeless and formerly homeless individuals with an increase in visits by 170% between September, 20008 and August 2009 (from 28,800 to 43,700). In December 2008, 500 individuals were enrolled in one of our 7 intensive employment programs with 253 (50%) of these actually employed with an average wage of $10.19 an hour. Table 4 below represents the housing status of all 500 EAC customers at that time.

Table 4



3

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Milby, J.B., J.E. Schumacher, C. McNamara, D. Wallace, S. Usdan, T. McGill, and M. Michael. 2000. Initiating abstinence in cocaine abusing dually diagnosed homeless persons. *Drug and Alcohol Dependence* 60: 55-67.

Milby, J.B., J.E. Schumacher, J.M. Raczynski, E. Caldwell, M. Engle, M. Michael, and J. Carr. 1996. Sufficient conditions for effective treatment of substance abusing homeless persons. *Drug and Alcohol Dependence* 43: 39-47.

Milby, J.B., J.E. Schumacher, R.E. Vuchinich, M.J. Freedman, S. Kertesz, and D. Wallace. 2008. Toward cost-effective initial care for substance-abusing homeless *Journal of Substance Abuse Treatment* 34: 180-91.

Milby, J.B., J.E. Schumacher, D. Wallace, M.J. Freedman, and R.E. Vuchinich. 2005. To house or not to house? does it make a difference? *American Journal of Public Health* 95: 1259-65.

DeLeon, G., S. Sacks, G. Staines, and K. McKendrick. 2000. Modified therapeutic community for homeless mentally ill chemical abusers: treatment outcomes. *American Journal of Drug and Alcohol Abuse* 26: 461-80.

Adapt-A-Home®
Client Follow-up Study Summary
2001-2002

During 2007-2008, Unlimited Choices completed follow-up studies of both house owners and mobile home owners served in fiscal year 2001-2002. For both populations, we found that the expenditure of a small amount of funds for essential home modifications such as ramps, walker steps, accessible showers, grab bars and hand rails, enabled clients to live safely in their homes and prevented them from needing to move to more expensive, less independent care settings. We compared the costs of the home modifications to the costs if they had lived the same number of months (through October, 2007) in adult foster care, assisted living, or a nursing facility. Copies of the full studies are available upon request.

	House Owners	Mobile Home Owners
Number of clients surveyed	60	39
Average cost of UCI modifications	$1476	$1877
Total cost of UCI modifications for all clients	$89,101	$73,218
Total cost in adult foster care for same months client at home	$2,235,678	$1,407,132
Net Savings:	**$2,146,577**	**$1,333,913**
Total cost in assisted living for same months client at home	$3,106,335	$1,966,519
Net Savings:	**$3,017,234**	**$1,893,300**
Total cost in nursing care for same months client at home	$10,055,968	$6,429,535
Net Savings:	**$9,966,867**	**$6,356,316**

211 SE 80th Avenue, Portland, Oregon 97215
503-234-6167• Toll Free: 1-866-219-6820 • fax 503-234-9980
e-mail: info@unlimitedchoices.org • www.unlimitedchoices.org

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Swisshelm, Bryan

From: donnyguitars777@gmail.com
Sent: Tuesday, September 29, 2009 11:14 AM
To: Levine, Kathryn
Subject: Re: Moving Handicapped Spot from Denver to Watts

Thank you very much for your assistance and prompt response to this matter. I can't wait to see our precious Kenton with the new facelift. And the spot will really continue to make my life easier.

On a side note and Just because I need to say this to somebody, anybody, I must report; as happy as I am for Kenton and as much as I love my apartment having lived here five years, the landlords are sure to raise the rents so high now many will have to leave the area. Its already happening.

Three younger couples have moved out in the past four months because the landlords are raising the rents seventy five to one hundred dollars a month. The Kenton improvement along with the housing mortgage crisis is driving rents so high in this area I am not certain how long I will be able to remain in this lovely village.

But I completely and truly thank you for helping where you do have the power. It has and will continue to make all the difference for me as long as I live here.

Again, thanks.

Don Muccigrosso Jr.

Sent from my Verizon Wireless BlackBerry

From: "Levine, Kathryn"
Date: Tue, 29 Sep 2009 10:48:35 -0700
To: 'donnyguitars777@gmail.com'<donnyguitars777@gmail.com>
Subject: Moving Handicapped Spot from Denver to Watts
To: Donald P. Muccigrosso Jr. BSN, RN

Don - Thanks again for contacting us right away about the parking.

The City's Parking Control staff are going to relocate the parking spot from the west side of N Denver Avenue to the north side of N Watts Avenue, just west of Denver. That should occur very soon.

Once the Denver Streetscape project construction is complete, the parking space can be moved back to Denver Avenue. The current project schedule calls for substantial completion within 120 days, which would be late January 2010.

Please let me know how the new space works out. I can be reached at 503-823-7085.

Also, I am expecting to be on the project site on Thursday, October 1st, and I will stop by in the early afternoon, in case you are available to meet.

Kathryn Levine
Project Manager

1

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Project Manager

Portland Transportation
1120 SW 5th Avenue, Suite 800

2

Swisshelm, Bryan

From: donnyguitars777@gmail.com
Sent: Saturday, October 03, 2009 5:50 AM
To: Levine, Kathryn
Subject: Re: Moving Handicapped Spot from Denver to Watts

Ms Levine,

I am sorry one last thing. I know you will soon be glad to be done with me I know this is not your department. But having said all I have I must add one note. Jessica the rental manager did step up to the plate and go far beyond the call of duty in caring for that elderly man, Dale, once he became very ill. I was very pleased by her caring for this person where she did not have to. She is not a bad person. Quite the opposite. She took him home to Thanksgiving and Christmas dinner once she learned how bad off he was. That speaks volumes.
Truly it is only the business aspect that concerns me. If it is her job to raise the rents it her job. Not personal.

I just felt I needed to say that!

Thanks for listening and caring! I think that's it! I promise! Lol.

Don m.

Sent from my Verizon Wireless BlackBerry

From: "Levine, Kathryn" <Kathryn.Levine@pdxtrans.org>
Date: Fri, 2 Oct 2009 17:10:32 -0700
To: 'donnyguitars777@gmail.com'<donnyguitars777@gmail.com>
Subject: RE: Moving Handicapped Spot from Denver to Watts

Hi Don - I stopped by Thursday afternoon, but it was close to 3:30pm by the time our weekly construction meeting with the contractor had ended. I'm sorry that I missed you.

The parking space had not been moved to N Watts yet, but I will follow-up next week with our Parking Control staff.

I would like to share your e-mail with the Portland Housing Bureau staff. I hope you are able to remain in your neighborhood.

Please call me if any issues arise with the streetscape construction.

Thank you,

Kathryn Levine, Project Manager
Portland Transportation
Phone: 503-823-7085

1

Swisshelm, Bryan

From: donnyguitars777@gmail.com
Sent: Saturday, October 03, 2009 5:39 AM
To: Levine, Kathryn
Subject: Re: Moving Handicapped Spot from Denver to Watts

Good day Ms. Levine and thank you again for writing.

I am not opposed to the letter being forwarded as you have suggested. I would like to add to that letter that, I am hesitant to step forward to lead the charge as it were. I am in a very precarious situation financially being a disabled RN. While I need to keep rent costs reasonable I also do not want to bring the wrath of the rental office down upon me. Ultimately, businesses are run by people. No cause property evictions are part of the landlord rights. I really dont need that to happen to me as I have no money to move.

I was at the rental office one day paying rent when the property manager was talking about the streetscape with another person. I mentioned that I was afraid of rent increases as a result of the Kenton improvements along with the terrible mortgage crisis and resulting higher demand for apartments.

She immediately confirmed my fears as she exclaimed "do you know how much I just rented number ten for?" referring to the single room apartment across the hall that was only $295 a month when I moved in to my place. A poor starving elderly man lived there. He was mentally and physically challanged and had no job, food, or assistance. I helped to get him on disability (I'm an RN). The rental office raised his rent to over four hundred plus. All they did was take away his food money. Very depressed he drank until he had several strokes and was removed to a care facility.

A self proclaimed "Christian," the rental manager recently rented that tiny apartment to a religious Missionary Woman for this new "record" amount. Really? I proclaimed in dismay.

I'm ashamed to be human some days.

The rent for my studio apartment was raised from three ninety five to five twenty five as each of the last two people whom have held the management position at Voss have raised rents as soon as they took over. This is of course as I see it. The business ethic will of course dictate a different version.

I am not complaining about the cost of my rent now. I am, however, very nervous about the ethic of raising rents because of neighborhood improvements. This building has not been improved. Just the property values.

If this letter does not fall on deaf ears, it would be my hope that there is an advocate for balance between the desires of the business with the needs of the people they serve. Funny, I said serve. How can we serve anyone when maximizing profit is our national ethic? Self serving.

Thank you. Don M. Kenton court.

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Kathryn Levine
Project Manager

Portland Transportation
1120 SW 5th Avenue, Suite 800
Portland, Oregon 97204
Phone: 503-823-7085
E-mail: Kathryn.Levine@pdxtrans.org

3

From: Kaye, Beth
Sent: Thursday, October 22, 2009 11:33 AM
To: 'Carla Danley'
Cc: Jim McConnell; Pat Mobley; Jean DeMaster; Lehto, Tracy
Subject: RE: nice meeting you at HCDC community hearing

Thanks for writing in, Carla, and for coming to last night's hearing. I appreciate this very clear summary of the issues. Tracy Lehto or I will get back to you about the Housing Connections labeling issue, and the availability of more specific data on the features of an "accessible" unit.

The supply of affordable family housing (2+ bedrooms, 2 or more bathrooms) in Portland is a tougher issue. We know about it, and, in our RFP processes to select projects to fund, we have given priority to proposals that will add to the supply of affordable family size units. However, I am not sure that our priority matches up with the need you are describing.

- We have not required that the new units be in close-in parts of Portland (as opposed to East Portland or Gresham).
- We have focused on units that will be affordable to very low income households (household income below about $35,000 for a household of four). Your household may have a somewhat higher income, but not enough of an income to afford an 2 BR, 2 BA apartment that rents for $1900.
- We have not required the bedrooms or bathrooms to be of particular dimensions, and I understand from our conversation that the equipment (the Hoyer lift, the electronic chair, other medical equipment etc.) takes up a lot of space and rooms must be large in order for the family to be able to navigate the space.

I will bring this dialog into our policy discussions at the Portland Housing Bureau. The policy team sets the priorities for the RFPs. This is not likely to address your family's immediate need, however. The development pipeline is two or three years long, so projects funded in Spring of 2010 might not be ready for occupancy until 2012 or 2013.

I will also see what we may be able to do in a faster timeframe to make the market for accessible units more efficient, so that as accessible units that meet your specifications come available, your household and other households that need those features will have first crack at renting them. Currently, accessible apartments are rented on a first come, first served basis.

Again, thank you for your participation in the Community Needs hearing.

With your permission, I would like to forward this e-mail string to Neisha Saxena, recently named by City Commissioner Fish to the Disability Rights Commission, and to a few other folks who may be able to assist. Please let me know.

Beth Kaye
Public Affairs Manager
Portland Housing Bureau
421 SW 6th Avenue
Portland, OR 97204
(503) 823 2393
bkaye@ci.portland.or.us

From: Carla Danley [mailto:danleycd@yahoo.com]
Sent: Thursday, October 22, 2009 12:04 AM
To: Kaye, Beth
Cc: Jim McConnell; Pat Mobley; Jean DeMaster; Lehto, Tracy
Subject: nice meeting you at HCDC community hearing

Hi Beth,

I enjoyed speaking with you at the HCDC community meeting tonight and wanted to share a bit more with you about Portland's lack of wheelchair accessible family housing and the "Housing Connections" website, not from the point of view of an attorney but from the point of view of a consumer attempting to utilize the service. This question has come to us a number of times. The last time my husband was asked about it, he had this to say:

I have reviewed the housing connections results during the time that we have been searching for our own housing and have found a huge number of housing options to fit people in particular circumstances, specifically disabled people who are not members of family households. As there are hundreds of "hits" that indicate accessibility as a feature, it leads one to conclude that there is plenty of housing. When real-world life circumstances are applied to this picture, however, the picture quickly fades. In my most recent search, I found a huge number of 1- and 2-bedroom units with a single bath available for less than $800 per month. These are designated as "visitable" apartments, the loosest criteria in the program. If the disabled person happens to be a member of a family, whether as a parent or a child, the small space (often 800 - 900 square feet) and small single bathroom are not sufficient. The 2 bedroom/2 bath units started at about $1900 per month (hardly affordable for this underemployed population) and there were very few of them.

A disability alone requires space, space for maneuvering a wheelchair or a Hoyer lift around a bed or within a bathroom, space for other durable medical equipment, space to allow transfers to toilets, beds, and so forth. Disability also requires significant time. For example, transfers are time consuming, and each toileting session requires two transfers (onto the toilet and then off again). Families also require space, especially when children are involved, and when physical spaces are limited, the time element exacerbates the competition. This competition for space is never more acute than when the bathroom is involved. The long and short of it is that a family (parents and one or more children, one member of which is significantly disabled) are reasonable in requiring a second bathroom. Suddenly, the list of housing units is limited to a small number of luxury units, generally priced in the $1900-2400 range.

The location issue is also a source of frustration. It is easier to find more suitable housing in Gresham or Hillsboro, but what if one's goal is to enjoy the vibrant, connected life that one finds in downtown Portland? This entire discussion seems predicated on the belief that Portland should accommodate the needs of all residents, in all physical shapes and all family configurations, through all stages of the natural human life cycle. Portland has done an admirable job of developing affordable housing *for certain populations*, but has been unable to date to accommodate this population.

In short, a service like Housing Connections gives superficial appearance of a housing glut, but when you apply real-world circumstances of families with disabled members, a very different picture emerges. *The data appear to discount the claim of scarce housing for this population, but the data lack validity.* [italics mine]

I would add to this that there is also the issue of labeling. The search criteria will allow

one to filter for "somewhat", "mostly", and "fully" accessible housing, but these labels speak to no specific features (such as "roll-in shower", "level entrance", dimensions of bathrooms and bedrooms, etc), and are really meaningless in determining the usability of an apartment. The summer before we relocated to Oregon, I went to view apartments marketed as wheelchair accessible only to discover 1st-floor units accessible only by steps.

Viewing the HCDC website, there is reference to a Special Needs Subcommittee but it appears to have been last active in June 2006? Or did I misread that?

Thank you again for your presence at the community meeting.

Best,
Carla D.

From: Carla Danley [danleycd@yahoo.com]
Sent: Saturday, October 24, 2009 11:20 AM
To: Kaye, Beth
Subject: Housing, accessiblity and "20-minute communitites"

Hi Beth,

I can't remember whether or not I mentioned when we met that I sit on the Health Equity Working Group of Coalition for a Livable Future. About a month ago Radcliffe Dacany a Portland urban planner made a presentation to the HEWG on The Portland Plan as it pertains to "20-minute communities". I responded to that presentation as follows:

Hello Radcliffe,

Thank you so very much for taking the time to meet with CLF's Health Equity Working Group. I found your presentation very informative.

During the presentation, you made reference to people "choosing" to live in one neighborhood over another. I would ask you, as you go forward, to be mindful of the fact that many people do not "choose" but are forced out of neighborhoods of their choosing or forced *into* neighborhoods *not* of their choosing as a direct result of policy decisions made, or lack thereof, by city planners like yourself.

In some instances these trends can be easily quantified and mapped, such as households forced out of the urban center as neighborhoods become gentrified and affordable housing is lost. Other phenomena are less apparent, such as families with a wheelchair-using member being forced into neighborhoods outside of the City of Portland altogether as Portland has no discernible stock of family-friendly, wheelchair-accessible housing.

Though a stated objective of the Bureau of Planning and Sustainability is to plan for a "diversity of housing types", you yourself stated that the Bureau has not identified accessible family housing as a "housing type". The emphasis here is on 'family' housing, as the limited current stock of Portland's accessible housing is primarily found in senior housing and/or single occupant/one-bedroom units.

It is my understanding that the move toward 20-minute communities is part of a larger plan to accommodate projected growth and changing demographics. For a city like Portland, which takes pride in progressive, innovative urban planning to have no vision for providing housing for an aging population which chooses to remain in their homes, children growing up with complex medical challenges, skilled nursing care moving out of institutional settings and into the home, and veterans returning home from war, runs contrary not only to projected demographic trends in Portland, but across the entire country

I am pleased to hear that November will bring community workshops and forums for Portland residents to express their views on 20-minute communities and the Portland Plan. The irony is not lost on me, however, that in order to attend a community forum as a Portland resident, one

would have had to have been able to secure housing in Portland in the first place which, as I've discussed, is not possible for some populations.

I am delighted to hear that you will be working closely with Janet Hammer as I feel she has tremendous insight and will be a valuable resource as the plan moves forward.

If I can of assistance in any way, should the Bureau decide to address this concern, please do not hesitate to contact me. I am willing to lend support in whatever way I can.

Kind Regards,

Carla Danley

Beth, for the record, I never received a reply to this, and that could be for any one of a number of reasons. But I appreciate your efforts to broaden your understanding of this very important topic. I also wanted to share a quote and the article from which ist is abstracted with you:

"In spite of new urbanism's land-use infrastructure and transportation advantages, it falls short with respect to much of the housing produced. The housing that has been built in many such communities reflects an almost anti-aging and anti-disability outcome."

full article:

http://www.design.ncsu.edu/cud/about_ud/udincommunity.html

Best,

Carla D.
503.380.3876

211info
Oct. 28, 2009

My name is Deborah Willoughby, and I'm an information and referral specialist for 211 info. That means I talk with callers who are looking for community services in the metro area, as well as in other parts of Oregon and Southwest Washington, and I get a pretty good feel for what the needs are for people in East Multnomah County – and for which needs are unmet. In the all of Multnomah County calls last year, 44 percent of our calls were from east county.

211*info* is Oregon and Southwest Washington's comprehensive support hub for 2-1-1: a social services helpline. The nonprofit 211*info* is built upon a 25 year history of providing people with free and easy access to the answers they need most. Last year, over 100,000 people turned to us for referrals to food, shelter, housing, foreclosure assistance, health care, and much more. It's free, and callers get to talk with real people instead of voice mail.

When we talk with callers about what social services they need access to, we record a lot of demographic information. 211 has an excellent snapshot of which services are most needed by people who are low-income in East Multnomah County. Planners and nonprofits are welcome to look at our data reports to anticipate which services are most necessary in which areas.

We took a look at our statistics, and here are our top 2-1-1 caller needs for East Multnomah County for the 12 months ending Oct. 1, 2009:

- Medical/dental, 1,804
- Food/food stamps, 2,047
- Shelter/housing, 2,243
- Rental assistance, 3,850
- Utility assistance, 4,387

Here's what we are seeing right now, and it won't come as any surprise to social services agencies: Our call volume is high, and many callers are looking for services that do not exist.

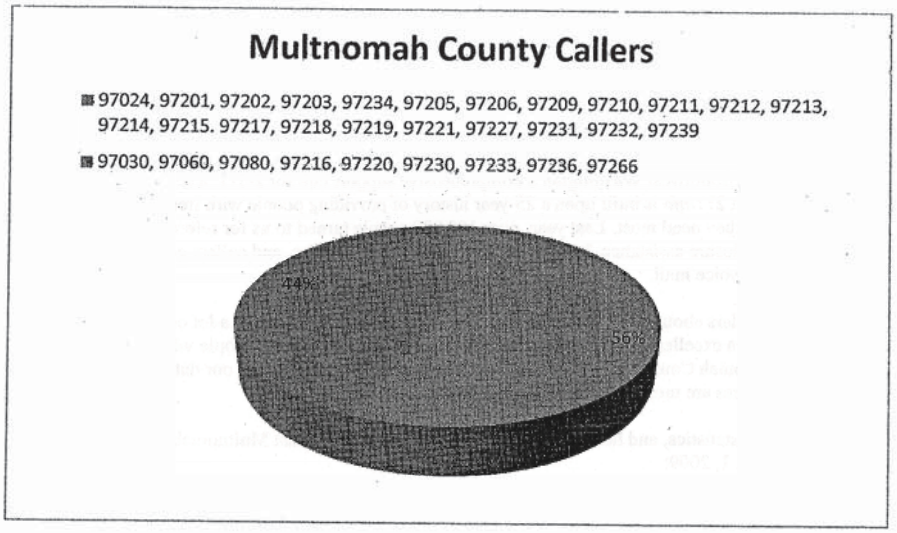
Even in the best of times, there isn't enough money to help everyone who is facing eviction, who has a utility shutoff notices, who needs to go to a domestic violence shelter, who needs medical help. Those services exist; they are simply overwhelmed.

But there isn't anywhere near enough help for people with severe dental problems, who need costly medical tests like colonoscopies, who need expensive medications, who can't afford to pay for burial or cremation of a loved one, who need to buy gas to drive to job interviews.

These are the people I talk with everyday:

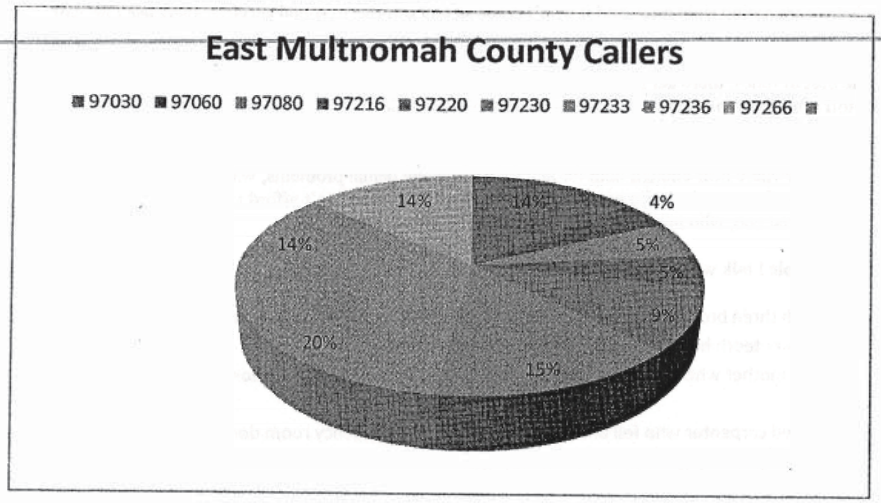
- A woman with three broken teeth and no hope of being able to pay for dental care. She has diabetes, and she says her teeth hurt too much for her to be able to eat.
- An uninsured mother whose son's mental illness is controlled only by medication that costs $900 a month.
- An unemployed carpenter who fell and broke his wrist. The emergency room doctors told him he needed an orthopedic surgeon to repair the damage.

Our hope at 211 is that our statistics can be of help when planning and development decisions are made in east county.



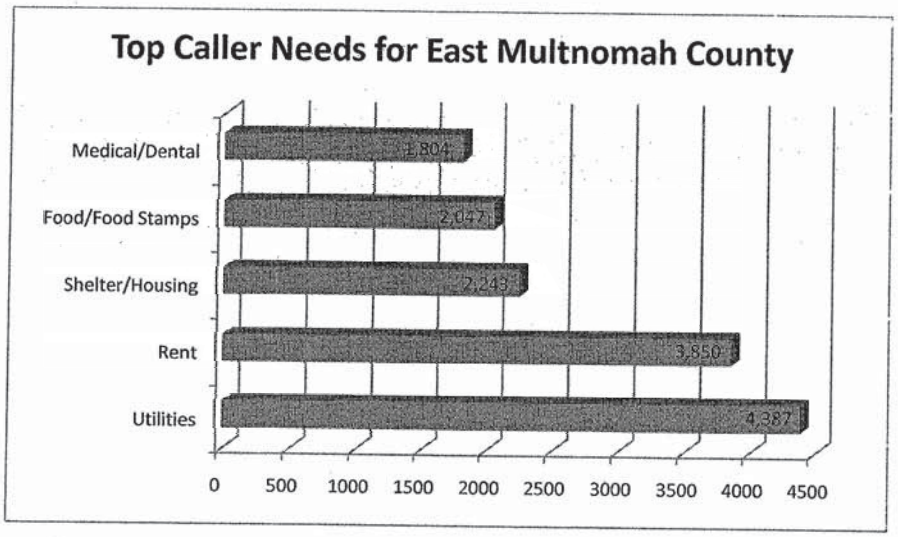
Total Multnomah County Calls = 46,382

*Calls on 2-1-1 between 10/1/08 – 9/30/09



Total East Multnomah County Calls = 20,398

*Calls on 2-1-1 between 10/1/08 – 9/30/09



*Calls on 2-1-1 between 10/1/08 – 9/30/09

From: Mark White [markpdx@spiritone.com]
Sent: Wednesday, October 28, 2009 3:28 PM
To: Swisshelm, Bryan
Cc: Mark White
Subject: [User Approved] Re: Public Hearing Notice: Homeownership

Bryan,

My only comments is that as far as I know, no hearing or events on this subject are near the zip codes with the most foreclosures. Surely some must realize that if you can't afford to keep your home, driving to another part of the City is going to be a challenge, especially if you've lost your car.

Thanks.

Mark

On Oct 28, 2009, at 2:14 PM, Swisshelm, Bryan wrote:

You're invited to a public hearing addressing access to homeownership education, assistance, and foreclosure prevention for households in Multnomah County as part of the process of developing the 2010-2015 Consolidated Plan.

Where: New Columbia Education Center—4625 N. Trenton
Date: Thursday, November5, 2009
Time: 6:00-8:00 pm
Trimet: Bus Line # 4 (www.trimet.org)

If you can't attend this hearing, there are four other convenient ways to comment.

1 You can write a letter:

Pat Mobley, Housing & Community Development Commission Chair
421 SW 6th Avenue, Suite 1100
Portland, OR 97204

or

2 **Send an e-mail:**

bryan.swisshelm@ci.portland.or.us

or

3. **Leave a voicemail message:**

503-823-2396
503-823-6868 TTY

or

4. **Comment Online:**

www.portlandonline.com/phb/conplan

Questions?

Please visit the Consolidated Plan website: www.portlandonline.com/phb/conplan for more information on this hearing. The attached flyer will be available shortly on the website in Russian, Vietnamese, and Spanish.

Sincerely,

Bryan Swisshelm

Bryan Swisshelm
City of Portland
Portland Housing Bureau

503-823-2396

<Homeownership Flyer.pdf>

From: Trevor Robins [Trevor@tlandislaw.com]
Sent: Wednesday, October 28, 2009 4:03 PM
To: Swisshelm, Bryan
Subject: [Approved Sender] RE: Public Hearing Notice: Challenges to Developing Affordable Rental Housing

Bryan, I think affordable housing should not be developed in the most expensive parts of town, using expensive construction methods like steel and concrete, because we don't get much bang for the buck, and because we undermine the property tax base most in those areas. I would like to see affordable housing development limited to middle-class neighborhoods, and use less-expensive, lower-intensity construction methods, particularly remodeling existing buildings and splitting them up into more units Thanks.

From: Swisshelm, Bryan [mailto:Bryan.Swisshelm@ci.portland.or.us]
Sent: Wednesday, October 28, 2009 11:15 AM
To: Lehto, Tracy
Subject: Public Hearing Notice: Challenges to Developing Affordable Rental Housing

You're invited to a public hearing addressing the challenges of developing affordable rental housing, as part of the process of developing the 2010-2015 Consolidated Plan.

Where: United Way of Oregon—619 SW 11th Avenue.
Date: Wednesday, November 4, 2009
Time: 2:00-4:00 pm
Trimet: Bus lines: 15, 51 & Max Blue/Red Lines/Streetcar

If you can't attend this hearing, there are four other convenient ways to comment.

1 You can write a letter:

Pat Mobley, Housing & Community Development Commission Chair
421 SW 6th Avenue, Suite 1100
Portland, OR 97204

or

2. Send an e-mail:

bryan.swisshelm@ci.portland.or.us

or

3. Leave a voicemail message:

503-823-2396
503-823-6868 TTY

or

4. **Comment Online:**

www.portlandonline.com/phb/conplan

Questions?

Please visit the Consolidated Plan website: www.portlandonline.com/phb/conplan for more information on this hearing. The attached flyer is available on the website in Russian, Vietnamese, and Spanish.

Sincerely,

Bryan Swisshelm

Bryan Swisshelm
City of Portland
Portland Housing Bureau

503-823-2396

From: Wendi Anderson [wendi@thegivingtreenw.org]
Sent: Wednesday, October 28, 2009 4:56 PM
To: Swisshelm, Bryan
Subject: [User Approved] Re: Consolidated Plan Hearing--Equitable Access to Services

Hi Bryan,

I am unable to make this hearing tonight, but I am very interested in being a part of the conversation. I noticed that you don't have a discussion forum on the website - is there a plan for this? I'm sure there are many of us who would love to get some online dialogue going!

Thanks,

Wendi
--
Wendi Anderson
President
The Giving Tree
Office (503) 200-5528
Cell (503) 544-7969

On Wed, Oct 14, 2009 at 11.55 AM, Swisshelm, Bryan <Bryan.Swisshelm@ci.portland.or.us> wrote:

You're invited to a public hearing on equitable access to services, as part of the process of developing the 2010-2015 Consolidated Plan.

Where: King Elementary School Cafeteria
Date: Wednesday, October 28, 2009
Time: 6:00-8:00 pm
Trimet: Bus lines 6 & 72 (www.trimet.org)

If you can't attend this hearing, there are four other convenient ways to comment.

1 You can write a letter:

Pat Mobley, Housing & Community Development Commission Chair
421 SW 6th Avenue, Suite 1100
Portland, OR 97204

or

2. Send an e-mail:

bryan.swisshelm@ci.portland.or.us

or

3. **Leave a voicemail message:**

503-823-2396
503-823-6868 TTY

or

4. **Comment Online:**

www.portlandonline.com/phb/conplan

Questions?

Please visit the Consolidated Plan website: www.portlandonline.com/phb/conplan for more information on this hearing. The attached flyer is available on the website in Russian, Vietnamese, and Spanish.

Sincerely,

Bryan Swisshelm

Bryan Swisshelm
City of Portland
Portland Housing Bureau

503-823-2396

From: Cheryl Lohrmann [cheryl.lohrmann@gmail.com]
Sent: Friday, October 30, 2009 11:56 AM
To: Swisshelm, Bryan
Subject: affordable housing + Proud Ground

Hi Bryan,

I recently purchased a home through Proud Ground, moved in this month, in fact!

I am single, and a busy artist, activist and social entrepreneur. In some cases, people like me don't make a whole lot of money early on in their careers. They never even think about owning a home because they know they can't afford much. Organizations like Proud Ground made it possible to invest in the community where I hope to contribute toward economic and social development models.

Please continue to generously support programs like Proud Ground and also the Portland Housing Center. There are many people attracted to Portland for its possibilities, these programs have the potential to ground this attraction so it can take root!

Sincerely,

Cheryl Lohrmann

--
Think ahead, leave no plastic behind!
www.LNPB.org

Help launch Create Plenty, "a real food store/restaurant that will redefine convenience"...
www.createplenty.org, www.thechangexchange.org

Swisshelm, Bryan

From: Robin Cash [robincash@att.net]
Sent: Friday, October 30, 2009 8:16 PM
To: Swisshelm, Bryan
Subject: [User Approved] Affordable Homeonwership

For 17 yrs I worked with Steps to Success to people receiving TANF public assistance find and keep family wage employment. Through this work I became convinced that Safe Affordable Housing, Affordable Quality Child Care and Affordable Medical Care are the keys to financial stability. Because of this I have been a member, board member, and financial supporter of Proud Ground almost since its inception. Safe, stable, affordable housing is the key to a good future for our youth. I urge the city and county to continue funding the important programs that support affordable housing for all our hardworking families.

1

From: Maggie Skenderian [skenberg@gmail.com]
Sent: Monday, November 02, 2009 9:03 PM
To: Swisshelm, Bryan
Subject: Affordable housing in Portland

Hello Bryan -
I'm writing to you to strongly advocate for affordable housing options in the City of Portland as part of the Housing Bureau's 5-yr Plan. In the late 1980's I had the good fortune to work for the Burlington Community Land Trust (BCLT) in Burlington, VT. As you may know, the land trust model puts housing into the hands of folks typically at or below 80% of median income. One of the best things about the land trust model is that once a home is part of the community trust, it stays affordable forever.

I moved to Portland in 1994 and soon thereafter joined the Board of the Portland Community Land Trust - newly renamed Proud Ground. I was struck by the high cost of housing in Portland and couldn't imagine why the land trust model hadn't gained more ground here (no pun intended). One of the big boosts to Burlington's effort is that there was a substantial City investment in BCLT both financially and in the development of inclusionary zoning.

This exact tool may not suit Portland, however it would be interesting to see what could be packaged as incentives to developers.
http://www.cedoburlington.org/housing/inclusionary_zoning.htm

The land trust model provides an incredible opportunity for people to work their way into the traditional housing market, or enjoy the long-term benefits and community of being part of the trust. The public investments made in community land trust housing are the best use of our collective resources in my opionion. Every dollar we invest in permenantly affordable housing today, leverages the future of its affordability.

I hope that Portland will designate a significant level of support for Proud Ground as they continue to create community, security and affordable shelter for current and future generations. As I'm sure you know, the cost of housing in Portland as far outpaced salaries and many more households each year face a lifetime of renting. We can do better than that, and Proud Ground can help.

The staff and board are dedicated, talented, and hard working folks who believe strongly in what they do at Proud Ground because they see the difference their work makes in the lives of Portlanders. Please do help them put the land trust model on the map in a grand way here in our great City.

Best regards-
Maggie Skenderian
4505 SE Clinton St.
Portland, OR 97206
(503) 231-7390

Swisshelm, Bryan

From: Heather Heatlie [heatherheatlie@hotmail.com]
Sent: Tuesday, November 03, 2009 12:02 PM
To: Swisshelm, Bryan
Subject: Affordable home ownership meeting November 5th

Hello,
I am writing in support of the Portland Community land trust (now called Proud Ground).
I am a long time Portland resident, born at Bess Kaiser in 1967, and until supported by Proud Ground and the Portland Housing Center, unable to own a home despite constant employment.

My husband and I rented, and were forced to move from neighborhood to neighborhood as land lords raised rents or sold the homes we lived in (in some cases inspired by the work we did fixing up their rentals, such gardening, and removing 30 year old shag carpet).

Many of the rentals we lived in also had high utility costs, as the land lords were not interested in spending money making the houses efficient, as we, the renters, were paying the bills.

Now that we own a nicely renovated, energy efficient retrofitted house from Proud Ground, we can focus on our neighborhood and our local schools. Our neighbors are also happy that the former rental we now live in has stable inhabitants.

I encourage you to continue to support Proud Ground and the Portland Housing Center.

Thank you,
Heather Heatlie
1205 NE Holman
Portland OR
97211
(503) 234-2748

Hotmail: Trusted email with powerful SPAM protection. Sign up now.

1

From: karen davis [kanndvs@yahoo.com]
Sent: Tuesday, November 03, 2009 9:26 AM
To: Swisshelm, Bryan
Subject: Affordable Homeonwership

I urge the city and county to continue to fund important programs that ensure that generations of hardworking Portland families will be able to own their own home. Sincerely,

Karen Davis who wants to grow vegetables on her own land.

From: Matt Roth [mattroth8@yahoo.com]
Sent: Tuesday, November 03, 2009 10:43 PM
To: Swisshelm, Bryan
Cc: Katie_Ullrich_Proud_Ground@mail.vresp.com
Subject: The Importance of Homeownership for The Working-Class

Dear Mr. Swisshelm:

Homeownership is a dream that everyone has, but without proper assistance and support, the dream soon dies.

This statement is just as true now as it was when I first began gathering information and conducting research into how I might secure and maintain a home of my own.

Initially when I started my investigations in the summer of 2002, I quickly discovered that many of the ideas I had about living in a detached, single family residence were out of reach and overshadowed by one thing: affordability.

Although discouraged by this fact, I refused to give up, still wanting to see what else might be out there and available to those living on working-class wages. Soon afterward I made arrangements to attend a full-day homeownership class in NE Portland.

At the conclusion of this class I was handed an informational folder which contained alot of different helpful resources for those that needed further assistance with finding affordable housing. One of the informational pieces in this folder was a small brochure put out by Portland Community Land Trust (now Proud Ground) and it provided an overview of the organization and its objectives. I sat down and read it with great interest.

The following week I placed a call to this organization to ask questions, find out more about their programs and how they might be able to provide assistance. In the end it would prove to be well worth my time.

Within a week I had an appointment at their office whereby I was further educated with written material, photographs, verbal dialogue and a computer slideshow. Approximately two weeks later I had another appointment which included additional presentations and an invitation to join their waiting list for future available homes. I gladly accepted their invitation and the rest, as they say, is history.

For well over five years now, my daughter and I have been living peacefully in our land trust supported-home. It has been the one of the best decisions I have ever made. We derive benefit daily from being in a stable home environment that fosters sharing and stewardship.

NORTHWEST COMMUNITY LAND TRUST COALITION

Board of Trustees

President:
Paul Schissler,
Kulshan Community Land Trust; Whatcom County, Washington

Vice President:
Sheldon Cooper
Homestead Community Land Trust; Seattle, Washington

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Sarah Buckley
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Melora Hiller
Melora Hiller consulting, Seattle, Washington

Andrea Miranda
Rogue Valley Community Development Corporation; Jackson County, Oregon

Katie Ullrich
Proud Ground; Portland Metro Area, Oregon

November 3, 2009

Pat Mobley, Chair
Housing & Community Development Commission
421 SW 6th Avenue, Suite 1100
Portland, OR 97204

Chair Mobley,

Thank you for the opportunity to comment on the Consolidated Plan for Multnomah County and the Cities of Gresham and Portland.

The families who Community Land Trusts (CLTs) serve are hard working, with stable incomes. Yet they continue to face entry-level home prices that are significantly beyond their reach. Despite the recent downturn, this shrinking access to homeownership is a multi-generational trend; we're committed to providing a multi-generational solution.

CLTs and other organizations providing long-term affordability serve an increasingly important role in the housing continuum. Because of our commitment to long-term affordability and stewardship, CLTs are well positioned to ensure that families succeed as homeowners while building assets.

We know that resources for housing and homeownership are scarce while the need is great and growing. In the 2005-2010 Consolidated Plan, the housing needs analysis identified the need for 12,605 owner-occupied units at moderate income levels with a goal of 600 units. To close the minority homeownership gap at this income level, we'd need to create 1500 new homeowners, at a cost of $100 to $150 million. With many pressing housing needs, we don't and won't have enough resources to meet this need in the next five years.

Investing public dollars in homeownership that remains affordable for generations is the best way to create opportunities and assets for the most families with the limited resources available.

In fact, the most recent longitudinal study on CLTs showed that this approach cost Burlington, Vermont one-fifth the public investment a traditional recapture program would have while nearly 70% of these CLT homeowners went on to purchase a market-rate home. We can achieve similar successes in the Portland area.

To this end, we offer the following recommendations when considering the consolidated plan:

1. Continue to support homeownership retention programs that maintain affordability over time and as homes resell
2. Explore the larger homeowner preservation issue of increasing loss of affordable homeownership opportunities as the region grows
3. Adopt incentive-based and/or mandatory inclusion of permanently affordable ownership units upon rezoning and/or significant development

Thank you for your consideration.

Sincerely,

Erika L. Malone

Erika Malone
Executive Director

215 West Holly Street, Suite H-20 Bellingham, WA 98225 phone: 360-671-5600 ext. #1 fax: 360-667-6222

From: Kaye, Beth
Sent: Wednesday, November 04, 2009 9:37 AM
To: Matthiessen, Andrea; Swisshelm, Bryan
Subject: Seniors at Russellville PArk

Russellville Park
20 SE 103rd
Portland, OR 97216
(503) 254-5900

Yesterday, I was the guest speaker at the Current Events Group activity at Russellville Park. The group was concerned about foreclosures, homeless veterans, homeless families with children, and the high cost of homeownership.

I specifically solicited their ideas about housing for our aging population. The people who offered comments spoke about the isolation they feel, even though they live in a nice place located right on the MAX line. Current mass transit options do not meet their needs: the distance they would have to walk is too far, the steps they would have to negotiate are too steep; they are too unsteady to stand on a bus or train. They were enthusiastic about mixed use development, where there might be a supermarket, some restaurants, and other amenities located no more than a short walk from where they live.

Please include these comments on the Comment Matrix for the Consolidated Plan. I did not get individual names, so perhaps you could call it the Current Events Group at Russellville Park senior living.

From: Alexander Bram [bram.alexander@gmail.com]
Sent: Thursday, November 05, 2009 3:30 PM
To: Swisshelm, Bryan
Subject: A vote of support for affordable housing and Proud Ground

Hello Bryan,

I'm writing a short note in support of the importance of creating sustainably affordable housing in Portland.
Please keep the work that Proud Ground does in the forefront of your mind as decisions about allocation of funds in future efforts are made.

Thanks for your attention,

Alexander Bram
Executive Director
NHD Oregon
alexbram@nhdoregon.org
971.222.6589

Joan Glibow Testimony over phone 11/5/2009

60's partner in 40s rent for quite awhile moved to Portland a dozen years ago/ prices of housing now insanely ridiculous; one of the reasons leaving California was that it was bought out and is now unaffordable; Santa Cruz; when price of housing rises; value of money is decreasing; what over priced housing devalues dollar; kind of phony thing; same bubble burst is like pyramid scheme ; need legislation about keeping housing affordable; Portland's a good working class town; doesn't want to move into assisted : land trust should be supported; need to put a cap on rents; people are making a killing on suffering and working for landlord; Oregon is not for sale; when people get together; legislation; good intention; can't have people homeless; was homeless for awhile; Support Proud Ground; support any way to get families; couples; there's an assumption about people needing the same kind of housie; people need accessible housing; house designed for a family of 4 not appropriate for smaller ; creating co-housing; different kinds of housing that suits needs; recycled materials; false inflation of land values; housed appropriately for needs; not everyone needs a big house; singles; older people; disabled people; people with disabilities are forced into high priced housing; bad housing because of disability7

From: debra paxton [dpxtn@yahoo.com]
Sent: Friday, November 06, 2009 11:06 AM
To: Swisshelm, Bryan
Subject: Affordable Homeonwership

Dear Bryan,

I can't begin to tell you the importance of affordable housing for my family. Before being a first home buyer, I always felt as though I was observing someone else's community from a stalled starting gate position. Proud Ground opened that gate and I've been running full speed ever since.

The details of my story are not that unique. My son has a diagnosis of Autism, a Developmental Disability that can drain a families finances by prohibiting full time employment while also requiring treatments not covered by insurance. Parents of DD children have enough to deal with day to day that the future often appears far off and ambiguous at best. My son now has a place to call home where neighbors watch out for him.

Thanks to the PDC and Proud Ground, I'm in position of strength where I can reach out to others. Currently, I'm the volunteer coordinator for Portland Aspergers Network's Teen+ Club which provides a framework for social/emotional development through shared interest, acceptance, and fun. I also am a board member for Families Supporting Independence whose purpose is to facilitate independent living for adults with DD.

I urge the city and county to continue to fund important programs that ensure that generations of hardworking Portland families will be able to own their own home.

Sincerely,

Debra Paxton

From: Loan V [email.loan@gmail.com]
Sent: Saturday, November 07, 2009 8:48 AM
To: Swisshelm, Bryan
Subject: Land Trust houses -- a case FOR

Hi Bryan,

I wanted to attend the meeting about affordable housing on Thursday 6-8pm, but because of work and school commitments, was not able to. However, I would still like to voice a few words toward that subject.

Your name was given as someone to direct the message of this email to. If you are somehow not the right person, please kindly inform me, and then forward the message (very important) to the appropriate person.

Thanks so much,

Loan Vu

Hello,

My name is Loan Vu, and I am a single mom with a regular job who would love to own a home, and this is my case for Land Trust and similar types of housing:

Why do I want to own a home?

Why would anyone NOT want to own a home? For us, owning a home means gaining a sense of stability--a place to call your own and to grow roots, from which we would never have to move on someone else's whims. Besides that, we would be making an important and lifelong financial investment at the same time.

On the other hand, NOT having owned a home has meant that we are at the mercy of the landlords as to when we might have to move, and where to can move to. It also has meant that we cannot feel psychologically rooted to a place, to "make it our own". This feeling, although intangible, has a physcial manifestions: we do not put effort in cultivating the rental yard; we do not make an effort to establish "community" by getting to know our neighbors, and we tend not to take care of the home and yard as well.

Unfortunately, despite the downturn in prices, owning a decent home is still very tough for hard working families with stable jobs, especially if one is a single mom who is trying to juggle work, school, and raising kids.

In truth, even if one has a pretty good average job, one will NOT be able to afford the median home price in Portland. We want to be able to afford the homes where we live and work. It sounds so simple and just, but so hard to do for people like us.

Even if we don't want to admit it, the reality is that the minority homeownership gap is very real. And it is the widest among low and moderate income families. But EVERYONE deserves a home.

With our region supposedly adding a million people over the next 25 years, owning a home is only going to get more expensive. We need to do something today to ensure that families can afford a home now, *and* that our children can afford to call Portland home.

Thanks for listening and I hope that this message would make a difference in your decisions regarding affordable housing in Portland.

Loan Vu

Swisshelm, Bryan

From: Julie Massa [julie@oregonon.org]
Sent: Wednesday, November 11, 2009 12:45 PM
To: Swisshelm, Bryan
Subject: Additional points for Con Plan : Industry challenges to building affordable housing

Hi Bryan,

Here are some additional points that I missed when sending you information from my testimony.

Thanks,
Julie Massa

1) The difference between who we serve now (more 30% MFI) vs who we served in the past and how regulatory agreements have been structured. As a result, we need:
- rent levels we can reach
* with more rent subsidies
* less private/amortized debt = more public $ per unit

2) Many projects are needing rehab in order to continue to serve low income folks. What is the City of Portland's plan to address this?

3) Streamlining compliance
- we want the City to continue to partner with us and support this streamlining and compliance effort
- we want to set goals and achieve full streamlining compliance

4) We support the use of CDBG 108 for little "p" preservation

5) Permanent supportive housing

For successful permanent supportive housing, the 3 key pieces still stand:
1. The need for capital funds
2. The need for resident services
3. The need for an increase in rent subsidies

6) Pointing to Myron Orfield's presentation research about Portland's growing segregation.
- building affordable housing throughout the city is one strategy to mitigate segregation
- housing choice in all areas of the City of Portland is key

Julie Massa
Portland Policy Coordinator
Oregon Opportunity Network
Portland, Oregon
503-335-9884
julie@oregonon.org

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HumanSolutions

Empowering Families

Strengthening Communities

Rebuilding Hope

November 17, 2009

Pat Mobley, Chair
Housing and Community Development Commission
421 SW 6th Avenue, Suite 1100
Portland OR 97204

Dear Chair Mobley,

Thank you for this opportunity to participate in the development of the 2010-2015 Portland, Gresham and Multnomah County Consolidated Plan. As someone who has provided basic services helping homeless and low-income people for more than 20 years, I would like to speak specifically about how critical housing and employment services for homeless families are.

Obviously all homeless people are important and I support an equitable spread of resources so that no population is left out. However, because homeless families tend to stay more under the radar, particularly out of fear that their children will be taken away by the state, their needs must be included in any plan for resource allocation.

The Multnomah County One Night Shelter Count conducted on January 28 of this year found that of the 4,187 people who were homeless on that night, 2,333 or 56% were people in families.

Here at Human Solutions, where we primarily serve families, we have seen an increase in service requests in every category relating to homelessness. Comparing the first four months of last year to the first four months of this year, here is the breakdown.

Requests for:	July-October 2008	July-October 2009	Percent Increase
Shelter	742	872	17.5%
Transitional Housing	306	1,798	487%
Rent Assistance	1,886	4,840	157%
Total Housing Related	2,934	7,510	156%

Please ensure that homeless families receive an equitable share of federal resources available to prevent and end homelessness.

Respectfully,

Erika Silver
Deputy Director

humansolutions.org

Portland Office 12350 SE Powell Blvd, Portland, OR 97236 Phone 503.548.0200 Fax 503.548.0299
Gresham Office 501 NE Hood Ave. Suite 310, Gresham, OR 97030 Phone 503.405.7875 Fax 503.405.7934

November 18, 2009

Good Afternoon,

My name is Yesika Arévalo and first of all I would like to thank you for taking the time to listen to the needs in our communities and for allowing me to participate in this process that will guide how federal resources are spent in order to assist low and moderate income households. I am mainly here to express my support as well as point out the importance of providing funding to programs that assist homeless families by providing them family support services that aids them to achieve self sufficiency as well as obtain affordable housing.

I would like to take this opportunity to share with you a brief story about myself and my family : About a year ago I came to Portland escaping from a domestic violence situation with the hopes of providing my children a secure home as well as the opportunity to start my life over. After living in a homeless shelter I obtained assistance from Human Solutions, as a result I was able to find an affordable apartment for me and my children. One year later I stand before you having a secure home and I have been successful in achieving self sufficiency.

I am very grateful for all the assistance I received and my story is the proof that the programs that assist homeless families are very much needed as well as provide second chances to live a life without abuse. Thank you for your time and please continue to fund the programs that assist homeless families so that we may continue to strengthen our communities and provide better and brighter futures for our children.

Sincerely,

Yesika E. Arévalo

Yesika Arévalo

STATEMENT BY JANET I. SMITH, M.S.A.M. BEFORE THE
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
November 18, 2009

Thank you for the opportunity to present this testimony. My name is Janet Smith. I attend East Hill Church in Gresham and am part of an informal group that I participate in, in Gresham, called "KEY," which was initiated by and is based at Trinity Lutheran Church. We are now working on a proposal to establish a day shelter for the homeless. The proposal was spearheaded by Pastor Steve Kimes of the Anawim Christian Community, and emerged in fact from his congregation of homeless individuals in Gresham.

At this time, I want to speak specifically in support of holding a Faith Summit to help address the needs of the homeless in the Portland area. I understand that a Summit has recently been recommended by the Alternative Workgroup of the Coordinating Committee to End Homelessness. This proposal is to be greatly applauded. I believe firmly that such an event would be very fruitful in identifying available resources in our communities and maximizing existing efforts toward ending homelessness.

In fact, historically speaking, I believe that the proposal to hold a Faith Summit for the homeless initially emerged from the faith community. This occurred as far as I know, several years ago—in 2006. At the time, I proposed this idea to the previous leaders of the City's project to end homelessness. They were very open to and interested in this proposal. (It was, in fact, part of a written proposal for a Faith Summit and a Faith-Based Coalition for the Homeless that I composed and presented to City Bible Church in Portland at that time to address needs to end homelessness in the Portland Metro Area. This proposal was then given by City Bible Church to the Luis Palau Association several months later in 2007 as part of Palau's planning for their 2008 summer festival.)

Given this history and the current state of the economy – with reports by Oregon Public Radio that place the actual unemployment rates at upwards of 25 percent (including the numbers of individuals who have given up looking for work, and those who are underemployed)—and the burgeoning rates of homelessness, it would seem that a Faith Summit would be an extremely timely undertaking. By working together – County, City, nonprofit and faith sectors—we can, I feel confident, accomplish much. My own recent conversations with several pastors and other leaders in the community, affirm this observation.

For example, at this time, my church in Gresham is looking at helping establish an interim day shelter or warming shelter for the homeless this winter in cooperation with Pastor Steve Kimes of Anawim, and other participants with the KEY group. Our hope is that East Hill can undertake this for 1-2 days a week, and that other churches in Gresham will also pitch in, rotating this responsibility. East Hill Church has undertaken new projects for the homeless this past year, and is willing to consider assisting with a warming or day shelter. To do so effectively on a sustained basis means combining forces with other churches as well as other groups in the community. It is not always

easy to reach beyond church walls to connect to others in the community who have the same desire to serve. It takes ongoing coordination, collaboration and targeted, committed effort. Community leadership is needed. A Faith Summit, properly organized, could facilitate greatly in identifying resources in the community for this approach, and bring to light new avenues for collaboration.

Thank you for all the work that you are doing, and I thank you again for your time and consideration.

November 18, 2009

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My name is Yesika Arévalo and first of all I would like to thank you for taking the time to listen to the needs in our communities and for allowing me to participate in this process that will guide how federal resources are spent in order to assist low and moderate income households. I am mainly here to express my support as well as point out the importance of providing funding to programs that assist homeless families by providing them family support services that aids them to achieve self sufficiency as well as obtain affordable housing.

I would like to take this opportunity to share with you a brief story about myself and my family : About a year ago I came to Portland escaping from a domestic violence situation with the hopes of providing my children a secure home as well as the opportunity to start my life over. After living in a homeless shelter I obtained assistance from Human Solutions, as a result I was able to find an affordable apartment for me and my children. One year later I stand before you having a secure home and I have been successful in achieving self sufficiency.

I am very grateful for all the assistance I received and my story is the proof that the programs that assist homeless families are very much needed as well as provide second chances to live a life without abuse. Thank you for your time and please continue to fund the programs that assist homeless families so that we may continue to strengthen our communities and provide better and brighter futures for our children.

Sincerely,

Yesika E. Arévalo

Yesika Arévalo

EAST PORTLAND ACTION PLAN

To: Pat Mobley, Housing and Community Development Commission Chair

From: East Portland Action Plan

Date: November 19, 2009

RE: Input on Community Needs for the 2010-2015 Consolidated Plan

The East Portland Action Plan members are pleased to be able to participate in providing input on Community Needs for the 2010-2015 Consolidated Plan. East Portland, with a population over 125,000 and growing, is composed of 13 neighborhoods and five business districts. The area represents almost one-quarter of the City of Portland's population. Located primarily east of the I-205 freeway and west of the City of Gresham, East Portland includes some of the most recent areas to be annexed into the City of Portland.

East Portland is transitioning from its once suburban and semi-rural form into an increasingly urban community. This is a fact that brings both benefits and challenges to the area. We understand that the Consolidate Plan addresses how federal resources will be spent locally for the next five years in three priority areas: (1) housing that is affordable to low- and moderate income households; (2) expanding access to economic opportunities, and (3) programs serving the homeless and people with special needs.

The following are our recommendations for the spending of these federal resources:

(1) Housing

When federal resources are being used for housing, we recommend that, for East Portland at least, funds be used to improve the design and quality of new housing structures. We hope that you will ensure that all new housing affordable to low and moderate income households will be built to improve the appearance, quality, and safety of the neighborhood. There are many fine examples of that already in existence. It is our recommendation that oversight be provided so that all affordable housing enhances the quality of life in the neighborhood in which it is built and for the people who will live in the housing.

We also encourage you to provide funding for the preservation of affordable housing---and for the renovation of affordable housing if it is substandard. In East Portland there are a number of multi-family housing complexes---many of which are affordable to low-income people. Consideration should be given to ensuring that these complexes remain affordable to low-income households and that they are maintained in a manner which results in enhancements to the residents as well as to the local neighborhoods. When

1

new housing is being considered, planning should be coordinated with local school districts, routes (existing and proposed) for public transportation, and access to shopping and other neighborhood amenities.

(2) Economic Opportunities
It is our recommendation that federal resources be used to promote key opportunity sites for economic development. We believe that East Portland, as well as many other areas in Multnomah County, requires new industry to promote economic growth and to create more living wage jobs that provide self sufficiency for citizens. In the use of federal resources, we support the prioritization of land acquisition for recruitment of new industries to an area---especially if that industry will bring living wage jobs. We would also support the use of funds to promote small and/or independent businesses which are neighborhood based. Workshops on business development and micro-enterprise are likely to stimulate this type of economic revitalization of neighborhoods. Stimulating neighborhood commercial sites---and revitalizing vacant commercial areas---is also a priority. Where federal resources are available, we encourage the promotion of workforce training and other types of training which will result in unemployed and under-employed neighborhood residents being able to obtain and retain living wage jobs.

(3) Homeless and people with Special Needs
The demographics of East Portland have changed markedly over the last ten years. Racial, ethnic and cultural diversity has increased---which offers richness and exciting opportunities. At the same time, there has been a shift in the location of people in poverty in Multnomah County. We recognize that an increasingly large number of economically disadvantaged households have come to East Portland and East Multnomah County. We encourage you to ensure that the distribution of resources to serve homeless people, people living in poverty (with incomes below 30% of the area median income) and people with special needs are allocated fairly and objectively. The most "up to date" data possible should be used. Funds should be divided so that areas with the highest number of economically disadvantaged households receive the largest share of funding. Funds should be allocated in proportion to need for people with special needs. In addition, school districts with higher numbers of children receiving free and reduced lunch (and higher numbers of homeless children) should receive additional funding for SUN School activities and similar programs.

Please feel free to address any questions regarding the East Portland Action Plan---and the recommendations in this letter to: Lore Wintergreen, the EPAP Advocate, who will see that you are connected to the most appropriate representative.

Thank you for the opportunity to provide this feedback.

Rev. Brian Heron Arlene Kimura
Co-chairs of the East Portland Action Plan Committee

EAST PORTLAND ACTION PLAN
East Portland Neighborhood Office 1017 NE 117th Ave. Portland, OR 97220
503.823.4035 or lore.wintergreen@ci.portland.or.us

Swisshelm, Bryan

From: Bobby Weinstock [bobbyw@nwpilotproject.org]
Sent: Monday, November 23, 2009 5:01 PM
To: Swisshelm, Bryan
Cc: Kaye, Beth
Subject: Residents with No Income

Dear Bryan:

Some of the most needy and most difficult homeless residents to serve are those with no income. Almost 30% of seniors over 55 years of age seeking our services at NWPP are zero income at intake. These residents have either exhausted or are ineligible for unemployment benefits or are disabled and waiting for years for approval for social security disability benefits. In 2004, the State of Oregon eliminated its General Assistance program which provided income and health insurance to disabled adults with no income. Social Security benefits often do not begin until 65 years of age.

We're hopeful the Consolidated Plan will recognize the great need and many obstacles of the zero income homeless resident. The following activities would be of great help to this no income group:

1) Job programs for those who are employable
2) For those who are disabled:
   a) Advocacy to reinstate the State of Oregon's General Assistance Program
   b) Expansion of services like the BEST Team which assist with qualification for social security benefits
   c) Ensuring gross rents in PSH units are set below the value of the Section 8 payment standard. This would be a PSH ceiling for rent and utilities below $585 for a studio and $720 for a one-bedroom.

Appreciatively,

Bobby Weinstock
Northwest Pilot Project

1

Swisshelm, Bryan

From: Stephen Pettengill [pettengirl@hotmail.com]
Sent: Monday, November 30, 2009 4:45 PM
To: Swisshelm, Bryan
Subject: Re; Con PLan input

To All,
Thanks for taking input.

I have an Interdisciplinary degree in gerontology, some grad work in housing for elders, and experience with community living.
Landscape architecture is my expertise. I also have a disability, with it's inherent awareness... enough about me.

While the physical challenges (accessibility, etc.) are real and need attention, the psycho-social needs of elders are not sufficiently addressed or understood.

Issues involving immigration, minorities, and the diversity of older persons in our community demand a more holistic approach, i.e., the BIG picture. What is an appropriate, engaging, even therapeutic environment for elders.... AND their families? An ideal environment/community is inter-generational, and the elements of community space should have a healthy (nature-based) universal appeal to members of all ages.

We can learn a lot from other cultures that have simpler, but more inclusive lifestyles. To achieve this goal, we will have to think outside the box, the car-centric culture, and design housing to fit our psycho-social needs. Surely the current economic framework and medical bias are problematic; but we need to be able to first articulate what is an ideal lifestyle, and what is an ideal environment. Then we take the steps to manifest it. Hint; Sometimes we need to UNlearn in order to learn.

The challenges are many, but lets not let our lack of imagination be one of them. As Hillman states, '...age brings more imagination, where the literal world is not so dominant'.

I'd be happy to assist in helping design this vision of the future.

Stephen Pettengill
503 305 6308
Cell 503 748 1423

Bing brings you maps, menus, and reviews organized in one place. Try it now.

Swisshelm, Bryan

From: Shannon Singleton [Shannon.Singleton@usw.salvationarmy.org]
Sent: Wednesday, December 02, 2009 9:06 AM
To: Swisshelm, Bryan
Subject: ConPlan Comments

Hello! I work at The Salvation Army Female Emergency Shelter (SAFES) where we serve single, adult women who are homeless in a low barrier, Housing First model. We are seeing the need for more affordable housing units. We have 50 beds, and a waitlist that averages 150 women each week. While more shelter space would solve the immediate need, the reality is that the shelter will remain full until we have units that women can truly afford. Many people who are homeless are on fixed SSI/SSDI incomes of $674 per month. With "affordable" housing units costing upward of 80 percent of people's income, I do not see how women are expected to become "self-sufficient". Please, consider the production of more affordable units, as well as equal access to these units throughout the community. In addition there needs to be a balance of housing that is drug and alcohol free, as well as those for people who may be still using and working with Housing First agencies.

Thank you for your time!

Shannon Singleton
SAFE Shelter
Director
503-227-0810 extension 204

"Empowering Women to Move from Homelessness to Housing"

1

Appendix C

Regulatory Barriers

Consolidated Plan 2011-2016

Regulatory Barriers

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no. 2535-0120 (exp. 6/30/2010)

Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	☐ No	☑ Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	☐ No	☑ Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	☐ No	☑ Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	☐ Yes	☑ No

5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	☐ No	☑ Yes
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?	☐ No	☑ Yes
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?	☐ No	☑ Yes
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "*Smart Codes in Your Community: A Guide to Building Rehabilitation Codes*" (www.huduser.org/publications/destech/smartcodes.html)	☐ No	☑ Yes
9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes? Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.	☐ No	☑ Yes
10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	☐ No	☑ Yes

Regulatory Barriers

11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	☐ No	☑ Yes
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	☐ No	☑ Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (*e.g.* water, sewer, street width) to significantly reduce the cost of housing?	☐ No	☑ Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	☐ No	☑ Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	☐ No	☑ Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	☐ No	☑ Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	☐ No	☑ Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	☐ No	☑ Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	☐ No	☑ Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	☐ Yes	☑ No
Total Points:		

City of Portland, City of Gresham, and Multnomah County Consortium

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties

Supplemental answer

12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.

Regulatory Reforms

In the *Consolidated Plan 2005-2011*, the Consortium identified the need to coordinate housing initiatives within a regional planning framework. It also identified the cumulative impact of local regulations, systems development charges, and revitalization that had the unintended consequence of promoting involuntary displacement.

In the Consolidated Plan 2011-2016, the Consortium affirmed the need for coordinated regional planning. Metro is the regional planning agency. Over the last two years, Metro has coordinated the work of many local governments and community partners, including the Consortium members, around achieving sustainable communities: energy-efficient, equitable communities that both reduce the carbon footprint and offer all residents access to opportunities for good jobs, public transit, quality education, health care and a range of community amenities and services.

While Metro's application to HUD for a Sustainable Communities Initiative Planning Grant was not successful, HUD designated the Metro area a Preferred Sustainability Status Community. Moreover, Metro, its member jurisdictions and community partners have continued to work on a number of projects and proposals to advance the sustainability of this region, including a plan to create regional "opportunity maps" that would illuminate where barriers exist to the creation of communities of opportunity, and what strategies might be effective to address them.

The Portland City Council has continued to lead regional affordable housing efforts, and acted aggressively to keep the cost of housing down and to remove barriers to the development, maintenance, and improvement of affordable housing.

It has also provided incentives to develop, maintain and improve affordable housing in our jurisdiction. Specifically, the Portland City Council has acted on the policies detailed below:

1. **Policy for Supporting Regional Affordable Housing Strategy Implementation**
   Metro, the regional land-use planning agency, has developed the Regional Affordable Housing Strategy (RAHS). The strategy sets aspirational goals for affordable housing production, and requires each jurisdiction to consider the adoption of various tools to promote development of affordable housing.
   Multnomah County, Portland, and Gresham have all adopted the RAHS. In December 2003, Portland reported that it had considered and taken action on most tools. Examples include: density bonuses, reduced parking requirements, private lender participation and loan guarantees, systematic inspections, siting policies, regional revenue option for housing, mobility strategies, partnerships with public schools, weatherization and energy efficiency, and various

financial tools. In June 2004, the City or Portland reported on the outcomes of its amendments to its Comprehensive Plan and implementing ordinances pending at the time of the December 2003 report and the public response to the adoption of these amendments.
As a result of this policy, Portland is fully implementing the regional affordable housing strategy. Units are counted under specific programs.

2. **Policy of Exempting Affordable Housing from Property Taxes**
   The Portland City Council has adopted six tax exemption programs allowed under State law. The Bureau of Planning and Sustainability and the Portland Housing Bureau administer these programs which include ones for:
   - Low-income housing held by nonprofit organizations;
   - Renter rehabilitation;
   - Owner rehabilitation in homebuyer opportunity areas;
   - New construction of single unit owner occupied housing in homebuyer opportunity areas;
   - New transit supportive residential or mixed use development; and
   - New multi-unit housing in the Central City and urban renewal areas (URAs).

   As of 2010, the City of Portland has assisted over 14,000 housing units through its residential tax exemption programs. The largest program in terms of units and foregone revenue is the nonprofit program for low income housing.
   Starting in 2010, the City of Portland, Multnomah County, and other taxing jurisdictions have been engaged in a "Big Look" at the residential tax exemption programs. This policy review is intended to ensure that the exemptions are aligned with the current set of priorities for housing development, including the development of affordable housing. .
3. **Policy to Assess and Eliminate Unnecessary Regulatory Barriers**
   The City of Portland Bureau of Planning and Sustainability was directed to perform periodic and ongoing assessments of the cumulative impact of regulations (zoning and building codes) and infrastructure requirements on the ability of the market to meet housing demand at different price levels. As a result of this assessment, the City of Portland has allowed accessory dwelling units in single family zones since at least the early 1980s and has continued to liberalize the regulations governing them and approved the development of small, detached units on 2,500 sq. ft. lots in R2 and R2.5 zones in the 1990's. The Portland Bureau of Development Services established a moratorium on collecting fees for accessory dwelling units throughout 2010.
   No outcomes are available at this time.
4. **Policy to Expedite Housing Development**
   The City of Portland Bureau of Development Services was directed in 2003 to adopt a policy to guarantee a ten-day turn around for complete residential building permit applications. *This removed a barrier to development of affordable housing.*
5. **Policy to Provide Incentives for Mixed-Use, Mixed-Income Development**
   The City of Portland Planning Bureau was directed to offer density bonuses, large-unit bonuses, and underground parking bonuses for mixed-use, mixed-income projects in the West End of the Central City beginning in 2002.
6. **Policy to Exempt Affordable Housing from System Development Charges**
   In 1998, the Portland City Council directed the City Parks, Water and Transportation Bureaus to provide complete or partial exemptions to system development charges (SDCs) for affordable housing projects serving households below 60% MFI. For FY 2009-2010, SDC exemptions totaled $4,067,493.89 in foregone revenue. This reduced the cost of developing a total of 570 units of affordable housing, 356 affordable rental units and 214 homeownership units.

7. **Policy to Mitigate Effects of New Development on Existing Affordable Housing**
   In 2001, the Portland City Council adopted a Central City No Net Loss policy, in response to concerns that the economic development of the Central City was squeezing out affordable housing. In FY2009-2010, the city completed two affordable housing preservation projects: Walnut Park and Upshur House. 68 total units were preserved; 67 units were preserved to be affordable to households below 30% MFI, one unit was preserved at above 80% MFI for a property manager unit.

   Seven downtown properties have Project-based Section 8 contracts that are due to expire within the term of this 2011-2016 Consolidated Plan. Under Portland's Preservation Ordinance, the City may purchase the properties to preserve affordability of the 581 units:

Project name	Project Street Address	Expiration Date	Total Units	Contract Units
Chaucer Court	1019 Southwest 10th Avenue	10/21/11	83	83
Hawthorn East	1420 Southeast 16th Avenue	12/20/11	71	71
Lexington	1125 SW 12th Avenue	11/22/12	54	54
Park Tower	731 SW Salmon Street	12/15/12	162	162
Bronaugh Building	1434 SW Morrison Street	02/09/13	51	51
1200 Building	1220 Southwest 12th Avenue	05/26/13	89	89
Uptown Tower	712 Southwest Saint Clair Avenue	07/18/13	71	71
Total			581	581

8. **Portland Plan policies. Portland is nearing completion of a new 25-Year Portland Plan. The Plan will include policies and both long and short-term implementation activites. Current drafts of the plan would boost affordable housing preservation and new production efforts. For details, please see www.portlandonline.com/portlandplan.**

The Gresham City Council has acted on the policies described below:

1. **Removal of Limitations on Rental Property Development**
   The City of Gresham undertook land use changes that resulted in rescinding previous legislative action that prevented apartment development within an area of about 1200 acres. Much of this area is within West Gresham that has the highest need for affordable housing. The Gresham City Council adopted this change in December 2002. Gresham's current focus is on preserving affordable single-family housing in the West Gresham Area while permitting the development of new apartments on parcels zoned for that purpose.
2. **Facilitated In-fill Development**
   In November 2002 the Gresham City Council adopted new In-fill Development Standards to facilitate in-fill development while promoting neighborhood compatibility. These new standards simplify the in-fill development process, and consequently reduce the overall cost of housing, while meeting community design objectives.
3. **Leverage of CDBG and HOME Funding**
   In December 2000, the Gresham City Council adopted changes to its list of approved uses of Community Development Block Grant and HOME funds to help implement voluntary inclusionary housing. Instead of offering zoning incentives, the City of Gresham offers a financial

incentive for the development of "affordable mixed-income housing in areas of the city, which do not currently have a high concentration of affordable housing." Developers may apply for HOME funds to assist with the development of mixed income housing that meets specific requirements.

The City of Gresham has adopted many policies and standards since 1996 that have lowered the cost of housing development in general. This has included decreasing lot size, combining residential zones, eliminating confusing and duplicate land use requirements; promoting high-density residential development within Transit Corridors, Town Centers and Regional Centers. In addition, Gresham allows Community Services Uses (special use housing) in all districts except industrial districts. This action has substantially broadened the range of siting opportunities for this type of needed housing.

Appendix D

HUD 2020 Data

City of Portland
City of Gresham
Multnomah County

Consolidated Plan 2011-2016

City of Portland HUD 2020 Data
FY2011-2012

Appendix D
HUD CPMP Data
City of Portland

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Homebuyer Downpayment Assistance				
Description:		**IDIS Project #:**	1	**UOG Code:**	411098

The downpayment assistance program advaances first-time homebuyer and minority homeownership by filling gaps in the market. National objective is low/mod households

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Owner Occupied Housing

Explanation:

Native American Youth Association, Minority Homeownership Assistance Collaborative, Proud Ground, Asian and Pacific Islander Community Improvement Association, Habitat for Humanity

Specific Objectives

1. Improve access to affordable owner housing
2.
3.

Project-level Accomplishments

04 Households	**Proposed**	13		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Not Applicable	Not Applicable	

13 Direct Homeownership Assistance 570.201(n)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 200,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
04 Households	**Proposed Units**	13		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Homebuyer Education and Counseling		
Description:	**IDIS Project #:** 2	**UOG Code:**	411098

Education and counseling for individuals navigating the first-time homebuying process. National objective is low/mod households.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Owner Occupied Housing

Explanation:

Native American Youth Association, Minority Homeownership Assistance Collaborative, Portland Housing Center, and Proud Ground

Specific Objectives

1. Improve access to affordable owner housing
2.
3.

Project-level Accomplishments

04 Households	**Proposed**	2654		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Not Applicable	Not Applicable	

05R Homeownership Assistance (not direct) 570.204	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 150,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
04 Households	**Proposed Units**	2654		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Affordable Rental Housing Capital		
Description:	**IDIS Project #:** 3	**UOG Code:**	411098

Provide financing to construct, rehabilitate and preserve a range of affordable rental housing. National objective is low/mod housing.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Portland Housing Bureau

Specific Objectives

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

10 Housing Units	**Proposed**	627	Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing	Number of affordable units produced.	

12 Construction of Housing 570.201(m)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 935,491	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
HOME	**Proposed Amt.**	3,571,480	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
10 Housing Units	**Proposed Units**	627	Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Affordable Rental Housing - PHB Program Delivery				
Description:		**IDIS Project #:**	4	**UOG Code:**	411098

Staff and operating costs associated with delivering the Rental Housing program. Please note that matrix code should be 14J. National objective is low/mod housing.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Portland Housing Bureau

Specific Objectives

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

10 Housing Units	**Proposed**	80		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing	Number of affordable units produced.	

14H Rehabilitation Administration 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 731,030		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
10 Housing Units	**Proposed Units**	627		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Section 108 Loan Guarantee Program				
Description:		**IDIS Project #:**	5	**UOG Code:**	411098

The Section 108 Loan Guarantee Program is a source of financing alotted for housing rehabilitation and construction for the benefit of low- to moderate-income persons. National objective is low/mod housing.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Specific Objectives

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [x] Sustainability

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

10 Housing Units	**Proposed**	50		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing	Number of affordable units produced.	

12 Construction of Housing 570.201(m)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 400,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
10 Housing Units	**Proposed Units**	50		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Gresham HOME Program Allocation				
Description:		**IDIS Project #:**	6	**UOG Code:**	411098

HOME Consortium allocation to be used for housing development, including homeownership in the City of Gresham. All funding will be administered by the City of Gresham.

Location:

Addresses

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

City of Gresham

Specific Objectives

1. Increase the supply of affordable rental housing
2. Increase the availability of affordable owner housing
3.

Project-level Accomplishments

10 Housing Units	**Proposed**	30		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable housing.	Number of affordable units produced.	

12 Construction of Housing 570.201(m)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOME	**Proposed Amt.**	$ 550,200		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
10 Housing Units	**Proposed Units**	30		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	10 Housing Units	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Multnomah County HOME Program Allocation				
Description:		**IDIS Project #:**	7	**UOG Code:**	411098

HOME Consortium allocation to be used for housing development, including homeownership in Multnomah County. All funding to be administered by Multnomah County. Focus is on Special Needs Rental Housing.

Location:

Addresses

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Priority Need Category

Explanation:

Portland Development Commission

Specific Objectives

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

10 Housing Units	**Proposed**	3		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing	Number of affordable units produced.	

12 Construction of Housing 570.201(m)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOME	**Proposed Amt.**	$ 148,500		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 3	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 4	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 5	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Special Needs Housing Siting Assistance		
Description:	**IDIS Project #:** 8	**UOG Code:**	411098

Provides City staffing to administer a siting assistance program that promotes the siting of special needs housing by providing the community education and dispute resolution services that affirmatively further fair housing for people with special needs. National objective is low/mod limited clientele.

Location:

N/A

Expected Completion Date:

6/20/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Priority Need Category

Explanation:

Office of Neighborhood Involvement

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

Specific Objectives

1. Improve access to affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome

21D Fair Housing Activities (subject to 20% Admin cap) 570.20(	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$25,984	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
01 People	**Proposed Units**	25	Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Cascade Aids Project - Supportive Housing Program				
Description:		**IDIS Project #:**	9	**UOG Code:**	411098

Provide necessary support including case management and rent assistance for clients to obtain and maintain housing. Thise program includes both a transition-in-place model and the 35 units of permanent housing developed with HOPWA funds.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Cascade AIDS Project

Specific Objectives

1. Improve the quality of affordable rental housing
2.
3.

Project-level Accomplishments

04 Households	**Proposed**	374		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing		

31D Administration - project sponsor	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOPWA	**Proposed Amt.**	$ 811,057		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
04 Households	**Proposed Units**	374		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Clark County Supportive Housing Program		
Description:	**IDIS Project #:** 10	**UOG Code:**	411098

Provides 9-12 units of transitional housing in Clark County, Washington and case management services provided by Clark County Department of Community Services. Provides three permanent supportive units through project-based rent assistance.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Clark County Health Department

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

1 Improve the quality of affordable rental housing

2

3

Project-level Accomplishments

04 Households	**Proposed**	25		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Increase the supply of affordable rental housing		

05S Rental Housing Subsidies (if HOME, not part of 5% 570.20	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOPWA	**Proposed Amt.**	$ 129,377		HOPWA	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
04 Households	**Proposed Units**	25		01 People	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	HOPWA	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	04 Households	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	HOPWA	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	HOPWA	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	HOPWA	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	01 People	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	CCC Rosewood PBRA		
Description:	**IDIS Project #:** 11	**UOG Code:**	411098

Provides project based rent assistance for 36 units of permanent supportive housing.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Central City Concern

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

1 Improve the quality of affordable rental housing

2

3

Project-level Accomplishments

04 Households	**Proposed**	36		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing		

05S Rental Housing Subsidies (if HOME, not part of 5% 570.20 | Matrix Codes

Matrix Codes | Matrix Codes

Matrix Codes | Matrix Codes

Program Year 1

HOPWA	**Proposed Amt.**	$ 129,377		HOPWA	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
04 Households	**Proposed Units**	36		01 People	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 3	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 4	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 5	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	01 People	Proposed Units	36		Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	

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Grantee Name: **CITY OF PORTLAND**

Project Name:	Rent Assistance Contingency				
Description:		**IDIS Project #:**	12	**UOG Code:**	411098

Provide contingency to cover cost over runs in CAP permanent housing rent assistance program.

Location:	**Priority Need Category**
Community Wide	**Select one:** Rental Housing
	Explanation:
Expected Completion Date: 6/30/2012	Portland Housing Bureau

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

1. Improve the quality of affordable rental housing
2.
3.

Project-level Accomplishments

04 Households	**Proposed**	10		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Increase the supply of affordable rental housing		

05S Rental Housing Subsidies (if HOME, not part of 5% 570.20	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOPWA	**Proposed Amt.**	$ 36,676		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
04 Households	**Proposed Units**	10		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	04 Households	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

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Grantee Name: **CITY OF PORTLAND**

Project Name:	Resource Identification				
Description:		**IDIS Project #:**	13	**UOG Code:**	411098

Conduct activities in support of identifying needs and resources for PLWH/A

Location:	**Priority Need Category**	
Community Wide	**Select one:**	Rental Housing
	Explanation:	
Expected Completion Date: 6/30/2012	Portland Housing Bureau	

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

1 Improve the quality of affordable rental housing
2
3

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Increase the supply of affordable rental housing		

03T Operating Costs of Homeless/AIDS Patients Programs	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOPWA	**Proposed Amt.**	$ 10,000		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	04 Households	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	CDC Capacity Building				
Description:		**IDIS Project #:**	14	**UOG Code:**	411098

Project delivery costs and program support for CDBG and HOME eligible housing projects. PHB convenes an advisory board of representatives to select organizational workplans that include appropriate housing development activities and funding recommendations. PHB will determine how much CDBG and HOME private funds are needed by each organization for specific eligible projects and set up a tracking system. The Action Plan will be amended to set up each individual housing activity. National objective is low/mod housing.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Funds will be allocated through a competitive process in the beginning of the fiscal year.

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

1 Increase the supply of affordable rental housing

2

3

Project-level Accomplishments

10 Housing Units	**Proposed**	145		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing		

14B Rehab; Multi-Unit Residential 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 428,200		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
HOME	**Proposed Amt.**	$ 148,700		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
10 Housing Units	**Proposed Units**	145		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Multnomah County Operating Support (CHODO)				
Description:		**IDIS Project #:**	15	**UOG Code:**	411098

HOME funds to CHDOs as operating support to support the development of affordable housing in Multnomah County. Projects are selected through a competititve RFP process. Preference is given to organizations that are Community Housing Development Organizations that can demonstrate capacity for development, ownership, and long-term management. Project priorities relect the Consolidated Plan priorities.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Multnomah County

Specific Objectives

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing	Number of affordable units produced	

21I HOME CHDO Operating Expenses (subject to 5% cap)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOME	**Proposed Amt.**	$ 8,779		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 3	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 4	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 5	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Human Solutions - Gresham Operating Support				
Description:		**IDIS Project #:**	16	**UOG Code:**	411098

HOME funds to CHDOs as operating support to support development of affordable housing in Gresham.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Human Solutions

Specific Objectives

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing	Number of affordable units produced	

21I HOME CHDO Operating Expenses (subject to 5% cap)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOME	**Proposed Amt.**	$ 25,000		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	10 Housing Units	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Housing Development Center				
Description:		**IDIS Project #:**	17	**UOG Code:**	411098

financial packaging and construction management services for non-profits involved in affordable housing CDBG-eligible development projects. National objective is low/mod housing.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Housing Development Center

Specific Objectives

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

10 Housing Units	**Proposed**	150		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase the supply of affordable rental housing	Number of affordable units produced	

14B Rehab; Multi-Unit Residential 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 165,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
10 Housing Units	**Proposed Units**	130		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Oregon Opportunity Network				
Description:		**IDIS Project #:**	18	**UOG Code:**	411098

Provides information and other resources to citizen based organizations participating in the planning, implementation and assessment of activities being assisted with CDBG funds.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Planning/Administration

Explanation:

Oregon Opportunity Network

Specific Objectives

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

21D Fair Housing Activities (subject to 20% Admin cap) 570.20(	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 37,000		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 3	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 4	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 5	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Fair Housing Services				
Description:		**IDIS Project #:**	19	**UOG Code:**	411098

This project provides advice and representation for people experiencing housing discrimination within the city of Portland. National objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Legal Aid Services of Oregon

Specific Objectives

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

1 Improve access to affordable rental housing

2

3

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

05 Public Services (General) 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 44,200	Fund Source:	**Proposed Amt.**		
	Actual Amount			**Actual Amount**		
Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
	Actual Amount			**Actual Amount**		
01 People	**Proposed Units**	200	Accompl. Type:	**Proposed Units**		
	Actual Units			**Actual Units**		
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
	Actual Units			**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Fair Housing Education and Enforcement		
Description:	**IDIS Project #:** 20	**UOG Code:**	411098

This project provides advice, investigation and referral to enforcement for people experiencing housing discrimination within the city of Portland. This project also provides education to housing consumers and housing providers regarding fair housing law. National objective is low/mod limited clientele

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Fair Housing Council of Oregon

Specific Objectives

1. Improve access to affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome

21D Fair Housing Activities (subject to 20% Admin cap) 570.20(	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 37,600	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
01 People	**Proposed Units**	500	Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Community Alliance of Tenants Hotline		
Description:	**IDIS Project #:** 21	**UOG Code:**	411098

Hotline and Outreach Program for low-income renters to provide education, information and referral to assist with housing stabilization. National objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- ○ Decent Housing
- ◉ Suitable Living Environment
- ○ Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Community Alliance of Tenants

Specific Objectives

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

1 Improve access to affordable rental housing

2

3

Project-level Accomplishments

Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome

05 Public Services (General) 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 69,600	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
01 People	**Proposed Units**	3000	Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Housing Connections Operations				
Description:		**IDIS Project #:**	22	**UOG Code:**	411098

Provide the core operations activities for Housing Connections including outreach to renters and agencies, providing housing listings to renters and agency staff over the phone, assisting landlords in listing properties, assisting all users with questions regarding the site, and reviewing property listings for accuracy and fair housing violations.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

211Info

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

Specific Objectives

1. Improve access to affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:		Accompl. Type:	
Proposed		**Proposed**	
Underway		**Underway**	
Complete		**Complete**	
Accompl. Type:		Accompl. Type:	
Proposed		**Proposed**	
Underway		**Underway**	
Complete		**Complete**	
Accompl. Type:		Accompl. Type:	
Proposed		**Proposed**	
Underway		**Underway**	
Complete		**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome

21D Fair Housing Activities (subject to 20% Admin cap) 570.20(	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 95,570	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
01 People	**Proposed Units**	600	01 People	**Proposed Units**	
	Actual Units			**Actual Units**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 3	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 4	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 5	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Landlord Outreach				
Description:		**IDIS Project #:**	23	**UOG Code:**	411098

The Landlord Outreach program will strive to increase landlords awareness and participation in several programs that increase access to appropriate, safe and affordable housing to low-income populations. Program included in outreach include Housing Connections, Ready to Rent, Fresh Start and lead hazard prevention.

Location:

N/A

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

211info, Fair Housing Council of Oregon

Specific Objectives

1. Improve access to affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

21D Fair Housing Activities (subject to 20% Admin cap) 570.20(	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 25,400		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 3	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 4	CDBG	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 5	CDBG	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Services Information and Referral -211 Info		
Description:	**IDIS Project #:** 24	**UOG Code:**	411098

Operate 2-1-1 information and referral line to help citizens find appropriate housing services and social services. National objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

211 Info

Specific Objectives

1. Improve access to affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

21D Fair Housing Activities (subject to 20% Admin cap) 570.20(	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 51,500		CDBG	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
01 People	**Proposed Units**	25000		01 People	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 3	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 4	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 5	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Substandard Housing Relocation		
Description:	**IDIS Project #:** 25	**UOG Code:**	411098

Assist households displaced from substandard housing with relocation services to identify and obtain appropriate replacement housing. National objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Rental Housing

Explanation:

Impact Northwest

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

Specific Objectives

1. Improve access to affordable rental housing
2.
3.

Project-level Accomplishments

01 People	**Proposed**	46		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome

08 Relocation 570.201(i)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 140,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
01 People	**Proposed Units**	46		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Homeowner Repair and Rehabilitation				
Description:		**IDIS Project #:**	26	**UOG Code:**	411098

The goals of the Homeowner Repair and Rehabilitation program are to increase the habitability and safety of housing for low-income elderly and disabled households while simultaneously preserving the housing stock for future residents. National objective is low/mod housing.

Location:

Multiple locations

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Portland Housing Bureau, Community Energy Project, Unlimited Choices, Rebuilding Together Reach Community Builders

Specific Objectives

1. Improve the quality of owner housing
2.
3.

Project-level Accomplishments

10 Housing Units	**Proposed**	1200		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome

14A Rehab; Single-Unit Residential 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 800,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
10 Housing Units	**Proposed Units**	1,239		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Healthy Homes				
Description:		**IDIS Project #:**	27	**UOG Code:**	411098

The primary goal of the HUD-funded Healthy Homes program is to decrease exposures to multiple household hazards which contribute to asthma exacerbations and other serious illnesses among children under the age of 6 in Portland's distressed communities of Multnomah County. National objective is low/mod housing.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Priority Need Category

Select one: Rental Housing

Explanation:

Multnomah County

Specific Objectives

1. Improve the quality of affordable rental housing
2.
3.

Project-level Accomplishments

10 Housing Units	**Proposed**	50		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Increase the supply of affordable rental housing		

14B Rehab; Multi-Unit Residential 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 110,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
10 Housing Units	**Proposed Units**	50		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Economic Opportunity Microenterprise Growth				
Description:		**IDIS Project #:**	28	**UOG Code:**	411098

Intensive training, technical assistance and access to capital to assist microentrepreneurs in achieving living wate income levels. National objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- ○ Decent Housing
- ○ Suitable Living Environment
- ◉ Economic Opportunity

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

Priority Need Category

Select one: Economic Development

Explanation:

Portland Development Commission

Specific Objectives

1. Improve economic opportunities for low-income persons
2.
3.

Project-level Accomplishments

08 Businesses	**Proposed**	95		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase income by 25% over three years.	Number of people	

18C Micro-Enterprise Assistance	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 665,290		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
08 Businesses	**Proposed Units**	95		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	CDBG	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	01 People	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	CDBG	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	01 People	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Economic Opportunity Workforce Development		
Description:	**IDIS Project #:** 29	**UOG Code:**	411098

Short-term intensive training, placement, and long-term retention in career track jobs, with employer involvment in to insure that the program graduates are the workers they need. National Objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- ○ Decent Housing
- ○ Suitable Living Environment
- ◉ Economic Opportunity

Priority Need Category

Select one: Economic Development

Explanation:

Portland Development Commission

Specific Objectives

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

1 Improve economic opportunities for low-income persons

2

3

Project-level Accomplishments

01 People	**Proposed**	300	Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Increase income by 25% over three years.	Number of people	

05H Employment Training 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	1306818	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
01 People	**Proposed Units**	300	Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	

Program Year 2	CDBG	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	01 People	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 3	CDBG	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	01 People	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 4	CDBG	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	01 People	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
Program Year 5	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
		Actual Units				Actual Units	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Economic Opportunity Program Delivery				
Description:		**IDIS Project #:**	30	**UOG Code:**	411098

Program delivery costs for Economic Opportunity Initiative. National Objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- ○ Decent Housing
- ○ Suitable Living Environment
- ◉ Economic Opportunity

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

Priority Need Category

Select one: Economic Development

Explanation:

Portland Development Commission

Specific Objectives

1. Improve economic opportunities for low-income persons
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome
Increase income by 25% over three years.	Number of people	

05H Employment Training 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 403,926		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Transition Projects Inc. - Operations		
Description:	**IDIS Project #:** 31	**UOG Code:**	411098

Operate three facilities (Clark Street, Glisan Street, Jean's Place) and the Community Service Center for homeless single adults. National objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- ○ Decent Housing
- ◉ Suitable Living Environment
- ○ Economic Opportunity

Priority Need Category

Select one: Homeless/HIV/AIDS

Explanation:

Specific Objectives

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

1 End chronic homelessness

2

3

Project-level Accomplishments

01 People	**Proposed**	1000		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Accessibility for the purpose of creating a	2,500 people	

03T Operating Costs of Homeless/AIDS Patients Programs	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 510,975		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
ESG	**Proposed Amt.**	$ 179,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
01 People	**Proposed Units**	1000		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	HOME	**Proposed Amt.**	$60,800	Fund Source:	**Proposed Amt.**	
		Actual Amount			**Actual Amount**	
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
		Actual Amount			**Actual Amount**	
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
		Actual Units			**Actual Units**	
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
		Actual Units			**Actual Units**	
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
		Actual Amount			**Actual Amount**	
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
		Actual Amount			**Actual Amount**	
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
		Actual Units			**Actual Units**	
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
		Actual Units			**Actual Units**	
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
		Actual Amount			**Actual Amount**	
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
		Actual Amount			**Actual Amount**	
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
		Actual Units			**Actual Units**	
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
		Actual Units			**Actual Units**	
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
		Actual Amount			**Actual Amount**	
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
		Actual Amount			**Actual Amount**	
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
		Actual Units			**Actual Units**	
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
		Actual Units			**Actual Units**	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Transition Projects Inc. - Services		
Description:	**IDIS Project #:** 32	**UOG Code:**	411098

Provide supportive services at three facilities (Clark Street, Glisan Street, Jean's Place) for homeless single adults. National objective is low/mod limited clientele.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- ○ Decent Housing
- ◉ Suitable Living Environment
- ○ Economic Opportunity

Priority Need Category

Select one: Homeless/HIV/AIDS

Explanation:

Specific Objectives

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

1 End chronic homelessness

2

3

Project-level Accomplishments

01 People	**Proposed**	1000		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Accessibility for the purpose of creating a		

05 Public Services (General) 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 170,325		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
01 People	**Proposed Units**	1000		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Central City Concern A/D Free Housing				
Description:		**IDIS Project #:**	33	**UOG Code:**	411098

Central City Concern will provide for up to 102 rooms of transitional alcohol and drug free housing for homeless men and women involved in alcohol and drug treatment.

Location:

225 NW Couch Street, Portland, OR 318 NW Broadway, Portland, OR

Expected Completion Date:

6/30/2012

Objective Category
- ○ Decent Housing
- ◉ Suitable Living Environment
- ○ Economic Opportunity

Priority Need Category

Select one: Homeless/HIV/AIDS

Explanation:

Specific Objectives

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

1 End chronic homelessness

2

3

Project-level Accomplishments

01 People	**Proposed**	250		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Accessibility for the purpose of creating a	250 People	

03T Operating Costs of Homeless/AIDS Patients Programs	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

ESG	**Proposed Amt.**	$ 265,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
01 People	**Proposed Units**	250		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

Grantee Name: **CITY OF PORTLAND**

CPMP Version 2.0

Project Name:	Cascadia /County Mental Health Transitional Bridgeview				
Description:		**IDIS Project #:**	34	**UOG Code:**	411098

Multnomah County will provide transitional housing and services for homeless, chronically mentally ill people.

Location:	**Priority Need Category**	
NW Everett and NW Broadway, Portland, Oregon	**Select one:**	Homeless/HIV/AIDS
	Explanation:	
Expected Completion Date: 6/30/2012	Multnomah County	

Objective Category
- ○ Decent Housing
- ◉ Suitable Living Environment
- ○ Economic Opportunity

Specific Objectives

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

1. End chronic homelessness
2.
3.

Project-level Accomplishments

01 People	**Proposed**	50		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**

05O Mental Health Services 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 273,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
01 People	**Proposed Units**	50		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 3	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 4	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
Program Year 5	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**		
		Actual Amount			**Actual Amount**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		
	Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**		
		Actual Units			**Actual Units**		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Northwest Pilot Project Homeless Seniors		
Description:	**IDIS Project #:** 35	**UOG Code:**	411098

NW Pilot Project will provide homeless services and homeless prevention to seniors. National objective is low/mod limited clientele.

Location:

1430 SW Broadway, Portland Oregon

Expected Completion Date:

6/30/2012

Objective Category
- ○ Decent Housing
- ◉ Suitable Living Environment
- ○ Economic Opportunity

Priority Need Category

Select one: Homeless/HIV/AIDS

Explanation:

Specific Objectives

Outcome Categories
- ☑ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

1. End chronic homelessness
2.
3.

Project-level Accomplishments

01 People	**Proposed**	1200		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome
Accessibility for the purpose of creating a	1230 people	

05A Senior Services 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 114,100		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
ESG	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
01 People	**Proposed Units**	1200		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Tenant Based Rent Assistance				
Description:		**IDIS Project #:**	36	**UOG Code:**	411098

Rental Assistance to homeless, at risk of homelessness, or disabled low-income families.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Homeless/HIV/AIDS

Explanation:

Specific Objectives

Outcome Categories
- [x] Availability/Accessibility
- [ ] Affordability
- [ ] Sustainability

1. Increase the number of homeless persons moving into permanent housing
2.
3.

Project-level Accomplishments

04 Households	**Proposed**	365		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	Performance Measure	Actual Outcome

05S Rental Housing Subsidies (if HOME, not part of 5% 570.20	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOME	**Proposed Amt.**	$ 316,771		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
ESG	**Proposed Amt.**	$ 132,597		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
04 Households	**Proposed Units**	365		Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Gresham Administration				
Description:		**IDIS Project #:**	37	**UOG Code:**	411098

HOME Consortium allocation to be used for administration of Gresham HOME program.

Location:

Addresses

Expected Completion Date:

6/30/2012

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Priority Need Category

Select one: Priority Need Category

Explanation:

City of Gresham

Specific Objectives

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

1 Improve the quality of affordable rental housing

2

3

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

21H HOME Admin/Planning Costs of PJ (subject to 5% cap	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOME	**Proposed Amt.**	$ 20,614		HOME	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 3	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 4	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 5	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	

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Grantee Name: **CITY OF PORTLAND**

Project Name:	Multnomah County HOME Administration				
Description:		**IDIS Project #:**	38	**UOG Code:**	411098

Administer Multnomah County HOME program.

Location:	**Priority Need Category**
Community Wide	**Select one:** Priority Need Category
	Explanation:
Expected Completion Date: 6/30/2012	Portland Development Commission

Objective Category
- (●) Decent Housing
- ( ) Suitable Living Environment
- ( ) Economic Opportunity

Outcome Categories
- [ ] Availability/Accessibility
- [x] Affordability
- [ ] Sustainability

Specific Objectives

1. Increase the supply of affordable rental housing
2.
3.

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Increase the supply of affordable rental housing	Number of affordable units produced.	

21H HOME Admin/Planning Costs of PJ (subject to 5% cap	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOME	**Proposed Amt.**	$ 7,703		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 3	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 4	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
Program Year 5	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
		Actual Amount				**Actual Amount**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	
	Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
		Actual Units				**Actual Units**	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	PHB Program & Grant Administration		
Description:	**IDIS Project #:** 39	**UOG Code:**	411098

Portland Housing Bureau administration for the Community Development Block Grant and other related activities.

Location:

Community Wide

Expected Completion Date:

6/30/2012

Objective Category
- Decent Housing
- Suitable Living Environment
- Economic Opportunity

Outcome Categories
- Availability/Accessibility
- Affordability
- Sustainability

Priority Need Category

Select one: Planning/Administration

Explanation:

Specific Objectives

1

2

3

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

21A General Program Administration 570.206	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	1134560		CDBG	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
ESG	**Proposed Amt.**	$ 35,100		ESG	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Other	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source:	Proposed Amt.		Other	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	HOME Administration				
Description:		**IDIS Project #:**	40	**UOG Code:**	411098

Portland Housing Bureau staff and operating costs associated with administering the HOME program.

Location:

N/A

Expected Completion Date:

6/30/2011

Objective Category
- ○ Decent Housing
- ○ Suitable Living Environment
- ○ Economic Opportunity

Outcome Categories
- ☐ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

Priority Need Category

Select one: Planning/Administration

Explanation:

Specific Objectives

1

2

3

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

21H HOME Admin/Planning Costs of PJ (subject to 5% cap	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOME	**Proposed Amt.**	$ 381,449		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	HOPWA Administration				
Description:		**IDIS Project #:**	41	**UOG Code:**	411098

Portland Housing Bureau staff and operating costs associated with administering the HOPWA Program.

Location:	**Priority Need Category**
N/A	**Select one:** Planning/Administration
	Explanation:
Expected Completion Date: 6/30/2011	

Objective Category
- ○ Decent Housing
- ○ Suitable Living Environment
- ○ Economic Opportunity

Specific Objectives

Outcome Categories
- ☐ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

1
2
3

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	**Performance Measure**	**Actual Outcome**

31B Administration - grantee	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

HOPWA	**Proposed Amt.**	$ 33,070		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Indirect Costs				
Description:		**IDIS Project #:**	42	**UOG Code:**	411098

City of Portland indirect cost for CDBG based on the City's cost allocation plan.

Location:

N/A

Expected Completion Date:

6/30/2011

Objective Category
- ○ Decent Housing
- ○ Suitable Living Environment
- ○ Economic Opportunity

Outcome Categories
- ☐ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

Priority Need Category

Select one: Planning/Administration

Explanation:

Specific Objectives

1

2

3

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

21B Indirect Costs 570.206	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 564,928		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

CPMP Version 2.0

Grantee Name: **CITY OF PORTLAND**

Project Name:	Section 108 Consulting				
Description:		**IDIS Project #:**	43	**UOG Code:**	411098

Consultant services to secure CDBG-related financing for housing projects.

Location:

N/A

Expected Completion Date:

6/30/2011

Objective Category
- ◯ Decent Housing
- ◯ Suitable Living Environment
- ◯ Economic Opportunity

Outcome Categories
- ☐ Availability/Accessibility
- ☐ Affordability
- ☐ Sustainability

Priority Need Category

Select one: Planning/Administration

Explanation:

Specific Objectives

1

2

3

Project-level Accomplishments

Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**		
	Underway				**Underway**		
	Complete				**Complete**		

Proposed Outcome	Performance Measure	Actual Outcome

20 Planning 570.205	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$ 30,000		Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**		
	Actual Amount				**Actual Amount**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**		
	Actual Units				**Actual Units**		

Program Year 2	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 3	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 4	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.		
		Actual Amount			Actual Amount		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
		Actual Units			Actual Units		

Appendix D
HUD CPMP Data
City of Gresham

City of Gresham
Community Revitalization Program
2011-2012 ESTIMATED CDBG ACTION PLAN BUDGET

Project No.	Activity/Sponsor	Proposed Amount
SOURCES		
	Gresham Entitlement Grant	**801,093**
	Development Fund from Prior Years	**69,951**
	Recaptured Homeownership from Prior Years	**120,000**
	Estimated Program Income from 2010-2011	**12,272**
	Total Available	**1,003,316**
USES		
Housing		**71,250**
	Blight Abatement Program - City of Gresham	71,250
Homeownership		**120,000**
071824	Homeownership - Proud Ground	120,000
Economic Development		**200,000**
071804	Living Solutions - Human Solutions, Inc.	200,000
Public Improvements		**308,392**
	Health Clinic - Good News	105,355
	Youth Center Rehab - PAL Center	30,000
	Pedestrian Crossing - City of Gresham	76,000
	Rockwood Central Park - City of Gresham	97,037
Public Services (15% of Grant)		**110,598**
071722	El Programa Hispano - Catholic Comm. Svcs	47,530
071815	Foster Grandparents - Metro Family Services	15,000
071714	Transitional Housing - Human Solutions, Inc.	48,068
Administration (20% of Grant)		**160,219**
071701	City/Staff/Contract Expenses	150,219
071721	HCDC/Consolidated Plan - City of Portland	10,000
Development Fund		**32,857**
	TOTAL REQUESTED / ALLOCATED	**1,003,316**

City of Gresham
Community Revitalization Program

CDBG GRANT PROGRAM

PROJECT DESCRIPTIONS FOR 2011-2012

Blight Abatement Program, City of Gresham- Funds for two full-time employees to remove graffiti, overgrown vegetation (vegetation growing into and over the streets and sidewalks) and vegetation that is obscuring sight in the clear vision triangle and of traffic signs -- all specific conditions of blight that are a threat to public health and safety. This work could be on public or private property, and is the responsibility of the adjacent private property owner where proper notice has been given and the owner either can't or won't do the work. Location: Citywide, primarily in qualified census tracts Recommended Amount: $71,250

Homeownership, Proud Ground - Provision of buyer initiated purchase and rehabilitation of two existing area homes. Proud Ground will provide technical assistance through purchase, rehabilitation and throughout home ownership. Homes to be place in Proud Ground community trust to be perpetually affordable to other income qualified buyers through a shared appreciation resale formula. Location: Citywide Recommended amount: $120,000

Living Solutions, Human Solutions, Inc. – Human Solutions is providing job placement and follow-up coaching as well as life skills and job training for 75 very low-income Gresham residents. Program graduates will be able to secure and retain living wage employment, become self-sufficient, and contribute to the economic well-being of Gresham. The program will increase the pool of skilled, reliable workers available to Gresham employers, and decrease employer training and turnover costs. Location: Citywide Recommended amount: $200,000

Mid-Block Pedestrian Crossing, City of Gresham - Funds for pedestrian refuge islands, signage, pedestrian-activated rapidly flashing beacons and pavement markings at a mid-block crossing. Location: SE 182nd at Main Recommended amount: $76,000

Rockwood Central Park Improvements, City of Gresham - Provision to replace outdated and worn playground equipment. Improvements will feature one new playground set for children ages 3-5 and another for older children ages 5-12. Separate play sets will cater to the heights and motor skills of different age groups. Location: 17707 SE Main Recommended amount: $97,037

Good News Health Center Property Acquisition, Good News Community Health Center- Acquisition of the property adjoining the Good News Community Health Center to alleviate crowded patient care and education areas, and increase parking to meet increasing demands for medical, mental health and dental care for low and moderate income residents. Location: 17938 SE Stark Recommended amount: $105,355

PAL Youth Center Rehabilitation, Police Action League of Portland- Replace 6 antiquated and non- functioning furnaces with three ton gas packs at the PAL Youth Center. The Youth Center serves115-125 youth daily. Location: 424 NE 172nd Recommended amount: $30,000

El Programa Hispano, Catholic Community Services - Provision of emergency services and life skills to assist 5,500 Latinos in Gresham to overcome short-term crises and to gain the knowledge and skills they need to become more self-sufficient. The service model of the project envisions two crucial services: Immediate help to clients in crisis and informational workshops and life skills classes to clients so that they become more self-sufficient and avoid crises in the future. Location: Citywide Recommended amount: $47,530

Foster Grandparents, Metro Family Services – Improve the lives of 30 low-income vulnerable young children and older adults through maintaining the evidence-based grandparent mentoring program. Program matches skilled and caring seniors with children who face multiple barriers to success – yielding immediate and long term gains for all involved. Location: Citywide Recommended amount: $15,000

Transitional Housing, Human Solutions, Inc. – Provision of transitional housing with supportive services to 72 Gresham extremely low-income homeless family members that face significant barriers to permanent housing and have a greater chance for success with a deeper period of support. Additionally, this project provides educational groups for 45 low and extremely low-income Gresham residents on topics that help them gain self-sufficiency and permanent housing stability such as money management, housing readiness, employment readiness and computer skill building. These educational groups include free on-site childcare. Location: Citywide Recommended amount: $48,068

Administration, City of Gresham/City of Portland – Funds will be used for staff costs and to fund audit testing for fair housing and a fair housing training workshop. Funds will also be used to prepare a Consolidated Plan Update and support the countywide Housing and Federal Funding Oversight Committee. Funded award: $160,219

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0001	Blight Abatement Program	014A Rehab; Single-unit Residential	CDBG	$71,250
			ESG	$0
	Housing Rehabilitation	570.202(a)(1)	HOME	$0
			HOPWA	$0
		1,000 Housing Units		
	Project will remove graffiti, overgrown vegetation and vegetation that is obscuring sight in the clear vision triangle and of traffic signs – all specific conditions of blight that are a threat to public health & safety.		TOTAL	$71,250
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(3) – Low / Mod Housing
Subrecipient: Local Government
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0002	Homeownership-Proud Ground	14 A Rehab: Single-Unit Residential	CDBG	$120,000
			ESG	$0
	Purchase and rehabilitation	570.202(b)(1)	HOME	$0
			HOPWA	$0
		2 Households		
	Provision of buyer initiated purchase & rehabilitation of two existing area homes. Proud Ground will provide technical assistance through purchase, rehabilitation and throughout home ownership. Homes to be placed in Proud Ground Community Trust to be perpetually affordable to other income qualified buyers through a shared appreciation resale formula		TOTAL	$120,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570. .208(a)(3) – Low / Mod Housing
Subrecipient: Subrecipient
Location(s) Citywide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	Living Solutions – Human Solutions	05H Employment Training	CDBG	$200,000
			ESG	$0
071804	Economic Development	570.201 (e)	HOME	$0
			HOPWA	$0
		75 People		
	East County Solutions, a CBDO, to provide 75 very low-income residents with job placement and follow-up coaching as well as life skills and job training. Program graduates will secure and retain living wage employment, become self-sufficient and contribute to the economic well being of Gresham. The program will increase the pool of skilled, reliable workers available to Gresham employers and decrease employers training and turnover costs.		TOTAL	$200,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2)(iv) – Low / Mod Clientele
Subrecipient: Subrecipient Public 570.500(c)
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	Good News Health Center	01 Acquisition of Real Property	CDBG	$105,355
			ESG	$0
	Public Facility	570.201(a)	HOME	$0
			HOPWA	$0
		1 Public Facility		
	Provision to purchase the adjoining property to alleviate overcrowded patient care and insufficient parking allow clinic to meet increased demands for medical, dental and mental health care for low-income patients.		TOTAL	$105,355
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) – Low / Mod Area
Subrecipient: Subrecipient Public 570.500(c)
Location(s) CT & BG

Census Tract: 97.02 BG 1
96.06 BG 1 & 2
96.04 BG 2
98.01 BG 1 & 2

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	PAL Youth Center	03E Neighborhood Facility	CDBG	$30,000
			ESG	$0
	Public Facility	570.201(c)	HOME	$0
			HOPWA	$0
		1 Public Facility		
	Replace 6 furnaces in the Center		TOTAL	$30,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) – Low / Mod Area
Subrecipient: Subrecipient Public 570.500(c)
Location(s) CT & BG

Census Tract: 96.06 BG 1 & 2

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	Pedestrian Crossing	03L Sidewalks	CDBG	$76,000
			ESG	$0
	Public Facility	570.201(c)	HOME	$0
			HOPWA	$0
		1 Public Improvement		
	Provision of pedestrian refuge islands, signage, pedestrian-activated rapidly flashing beacons and pavement markings at a mid-block crossing.		TOTAL	$76,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) – Low / Mod Area
Subrecipient: Local Government
Location(s) CT & BG

Census Tract: 97.02 BG 1 & 98.01 BG 2

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0007	Rockwood Central Park	03F Parks	CDBG	$30,000
			ESG	$0
	Public Facility	570.201(c)	HOME	$0
			HOPWA	$0
		1 Public Facility		
	Provision to replace outdated and worn playground equipment in a heavily used park in the Rockwood Neighborhood.		TOTAL	$30,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) – Low / Mod Area
Subrecipient: Local Government
Location(s) CT & BG

Census Tract: 97.02 BG 1

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0008	El Programa Hispano	05 Public Services (General)	CDBG	$47,530
			ESG	$0
071722	Public Services	570.201(e)	HOME	$0
			HOPWA	$0
		3,600 People (General)		
	The Emergency Services & Life Skills project supports 5,500 Latinos in Gresham to overcome short-term crises and to gain the knowledge and skills they need to become more self-sufficient. The service model of the project envisions two crucial services: immediate help to clients in crisis and informational workshops and life skills classes to clients so that they become more self sufficient and avoid crises in the future.		TOTAL	$47,530
			Total Other Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) – Low / Mod Clientele
Subrecipient: Subrecipient Public 570.500(c)
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0009	Foster Grandparents	05D Youth Services	CDBG	$15,000
			ESG	$0
071815	Public Services	570.201(e)	HOME	$0
			HOPWA	$0
		50 People (General)		
	Improve the lives of 30 low-income vulnerable young children and older adults through maintaining the evidence-based grandparent mentoring program. Program matches skilled and caring seniors with children who face multiple barriers to success – yielding immediate and long term gains for all involved.		TOTAL	$15,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) – Low / Mod Clientele
Subrecipient: Subrecipient Public 570.500(c)
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0010	Transitional Housing – Willow Tree	03T Operating costs of Homeless Programs	CDBG	$48,068
			ESG	$0
071714	Public Facilities		HOME	$0
			HOPWA	$0
		117 People (General)		
	Provision of transitional housing paired with social service programs to approximately 72 extremely low income Gresham homeless residents through 12 units of housing for one year. An additional 45 extremely low income residents will be offered social service programs with free child care.		TOTAL	$48,068
			Total Other Funding	$0

Help the Homeless? Yes Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(2) – Low / Mod Clientele
Subrecipient: Subrecipient Public 570.500(c)
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0011	Planning – Consolidated Plan & HCDC	20 Planning	CDBG	$10,000
			ESG	$0
071721	Other	570.205	HOME	$0
			HOPWA	$0
		0 N/A		
	Consolidated Plan update and Staffing of county-wide advisory planning and policy commission (HCDC).		TOTAL	$10,000
			Total Other Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	Program Administration - COG	21A General Program Administration	CDBG	$150,219
			ESG	$0
071701	Planning and Administration	570.206	HOME	$0
			HOPWA	$0
		0 N/A		
	General management oversight and coordination, staffing of advisory body (CDHS), prepare contracts, conduct feasibility analysis, environmental reviews and labor standard reviews and manage project selection process.		TOTAL	$150,219
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	Un-obligated Funds	22 Un-programmed Funds	CDBG	$32,857
			ESG	$0
	Other	22	HOME	$0
			HOPWA	$0
		0 N/A		
	Contingency of un-programmed funds.		TOTAL	$32,857
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Other
Location(s) Community Wide

City of Gresham
Community Revitalization Program
2011-2012 ESTIMATED HOME ACTION PLAN BUDGET

Project No.	Activity/Sponsor	Proposed Amount
SOURCES	Gresham Grant	**550,112**
	Development Fund from Prior Years	**156,979**
	TOTAL AVAILABLE	**707,091**
USES		
Housing Development/Rehabilitation		**492,000**
071717	CHDO Operating Expenses - Human Solutions, Inc.	25,000
	Cedars & Cedar Meadows - Human Solutions, Inc.	265,000
	Village Square - Innovative Housing	202,000
Homeless Prevention		**158,986**
071733	Rent Assistance - Housing Authority of Portland	33,986
071800	Tenant Based Rental Assistance - Human Solutions Inc.	125,000
Administration (10% of Gresham Grant)		**55,011**
071702	City/Staff/Contract Expenses	0
	Rent Assistance - HAP	9,397
	Rent Assistance - HSI	25,000
	Portland HOME Admin	20,614
Development Fund		**1,094**
	TOTAL REQUESTED / ALLOCATED	**707,091**

City of Gresham
Community Revitalization Program

HOME GRANT PROGRAM

PROJECT DESCRIPTIONS FOR 2011-2012

CHDO Operating, Human Solutions, Inc. – Provision of operating support for Human Solutions, a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness in the City of Gresham. Location: Citywide. Recommended amount: $25,000

The Cedars/Cedar Meadows, Human Solutions, Inc. – Provision to rehabilitate 40 units of affordable housing at two apartment complexes, Cedars and Cedar Meadows. The proposed rehab will include improving site drainage, upgrading ADA-compliant access to walkways and garbage enclosures, replacing siding, improving interior ventilation and replacing hot water heaters with new energy efficient models. Location: Kane & Powell Valley Road Recommended amount: $265,000

Village Square Apartments, Innovative Housing, Inc. - Provision of funds to make critical roof and stairway repairs to the 72-unit property and provide 11 HOME units with rent levels set at low HOME rents, affordable to households at or below 50% of the area median income. Location: 1625 SE Roberts Recommended Amount: $202,000

Rental Assistance, Human Solutions, Inc. - Provide rent assistance to prevent homelessness by providing 100 very low and low-income Gresham households either short-term (1 month) or long-term (up to 4 months) tenant based rent assistance up to $600/month. Singles, couples, families and seniors will be eligible. Each month names are drawn randomly and served after eligibility determination in the order their names are draws, without preference or discrimination. Location: Citywide Recommended amount: $125,000 program cost; $25,000 administration

Rental Assistance, Housing Authority of Portland – Project provides one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to approximately 7 extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled Gresham Households. Location: Citywide Recommended amount: $33,986; program cost, $9,397 administration.

Administration, City of Portland for City of Gresham – Funds would be used for staff costs, contracts to administer the HOME program and to manage projects. Recommended amount: $20,614

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	CHDO Operating Costs - HSI	19B HOME CHDO Operating Costs	CDBG	$0
			ESG	$0
071717	Development of Housing		HOME	$25,000
			HOPWA	$0
		N/A		
	Provision of operating support for Human Solutions, a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness in the City of Gresham.		TOTAL	$25,000
			Total Other Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208 (a) (3) Low-Mod Housing
Subrecipient: _____
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	The Cedars/Cedar Meadows	14B Rehab; Multi-Unit Residential	CDBG	$0
			ESG	$0
	Housing	570.202	HOME	$265,000
			HOPWA	$0
		40 Housing Units		
	Provision to rehabilitate 40 units of affordable housing at two apartment complexes, Cedars and Cedar Meadows**.** The proposed rehab will include improving site drainage, upgrading ADA-compliant access to walkways and garbage enclosures, replacing siding, improving interior ventilation and replacing hot water heaters with new energy efficient models.		TOTAL	$265,000
			Total Other Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: _____
Location(s) Kane & Powell Valley Road

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	Village Square Apartments	14B Rehab; Multi-Unit Residential	CDBG	$0
			ESG	$0
	Housing	570.202	HOME	$202,000
			HOPWA	$0
		72 Housing Units		
	Provision of funds to make critical roof and stairway repairs to the 72-unit property and provide 11 HOME units with rent levels set at low HOME rents, affordable to households at or below 50% of the area median income		TOTAL	$202,000
			Total Other Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: _____
Location(s) 1625 SE Roberts

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	Rent Assistance - HAP	05S Rental Housing Subsidies	CDBG	$0
			ESG	$0
071733	Housing		HOME	$33,986
			HOPWA	$0
		7 Housing Units		
	Project provides one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to approximately 7 extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled Gresham Households.		TOTAL	$33,986
			Total Other Funding	$0

Help the Homeless? Yes Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208 (a) (3) Low-Mod Housing
Subrecipient: _____
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	HAP Rent Assistance Administration	21H HOME Admin/Planning costs of PJ	CDBG	$0
			ESG	$0
071733	Planning and Administration		HOME	$9,397
			HOPWA	$0
		N/A		
	Project provides administration for program of one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to approximately 7 extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled Gresham Households.		TOTAL	$9,397
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s) Unknown at present time

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	Rental Assistance - HSI	05S Rental Housing Subsidies	CDBG	$0
			ESG	$0
071800	Housing		HOME	$125,000
			HOPWA	$0
		100 Housing Units		
	Provision of rent assistance to avoid eviction for 100 very low and low-income households. Households will receive either short-term (one month @ $600/month) or long-term (up to four months at $600/month) tenant based rental assistance.		TOTAL	$125,000
			Total Other Funding	

Help the Homeless? Yes Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208 (a) (3) Low-Mod Housing
Subrecipient: _____
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	HSI Rent Assistance Administration	21H HOME Admin/Planning costs of PJ	CDBG	$0
			ESG	$0
071800	Administration		HOME	$25,000
			HOPWA	$0
		N/A		
	Provision for administration of rent assistance to avoid eviction for 100 very low and low-income households. Households will receive either short-term (one month @ $600/month) or long-term (up to four months at $600/month) tenant based rental assistance.		TOTAL	$25,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s)

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	Program Administration	21H HOME Admin/Planning costs of PJ	CDBG	$0
			ESG	$0
071702	Planning and Administration		HOME	$20,614
			HOPWA	$0
		N/A		
	General Management oversight with City of Portland regarding the HOME program.		TOTAL	$20,614
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s)

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
	Un-obligated Funds	22 Un-programmed Funds	CDBG	$0
			ESG	$0
	Other	22	HOME	$1,094
			HOPWA	$0
		N/A		
	Contingency of un-programmed funds.		TOTAL	$1,094
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s)

Appendix D
HUD CPMP Data
Multnomah County

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
112801	Adapt-a-Home	14A Rehab; Single-Unit Residential	CDBG	$70,237
			ESG	$0
2011-12	Housing	570.202	HOME	$0
			HOPWA	$0
		23 Housing Units		
			TOTAL	$70,237
	Addresses the needs of low-income people with physical disabilities to create accessible living spaces and preserve existing affordable housing.		Total Prior Funding	$0

Help the Homeless?	No	Start Date: 07/01/11
Help those with HIV or AIDS?	No	Completion Date: 06/30/12

Eligibility:	570.208 Low / Mod Housing
Subrecipient:	Private 570.500(c)
Location(s)	Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
112802	Mend-a-Home	14A Rehab: Single-Unit Residential	CDBG	$68,000
			ESG	$0
2011-12	Housing	570.202	HOME	$0
			HOPWA	$0
		22 Housing Units		
	Provides critical home repairs for low-mod income homeowners.		TOTAL	$68,000
			Total Prior Funding	$0

Help the Homeless?	No	Start Date: 07/01/11
Help those with HIV or AIDS?	No	Completion Date: 06/30/12

Eligibility:	570.208(a)(3) Low / Mod Housing
Subrecipient:	Private 570.500(c)
Location(s)	Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
			CDBG	$5,726
112803	DIY Small Measure Weatherization & Energy Ed Workshops	05B Handicapped Services	ESG	$0
2011-12	Public Service	570.207	HOME	$0
			HOPWA	$0
		120 Persons		
	Provides Energy ED and training in low-cost small measure weatherization for East County residents who are seniors and/or disabled; using primarily infiltration barrier methods to increase comfort and lower utility bills.		TOTAL	$5,726
			Total Prior Funding	$0

Help the Homeless?	No	Start Date: 07/01/11
Help those with HIV or AIDS?	No	Completion Date: 06/30/12

Eligibility: 570.201 (e) LMC
Subrecipient: Subrecipient Private 570.500(c)
Location(s) Community-Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
112804	Fair Housing Project	05J Fair Housing Activities	CDBG	$5,952
			ESG	$0
2011-12	Public Services	570.207	HOME	$0
			HOPWA	$0
	This public service project through the Fair Housing Council of Oregon will provide housing discrimination complaint intake, testing, investigation and referral for litigation services, as well as outreach and training.	55 People General	TOTAL	$5,952
			Total Prior Funding	$0

Help the Homeless?	No	Start Date: 07/01/11
Help those with HIV or AIDS?	No	Completion Date: 06/30/12

Eligibility: 570.208(a)(2) - Low / Mod Limited clientele
Subrecipient: Private 570.500(c)
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects – Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
112805	Transitional Housing Program	03T Operating Costs of Homeless/AIDS Patients Program	CDBG	$23,039
			ESG	$0
2011-12	Public Services	570.207	HOME	$0
			HOPWA	$0
		28 Persons		
			TOTAL	$23,039
	Project provided by Human Solutions, Inc. provides transitional housing for homeless families and services.		Total Prior Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.201(e) Low / Mod Limited Clientele
Subrecipient: Public 570.500(c)
Location(s) Community Wide

Located at: 311 NE Division, Gresham OR
Census Tract 100.01, Block 2

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
112806	Information & Referral & Emergency Services Project	05 Public Services (General)	CDBG	$7,502
			ESG	$0
2011-12	Public Services	570.207	HOME	$0
			HOPWA	$0
		200 People (General)	TOTAL	$7,502
	Provides immediate help to clients in crisis, followed up by informational workshops and life skills classes to help avoid crisis in the future.		Total Prior Funding	$0

Help the Homeless?	No	Start Date: 07/01/11
Help those with HIV or AIDS?	No	Completion Date: 06/30/12

Eligibility: 570.201(e)Low-Mod Limited Clientele
Subrecipient: Private 570.500(c)
Location(s) Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
			CDBG	$268,000
112807	Main Street Sidewalk Improvements (Phase 4)	03L Sidewalks	ESG	$0
2011-12	Public Facilities	570.201(c)	HOME	$0
			HOPWA	$0
		1100 People		
	Construction of new sidewalks in the Old Town Neighborhood adjacent to elementary school.		TOTAL	$268,000
			Total Prior Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.208(a)(1)(ii)LMA
Subrecipient: Public 570.500(c)
Location(s) CT & BG's

CT: 010100 BG: 1 County: 41051
CT: 010100 BG 2 County: 41051

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
			CDBG	$10,000
112808	Donald L. Robertson City Park Playground Safety Surfaces	03F Parks, Recreational Facilities		
			ESG	$0
2011-12	Public Facility Improvement	570.208	HOME	$0
			HOPWA	$0
	Replace uneven surfaces on playground with material that maintains flat, even surface during use. New surface will make playground equipment area wheelchair accessible.		TOTAL	$10,000
			Total Prior Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility: 570.201(c) Low / Mod Area
Subrecipient: Public 570.500(c)
Location(s) CT & BG's

CT: 010304 BG: 1 County: 41501
CT: 010304 BG: 2 County: 41051

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
112809	General Administration	21A General Program Administration	CDBG	$54,292
		570.206	ESG	$0
2011-12			HOME	$0
	General Administration provides support for the CDBG program and includes development of grant application, program regulatory requirements such a as environmental review, labor standard enforcement, program monitoring, program reporting, and general oversight of projects.	1 People (General)		
			HOPWA	$0
			TOTAL	$54,292
			Total Prior Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s) N/A

K:\Public Information\Public Reports\CON_Plan\2011-2016 Five Year Plan\2011-2012 Action Plans\CPMPs - Final\COUNTY CPD Consolidated Plan 2011-12 Proposed Projects.doc 05/14/2010

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
112810	City of Portland/Portland Housing Bureau	20 Planning	CDBG	$2,000
		570.205	ESG	$0
2011-12			HOME	$0
	PHB will oversee administration and coordination of the Consolidated Plan/Annual Action Plan for the Consortium.	0 People (General)		
			HOPWA	$0
			TOTAL	$2,000
			Total Prior Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s) N/A

CPD Consolidated Plan
Listing of Proposed Projects - Multnomah County

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
112811	Contingency	22 Unprogrammed Funds	CDBG	$2,815
			ESG	$0
2011-12	Infrastructure		HOME	$0
			HOPWA	$0
		1 Public Facilities		
			TOTAL	$2,815
	Contingency set-aside for public works projects cost over-runs and potential public services budget increase as program income allows.		Total Prior Funding	$0

Help the Homeless? No Start Date: 07/01/11
Help those with HIV or AIDS? No Completion Date: 06/30/12

Eligibility:
Subrecipient: Local Government
Location(s) Community Wide

Appendix E

HUD Certifications

City of Portland

City of Gresham

Multnomah County

Consolidated Plan 2011-2016

Appendix E

HUD Certifications
City of Portland

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application ☑ Construction ☐ Non-Construction	Pre-application ☐ Construction ☐ Non-Construction	**2. DATE SUBMITTED** 5/16/11	Applicant Identifier 93-6002236
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier ORH09F001

5. APPLICANT INFORMATION

Legal Name: City of Portland	**Organizational Unit:** Department: Portland Housing Bureau
Organizational DUNS: 05-497-1197	Division:
Address: Street: 421 SW 6th Avenue, Suite 500	**Name and telephone number of person to be contacted on matters involving this application (give area code)** Prefix: Ms; First Name: Kate
City: Portland	Middle Name
County: Multnomah County	Last Name: Allen
State: OR; Zip Code: 97204	Suffix:
Country: United States	Email: kate.allen@portlandoregon.gov
6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*: 93-6002236	Phone Number (give area code): 503.823.2375; Fax Number (give area code): 503.823.2387

8. TYPE OF APPLICATION: ☑ New ☐ Continuation ☐ Revision. If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) ☐ ☐ Other (specify)	**7. TYPE OF APPLICANT:** (See back of form for Application Types) C. Municipal. Other (specify)
	9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-241. TITLE (Name of Program): Housing Opportunities for Persons with AIDS	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** 2011-2016 Consolidated Plan, FY2011-2012 Action Plan for the HOPWA EMSA, Oregon counties of Clackamas, Washington, Multnomah, Yamhill, Columbia; Washington counties of Clark, Skamania
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)* OR Clackamas, Washington, Multnomah, Yamhill, Columbia WA:Clark, Skamania	
13. PROPOSED PROJECT Start Date: July 1, 2011; Ending Date: June 30, 2012	**14. CONGRESSIONAL DISTRICTS OF:** a. Applicant: First, Third, and Fifth in Oregon; b. Project: First, Third, and Fifth in Oregon

15. ESTIMATED FUNDING:		**16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?**
a. Federal	$ 1,086,484 .00	a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant	$ .00	
c. State	$ .00	
d. Local	$ .00	b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372
e. Other	$ .00	☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
f. Program Income	$ .00	**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**
g. TOTAL	$ .00	☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix: Honorable	First Name: Sam	Middle Name
Last Name: Adams		Suffix
b. Title: Mayor, City of Portland		c. Telephone Number (give area code): 803.823.4120
d. Signature of Authorized Representative		e. Date Signed: 5·19·11

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PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission

Item:	Entry:	Item:	Entry:
1.	Select Type of Submission.	11	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).
3.	State use only (if applicable).	13	Enter the proposed start date and end date of the project
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15	Amount requested or to be contributed during the first funding/budget period by each contributor Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.
7.	Select the appropriate letter in the space provided. A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School District I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify) O. Not for Profit Organization	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
8.	Select the type from the following list: • "New" means a new assistance award. • "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. • "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration	18	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)
9.	Name of Federal agency from which assistance is being requested with this application.		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.		

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application ☑ Construction ☐ Non-Construction	Pre-application ☐ Construction ☐ Non-Construction	**2. DATE SUBMITTED** 5/16/11	Applicant Identifier 93-6002236
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier M09-DC410203

5. APPLICANT INFORMATION

Legal Name: City of Portland	**Organizational Unit:** Department: Portland Housing Bureau
Organizational DUNS: 05-497-1197	Division:
Address: Street: 421 SW 6th Avenue, Suite 500	**Name and telephone number of person to be contacted on matters involving this application (give area code)** Prefix: Ms. First Name: Kate
City: Portland	Middle Name
County: Multnomah County	Last Name Allen
State: OR Zip Code 97204	Suffix:
Country: United States	Email: kate.allen@portlandoregon.gov
6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*: 93-6002236	Phone Number (give area code) 503.823.2375 Fax Number (give area code) 503.823.2387
8. TYPE OF APPLICATION: ☑ New ☐ Continuation ☐ Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	**7. TYPE OF APPLICANT:** (See back of form for Application Types) C. Municipal Other (specify)
	9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-239 TITLE (Name of Program): HOME Investment Partnerships	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** 2011-2016 Consolidated Plan, FY2011-2012 Action Plan for the Consortium.
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: City of Portland, City of Gresham, Multnomah County	
13. PROPOSED PROJECT Start Date: July 1, 2011 Ending Date: June 30, 2012	**14. CONGRESSIONAL DISTRICTS OF:** a. Applicant First, Third, and Fifth in Oregon b. Project First, Third, and Fifth in Oregon

15. ESTIMATED FUNDING:		**16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?**
a. Federal	$ 4,039,900 .00	a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
b. Applicant	$ .00	DATE:
c. State	$ .00	
d. Local	$ .00	b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372
e. Other	$ .00	☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
f. Program Income	$ .00	**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**
g. TOTAL	$ .00	☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Honorable	First Name Sam	Middle Name
Last Name Adams		Suffix
b. Title Mayor, City of Portland		c. Telephone Number (give area code) 803.823.4120
d. Signature of Authorized Representative		e. Date Signed 5-19-11

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Item:	Entry:	Item:	Entry:
1.	Select Type of Submission.	11	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g , State, counties, cities).
3.	State use only (if applicable).	13	Enter the proposed start date and end date of the project.
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.
7.	Select the appropriate letter in the space provided. A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School District I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify) O. Not for Profit Organization	17	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
8.	Select the type from the following list: • "New" means a new assistance award. • "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date • "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration	18	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)
9.	Name of Federal agency from which assistance is being requested with this application		
10	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.		

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

		2. DATE SUBMITTED 5/16/11	Applicant Identifier 93-6002236
1. TYPE OF SUBMISSION: Application	Pre-application	**3. DATE RECEIVED BY STATE**	State Application Identifier
☑ **Construction**	☐ **Construction**	**4. DATE RECEIVED BY FEDERAL AGENCY**	Federal Identifier S09-MC-41-0001
☐ **Non-Construction**	☐ **Non-Construction**		

5. APPLICANT INFORMATION

Legal Name: City of Portland	**Organizational Unit:** Department: Portland Housing Bureau
Organizational DUNS: 05-497-1197	Division:
Address: Street: 421 SW 6th Avenue, Suite 500	**Name and telephone number of person to be contacted on matters involving this application (give area code)** Prefix: Ms; First Name: Kate
City: Portland	Middle Name
County: Multnomah County	Last Name: Allen
State: OR; Zip Code: 97204	Suffix:
Country: United States	Email: kate.allen@portlandoregon.gov
6. EMPLOYER IDENTIFICATION NUMBER *(EIN)* 93-6002236	Phone Number (give area code): 503.823.2375; Fax Number (give area code): 503.823.2387
8. TYPE OF APPLICATION: ☑ New ☐ Continuation ☐ Revision. If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	**7. TYPE OF APPLICANT:** (See back of form for Application Types) C. Municipal. Other (specify)
	9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-231. TITLE (Name of Program): Emergency Shelter Grants Program	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** 2011-2016 Consolidated Plan, FY2011-2012 Action Plan for the City of Portland
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: City of Portland	
13. PROPOSED PROJECT Start Date: July 1, 2011; Ending Date: June 30, 2012	**14. CONGRESSIONAL DISTRICTS OF:** a. Applicant: First, Third, and Fifth in Oregon; b. Project: First, Third, and Fifth in Oregon

15. ESTIMATED FUNDING:		**16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?**
a. Federal	$ 611,705 00	a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant	$ 00	
c. State	$ 00	
d. Local	$ 00	b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372
e. Other	$ 00	☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
f. Program Income	$ 00	**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**
g. TOTAL	$ 00	☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix: Honorable	First Name: Sam	Middle Name
Last Name: Adams		Suffix
b. Title: Mayor, City of Portland		c. Telephone Number (give area code): 803.823.4120
d. Signature of Authorized Representative		e. Date Signed: 5-23-11

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Item:	Entry:	Item:	Entry:
1.	Select Type of Submission.	11	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g , construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable)	12.	List only the largest political entities affected (e.g. State, counties, cities).
3.	State use only (if applicable).	13	Enter the proposed start date and end date of the project.
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.
7.	Select the appropriate letter in the space provided. A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School District I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify) O. Not for Profit Organization	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
8.	Select the type from the following list: • "New" means a new assistance award. • "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. • "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration	18	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)
9.	Name of Federal agency from which assistance is being requested with this application.		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.		

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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

2. DATE SUBMITTED 5/16/11	Applicant Identifier 93-6002236	
3. DATE RECEIVED BY STATE	State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier B-09-MC-41-0003	

1. TYPE OF SUBMISSION:

Application	Pre-application
☑ Construction	☐ Construction
☐ Non-Construction	☐ Non-Construction

5. APPLICANT INFORMATION

Legal Name. City of Portland	**Organizational Unit:** Department: Portland Housing Bureau
Organizational DUNS: 05-497-1197	Division:
Address: Street: 421 SW 6th Avenue, Suite 500	**Name and telephone number of person to be contacted on matters involving this application (give area code)** Prefix: Ms; First Name: Kate
City: Portland	Middle Name
County: Multnomah County	Last Name: Allen
State: OR; Zip Code: 97204	Suffix:
Country: United States	Email: kate.allen@portlandoregon.gov
6. EMPLOYER IDENTIFICATION NUMBER *(EIN):* 93-6002236	Phone Number (give area code): 503.823.2375; Fax Number (give area code): 503.823.2387

8. TYPE OF APPLICATION:

☑ New ☐ Continuation ☐ Revision

If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) ☐ ☐

Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)

C. Municipal

Other (specify)

9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-218

TITLE (Name of Program): Community Development Block Grant/Entitlement Grants

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: 2011-2016 Consolidated Plan, FY2011-2012 Action Plan for the City of Portland

12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: City of Portland

13. PROPOSED PROJECT

Start Date: July 1, 2011; Ending Date: June 30, 2012

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant: First, Third, and Fifth in Oregon; b. Project: First, Third, and Fifth in Oregon

15. ESTIMATED FUNDING:

a. Federal	$ 9,031,902 .00
b. Applicant	$ .00
c. State	$ .00
d. Local	$ .00
e. Other	$ .00
f. Program Income	$ .00
g. TOTAL	$ .00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes. ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE.

b. No. ☑ PROGRAM IS NOT COVERED BY E. O. 12372

☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative

Prefix: Honorable	First Name: Sam	Middle Name
Last Name: Adams		Suffix
b. Title: Mayor, City of Portland		c. Telephone Number (give area code): 803.823.4120
d. Signature of Authorized Representative		e. Date Signed: 5·19·11

Previous Edition Usable
Authorized for Local Reproduction

Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item.	Entry.	Item.	Entry.
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g , construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).
3.	State use only (if applicable).	13	Enter the proposed start date and end date of the project.
4.	Enter Date Received by Federal Agency Federal Identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.
7.	Select the appropriate letter in the space provided. A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School District I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify) O. Not for Profit Organization	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
8.	Select the type from the following list: • "New" means a new assistance award. • "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. • "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration	18	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)
9.	Name of Federal agency from which assistance is being requested with this application.		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.		

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by

1 Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about –

   (a) The dangers of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1,

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and

   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

   (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

   (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7 Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1 No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which I t is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

5.19.11
Date

Mayor
Title

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN
(City of Portland Supplement)

This Residential Anti-displacement and Relocation Assistance Plan (RARAP) is prepared by The City of Portland in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG*, HOPWA UDAG and/or HOME-assisted projects.

Minimize Displacement - Consistent with the goals and objectives of activities assisted under the Act, The City of Portland will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Collect as part of every application for federal funds, a Relocation and Acquisition Questionnaire to assess potential temporary or permanent relocation to use as a determining factor for loan/grant approval.
- Stage rehabilitation of apartment units if possible to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange and/or offer replacement units, both temporary and permanent when possible within the borrower's affordable housing portfolio.
- Work closely with borrowers and their relocation contractors to ensure compliance with URA
- Use tax assessment policies and programs to encourage creation of affordable and low income housing in not only Urban Renewal Areas, but in other areas in the jurisdiction as well.
- Offer information and services to provide homeowners and tenants with materials on assistance available to help them through City of Portland housing programs.
- When reasonable, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.

If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305).

Target for rehabilitation only those units deemed essential to the need or success of the project 1 CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

Relocation Assistance Payments for Residential Tenants Displaced – Uniform Relocation Act and Section 104(d)
The City of Portland shall make installments, except that lump sum payments may be made to cover (1) moving expenses, (2) a down-payment on the purchase of replacement housing, or incidental expenses related to (1) or (2). Whenever the payment is made in installments, the full amount of the approved payment shall be disbursed in regular installments, whether or not there is any later change in the person's income or rent, or in the condition or location of the person's housing. These payments will be disbursed in three (3) payments unless it has been determined by the City of Portland that there is a reasonable request to reduce the installments to no less than (2).

Relocation Assistance to Displaced Persons – Section 104(d)
The City of Portland will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the [CDBG, HOME and/or HOPWA] Program[s], move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350 (Section 104(d). A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units
The City of Portland will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the [CDBG, HOME and/or HOPWA] Program[s] in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Portland to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Portland will make these plans public by required methods and submit to HUD information in writing:

1. A description of the proposed assisted project;

2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower- income dwelling units as a result of an assisted project;

3. A time schedule for the commencement and completion of the demolition or conversion;

4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. *NOTE: See also 24 CFR 42.375(d)*.

5. The source of funding and a time schedule for the provision of the replacement dwelling units;

6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and

7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, The City of Portland will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability
Under 24 CFR 42.375(d), the City of Portland may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts
The Portland Housing Bureau is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.
The Portland Housing Bureau is responsible for monitoring the relocation payments and other relocation assistance to any permanently or temporarily displaced person for which federal dollars have been used to fund a project.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91 105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1 **Maximum Feasible Priority**. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit**. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments**. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1 A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official Date 5·19·11

Mayor
Title

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official Date 5·19·11

Mayor
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

5·19·11
Date

Mayor
Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for rehabilitation (other than major rehabilitation or conversion), the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services and Operating Costs -- Where assistance involves essential services or maintenance, operation, insurance, utilities and furnishings, it will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under 24 CFR 576.51

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

Discharge Policy ---- It has established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

HMIS – It will comply with HUD's standards for participation in a local Homeless Management Information System and the collection and reporting of client-level information.

Signature/Authorized Official — Date: 5·19·11

Title: Mayor

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1 For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

5.19.11
Date

Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS.

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. Drug-Free Workplace Certification

1 By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3 Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)
City of Portland Housing Bureau
421 SW 6th Avenue, Suite 500
Portland, OR 97204

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F

7 Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix E

HUD Certifications
City of Gresham

City of Gresham
Community Revitalization Program

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about -

   (a) The dangers of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and

   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

City of Gresham
Community Revitalization Program

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about -

   (a) The dangers of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and

   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

   (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

   (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

4.13.11
Date

Approved as to form:

City Manager
Title

City Attorney's Office

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04/11/11

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007-2008, a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

4·13·11
Date

City Manager
Title

Approved as to form:

City Attorney's Office

Y:\CDD\CDBG-HOME\CONPLAN\2011\cert11

04/11/11

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Gresham
1333 NW Eastman Parkway
Gresham, OR 97030
Multnomah County

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

   "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

   "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

   "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

   "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Appendix E

HUD Certifications
Multnomah County

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about –

   (a) The dangers of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and
   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

   (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

   (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

April 28, 2011
Date

Chair, Board of County Commissioners
Multnomah County
Title

Specific CDBG Certifications

The Entitlement Community certifies that:
Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority**. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities, which benefit low and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit**. The aggregate use of CDBG funds including section 108 guaranteed loans during program year FY2011-2012 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments**. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

April 28, 2011
Date

Chair, Board of County Commissioners
Multnomah County
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Multnomah County
Department of County Human Services, Community Services Division
421 SW Oak Street, Suite 200
Portland, OR 97204

Check __ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

   "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

   "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

   "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

   "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Glossary

Consolidated Plan 2011-2016

Glossary

Term	Definition
Acquisition Cost	The cost of purchasing the land or land and buildings to be developed
Acquisition / Rehabilitation Loan	Loan which covers the purchase of land and buildings as well as construction rehabilitation of the property
ACS	See American Community Survey
Action Plan	The Consolidated Plan Action Plan is an annual plan that describes how federal formula funds are going to be spent during the fiscal year to carry out the strategies set out in the Five-Year Consolidated Plan
ADA	See Americans with Disabilities Act
ADDI	See American Dream Downpayment Initiative
ADL	Activities of Daily Living
ADS	See Aging and Disability Services
Adult Foster Care Homes	Licensed residential home providing housing and care that five or fewer residents
Affordability	A measurement of the relationship between the price of housing and household income; for rental units, affordability means that the rent and utilities do not exceed 30% of the gross income of the household. When discussing affordability of homeownership units, it also could take into account the amount of savings the prospective homeowners would be required to have available for down payment and closing costs, as well as prevailing mortgage interest rates.
Affordable Housing	A term generally used to mean housing affordable to persons or families whose income is at or below 60% MFI; the HUD standard for affordability is that a household should pay no more than 30% of its gross income on rent and utilities. In plain language, housing is affordable if a household can pay the rent and have enough money left for food, medicine and other necessities.

Term	Definition
Affordable Housing Technical Advisory Committee (HTAC)	Metro subcommittee which had the goal of coordinating housing initiatives within Title 7 of Metro's regional planning framework of the Metro; HTAC released its Affordable Housing Goals and Strategies in 2001 and continues to require jurisdictions to report on progress.
AFCH	See Adult Foster Care Homes
After Value	The property's market value based on the probable condition of the property after completion of the proposed rehabilitation or construction as determined by a certified fee appraiser or a PDC staff person
Aging and Disability Services	Since 1997, this division of Multnomah County has responsibility for case management, food stamp and Medicaid services for people with disabilities up to 64 years of age. ADS is ow part of the Multnomah County / Department of County Human Services.
AHW	See AIDS Housing of Washington
AIDS Housing of Washington (AHW)	Under contract with the City of Portland, AHW facilitates the ongoing HOPWA planning process resulting in updates to the community-based needs assessment and planning process and also develops an HIV/AIDS housing plan for the Portland EMSA. This housing plan will guide HOPWA allocations during the fiscal years 2005-2010.
Albina Ministerial Alliance	Provides services to homeless families in the Albina community
Allowed Expenses	The sum of the following: (a) Operating Expenses, (b) all deposits to cash reserves established and funded for payment of anticipated or contingent partnership expenses that must be paid pursuant to a loan agreement to which the Project Sponsor is a party, plus (c) payments pursuant to the Preferred Developer Promissory Notes for deferred developer fees, to the extent the total capitalized fee and deferred fee do not exceed the PDC's Maximum Allowable Developer Fee, less equity requirements not funded through other contributions
AMA	See Albina Ministerial Alliance

Glossary

Term	Definition
Amelioration Programs	Provide services such as food, housing and childcare that improve or maintain an individual's or family's quality of life
American Community Survey	Ultimately intended to replace the decennial Census, the ACS is an annual sampling survey conducted by the U.S. Census Bureau which provides accurate, up-to-date profiles of America's communities every year. Multnomah County has been an ACS demonstration community since 1996.
American Dream Downpayment Initiative	Funds that provide down payment, closing costs and rehabilitation assistance to eligible individuals; administered as part of the federal HOME Program
Americans with Disabilities Act	Federal law prohibiting discrimination against people with disabilities in housing, employment and the provision of public services
AMI	See Area Median Income
Analysis of Impediments	Study of barriers to fair housing used to guide fair housing planning and programming by the Consortium
Area Median Income (AMI)	Also known as Median Family Income (MFI). AMI is set by HUD on an annual basis. Eligibility for programs and services is often determined by the household income as a percentage of AMI
As Is Value	A property's current market value as determined by a certified fee appraiser or the most recent assessed value by the County Assessor as verified or modified by PDC staff
Assertive Community Treatment (ACT)	ACT is a service-delivery model that provides comprehensive, locally-based treatment to people with serious and persistent mental illnesses. Unlike other community-based programs, ACT is not a linkage or brokerage case management program that connects individuals to mental health, housing or rehabilitation agencies or services. Rather, it provides highly individualized services directly to consumers.
Assisted Living Facilities	Apartments with care provided for residents

Term	Definition
At Risk for Homelessness	Describes individuals and households that statistically are more likely to become homeless; for example, a household with an income less than 30% AMI that pays more than 50% of its income for rent is at risk for homelessness
BDS	The City of Portland's Bureau Development Services is charged with setting standards for housing and commercial development as well as ensuring compliance.
Blighted Areas	A geographic area where infrastructure, commercial buildings, residences and/or economic activity are below standard
Bridge Loan	Loan funds available to fund project costs on an interim basis, until other debt and/or equity sources are available for the project
Cash Flow Payment	A payment required by the PDC from Project Sponsors of projects receiving direct financial assistance financing including Housing Development Subordinate Loans and Equity Gap Contributions; this payment is in addition or in lieu of regular loan payments required by the PDC
CBDO	See Community Based Development Organizations
CCFC	See Commission on Children, Families and Community
CCEH	See Coordinating Committee to End Homelessness
CD	Community Development
CDBG	See Community Development Block Grant
CDC	See Community Development Corporation
CDHS	See Community Development and Housing Subcommittee

Glossary

Term	Definition
CFC	Oregon's Consolidated Funding Cycle
CHAS	See Comprehensive Housing Affordability Plan
CHDO	See Community Housing Development Organizations
CHSP	See Congregate Housing Service Program
Citizen Participation Plan	A document provided to HUD by each jurisdiction that outlines how public input regarding the Consolidated Plan will be solicited and how information will be made available to the public
CLT	Community Land Trust; a structure for holding property that separates ownership of the land from ownership of the building and permits the homeowner to benefit from appreciation of the building while holding the land in public trust; see also Proud Ground.
Chronic Homelessness	The U.S. Department of Housing and Urban Development (HUD) defines a chronically homeless person as an unaccompanied individual with a disabling condition who has been living in a place not meant for human habitation (i.e. the streets) or in emergency shelter for at least a year, or has had at least 4 episodes of homelessness in the last 3 years. This definition is tied to HUD funding specifically set aside to promote deeper levels of services and prompt placement into permanent housing for individuals for whom traditional homeless services have not been effective.
CM	Case Management
Commission on Children, Families and Community	Multnomah County Commission which holds the major responsibility for county-wide planning efforts for children, youth and families
Community and Targeted Initiatives	BHCD program which supports low/moderate-income communities and neighborhood residents in developing and implementing strategies to address self-identified problems

Term	Definition
Community Based Development Organizations	Non-profits which may be engaged in a number of CDBG eligible activities, including the acquisition of land and /or rehabilitation of housing units, community economic development, energy conservation and/or other neighborhood revitalization activities
Community Development Block Grant	The cities of Portland and Gresham and urban Multnomah County each receive CDBG funds from HUD. These funds are fairly flexible and can be used for activities such as housing, public services, community facilities, public improvements, economic development and community revitalization.
Community Development Corporations	Non-profit corporations that develop affordable housing and support community revitalization in specified target areas; see also Nonprofit Developer
Community Development and Housing Subcommittee	Advises Gresham City Council on community development and housing goals, policies, programs and budgets, including deployment of its its federal Community Development Block Grant and HOME funds to meet the needs of the City's low and moderate income residents.
Community Housing Development Organizations	Non-profit housing providers which meet federally established criteria for board composition, clients served and services provided, and also help to develop affordable housing projects
Comprehensive Housing Affordability Plan	The first five-year housing plan, adopted in 1991 by the City of Portland
Congregate Housing Service Program (CHSP)	CHSP is funded by HUD and Medicaid to provide meals and services to people with disabilities in four HAP buildings.
Consolidated Plan	The Consolidated Plan is a planning document required by HUD. It is intended to establish a unified vision for community development for a five-year period, and to set out coordinated strategies to achieve the three goals established for HUD by the U.S. Congress: (1) provide decent housing; (2) provide a suitable living environment; and (3) expand economic opportunities. It has certain required sections, including a Housing Market Analysis and a Housing Needs Assessment.
Consortium Jurisdictions	The Cities of Portland and Gresham, and Multnomah County

Glossary

Term	Definition
Construction Loan`	A short-term loan usually made to finance the actual construction or renovation of improvements on land; the funds are disbursed as needed or in accordance with a prearranged plan and the money is repaid on completion of a project usually from the proceeds of a permanent loan.
Continuum of Care	A coordinated housing and service delivery system is called a Continuum of Care. A stream of funding specifically intended to serve homeless persons, Continuum of Care Homeless Assistance programs fund permanent and transitional housing for homeless persons.
Continuum of Care Plan	Community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and self-sufficiency; the plan includes components to end homelessness and to prevent a return to homelessness.
Conventional Lenders	Commercial lending institutions, e.g., banks
Coordinating Committee for the 10-Year Plan to End Homelessness	The Coordinating Committee to End Homelessness (CCEH) is the lead entity for ongoing community planning for Home Again: a 10-year plan to end homelessness in Portland and Multnomah County. The committee provides broad-based feedback on implementation issues. It also is charged with updating the 10-Year Plan document over time so that it will continue to be a viable tool in a changing environment. CCEH also develops strategies for ending homelessness that are incorporated into the Continuum of Care plan.
Cost Burden	The percentage of a household's total gross income spent on housing costs: • *for renters*, housing costs include rent paid by the tenant plus utilities; • *for owners*, housing costs include mortgage payment, taxes, insurance and utilities
Crisis and Respite Housing	A category of residential service that has developed over the past decade; these programs provide short-term housing for persons with mental illness whom are experiencing a mental health or housing crisis

Term	Definition
Dangerous Structure Code	The City of Gresham hopes to develop a code that would require property owners to repair or demolish any structure that has conditions or defects that endangers the public or occupant's life, health, safety or property.
Debt Coverage Ration	The ratio equal to net operating income divided by regularly scheduled (amortized) loan payments
Deed Restrictions	Legal document recorded against the completed property or project
Designated Affordable Units	Units that must be affordable to, and occupied by, households earning at or below an agreed upon income level, as determined by the lender and the Project Sponsor; the number, type and targeted household incomes of the Designated Affordable Units are recorded in the loan documents as conditions of the loan or other financing agreements.
Designated Distressed Area	A residential area of the City of Portland that the Planning Commission designates for special assistance programs (e.g. limited property tax exemption) due to the deterioration of the housing stock
Developer	The central member of the development team who is responsible for coordinating all aspects of the transaction
Developer Fees	Developer fees include developer overhead, profit and fees for services normally performed by the developer, such as development consultant fees and project management.
Development Budget	A development budget includes preliminary construction line item costs, site acquisition costs, off-site costs (if applicable), soft costs and other detailed cost information pertinent to the project.
DHS	See Oregon Department of Human Service
Disabilities / Special Needs	HUD defines a disabling condition as one or more of the following: a diagnosable substance use disorder, serious mental illness, developmental disability, HIV/AIDS or chronic physical illness or disability.

Glossary

Term	Definition
Dwelling Unit	A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking and sanitation, and that is designed for residential occupancy.
Eligible Metropolitan Statistical Areas (EMSA)	Regions which may receive direct allocations of HOPWA funding when 1,500 cumulative cases of AIDS are diagnosed in that region
Emergency Shelter	Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless
Emergency Shelter Grants (ESG)	These HUD funds may be used for the rehabilitation or conversion of buildings into homeless shelters and may also fund certain related social services, operating expenses, homeless prevention activities and administrative costs.
EMO	Ecumenical Ministries of Oregon
EMSA	See Eligible Metropolitan Statistical Areas
Enhanced Property Management	Management that includes base operating expenses plus the costs of “enhanced” or “enriched” management
Equity	The “after value,” or if not documented, the “as is” value of the property less all indebtedness secured by the property
ESG	See Emergency Shelter Grant
Excess Cash Flow	The amount, if any, by which Net Cash Flow exceeds a certain percentage of Permitted Loan Payments
Export Economy	An economy based on manufacturing products, particularly high technology goods
Extremely Low Income	0-30% Median Family Income
Fair Housing Act	The federal Fair Housing Act, 42 USC Sec. 3601 et seq., as amended, requires, among other things, that owners of rental housing not discriminate against potential tenants based on race, sex, color, religion, national origin, disability or familial status.

Term	Definition
Fair Market Rent	The cost of renting an unsubsidized unit on the open market
Family	A subset of households that is limited to persons living together who are related by blood, marriage or adoption
Families with Special Needs	Any household with one or more adults plus one or more children or grandchildren under 21 years of age, where one or more of the household members is a Person with Special Needs
Federal Home Loan Mortgage Corporation	Product: Conduit for single family and multi-family loans; Market Segment: Low- and moderate-income
Federal McKinney-Vento Act	The Act was passed in 1987 as part of the Homeless Person's Survival Act; see McKinney Homeless Assistance Grants for specific grant information
Federal National Mortgage Association	Product: Loan purchases from conventional lenders, credit enhancement for tax-exempt low-income housing bonds and grants; Market Segment: Median- to low-income
Federal Poverty Level	In 2011, the Federal Poverty Level roughly equates to 31% MFI for a family of four.
Federally Assisted Housing	Any dwelling unit that received federal subsidy for its construction, rehabilitation, leasing or acquisition
Fee-for-Service	A health care compensation system where the provider is reimbursed for each service provided; this was the dominant reimbursement system before the advent of managed care and capitation plans
FHLB	Federal Home Loan Bank
FHLMC	See Federal Home Loan Mortgage Corporation
FMR	See Fair Market Rent
FNMA	See Federal National Mortgage Association

Glossary

Term	Definition
Formula Grant	Federal formula grants include CDBG, HOME, ESG, HOPWA, and McKinney. They are awarded based on a formula that takes into account factors such as number of households in poverty, age of housing stock, population and economic growth, and in the case of HOPWA, the number of reported cases of people with AIDS in the metropolitan area. The U.S. Congress appropriates federal grants annually so grant amounts may vary from year to year. Each grant fund is subject to specific regulatory requirements.
Fresh Start	A program that provides incentives for property owners to rent units to individuals who would not normally meet their screening criteria, due to poor credit history, a criminal justice background or other characteristics; allows persons who are "hard to house" to rent a unit and establish a positive tenant history
FWSN	See Families with Special Needs
GA	See General Assistance
General Assistance	See TANF
GOALS Program	The objective of this HAP program is to assist residents to become self sufficient and leave public assistance and/or public housing.
Good Neighborhood Plan	An agreement between a property's owners/developers and neighbors that addresses concerns about management, maintenance and other issues
Gresham City Council	Gresham's City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Gresham housing and community development programs. Gresham's City Council has full budgetary authority over the Gresham Community and Economic Development Department (GCCED) and must approve GCCED's budget, including GCCED's allocation of HUD funds.

Term	Definition
Gresham Urban Design and PlanningDepartment	Administers the following formula grants from HUD: CDBG and HOME. Also participates in the planning of a formula grant available through the Stewart B. McKinney Homeless Act and provides grant administration for housing and community development programs funded by the City of Gresham's General Fund.
Gresham Community Development & Housing Sub-committee (CDHS)	A seven to eleven member volunteer citizen advisory committee that has primary responsibility for citizen participation and provides guidance to the Gresham City Council on policy related to community development and housing for low-, very low- and extremely low-income persons. The CDHS also participates in establishing the criteria for competitive RFP processes, and recommends projects to be funded with CDBG/HOME funds.
HADIN	See Homeless Alcohol/Drug Intervention Network
HAMFI	See HUD Area Median Family Income
Harm Reduction	Harm reduction is a set of practical strategies that reduce the negative consequences associated with drug use, including safer use, managed use, and non-punitive abstinence. These strategies meet drug users "where they're at," addressing conditions and motivations of drug use along with the use itself. Harm reduction acknowledges an individual's ability to take responsibility for his or her own behavior.
HAP	See Housing Authority of Portland
HCDC	See Housing and Community Development Commission
HEG	See Housing Evaluation Group
HIF	See Housing Investment Fund
HIV/AIDS	The disease of human immunodeficiency virus/acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome

Glossary

Term	Definition
HOAC	The Homeownership Advisory Committee is a sub-committee of HCDC. The Portland City Council has charged HOAC with reviewing homeownership policy and programs for the City of Portland and making recommendations to improve policy and program. HOAC has focused its work on analyzing the strategies to close the minority homeownership gap.
HOME Investment Partnership	Authorized for the purposes of (1) expanding the supply of affordable housing for the low- and very low-income families with an emphasis on rental housing; (2) building state and local nonprofit capacity to carry out affordable housing programs and (3) providing coordinated assistance to participants in development of affordable low-income housing. Portland is the lead jurisdiction for the Portland HOME Consortium.
Homeless	HUD describes a homeless person as someone that resides: 1. in places not meant for human habitation, 2. in an emergency shelter, or 3. in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter In addition, a person may be considered homeless if, without assistance from a service-provider, they would be living on the streets. Also included, persons who ordinarily sleep on the street or in emergency or transitional housing but are spending a short time (30 consecutive days or less) in a hospital or other institution are considered homeless. People staying in “homeless camps” or otherwise living outdoors are also considered homeless. See also **Chronic Homelessness**
Home Mortgage Disclosure Act	Requires all banks, savings and loans, savings banks and credit unions with assets over $32 million and offices in metropolitan areas to report mortgage applications
HOPE VI	A funding program sponsored by the U.S. Department of Housing and Urban Development
HOPWA	See Housing Opportunities for Persons with AIDS

Term	Definition
Household	An individual or group of people who reside together and form one economic unit for purposes of tenancy or homeownership, regardless of whether they are legally related
Housing + Services	The provision of permanent housing and support services in a linked or coordinated manner, although not necessarily by the same provider. This is sometimes called permanent supportive housing.
Housing and Community Development Commission (1991 - 2010)	Created by statute, HCDC was a 15 member volunteer board that advised the elected official in Consortium jurisdictions on affordable housing and community development policy. HCDC was dissolved in December 2010, and replaced with the Portland Housing Advisory Commission (PHAC).
Housing Authority of Portland (HAP)	Public housing agency that develops and operates affordable rental housing and administers housing and service programs for very-low and low-income residents of Multnomah County, including the Section 8 voucher program.
Housing Evaluation Group (HEG)	Until 2003, this HCDC subcommittee monitored the performance of the Portland Development Commission against City housing policy goals. HEG has been replaced by a new HCDC subcommittee, the Evaluation Sub-committee with a different charge.
Housing First	The Housing First approach to ending homelessness has two goals: 1) To place those who are currently homeless directly into permanent housing; and 2) to ensure long-term housing stability after housing placement by providing formerly homeless people with follow-along services and offering appropriate individualized services (including mental health and/or substance abuse treatment, when needed).
Housing Investment Fund	General Fund dollars that are committed by Portland City Council to affordable housing development and preservation efforts and fee waiver support
Housing Maintenance Code	A code that requires residential property owners to maintain the interior and exterior of structures to minimum fire, life and safety standards

Glossary

Term	Definition
Housing Opportunities for Persons with AIDS (HOPWA)	An entitlement program funded by HUD and administered by the City of Portland for a seven-county area including Multnomah, Washington, Clackamas, Yamhill and Columbia Counties in Oregon and Skamania and Clark Counties in Washington
Housing Preservation	Efforts to prevent the loss of affordable housing through conversion to market rate housing or commercial use
Housing Problem	Households with a cost burden greater than 30% of income and/or overcrowding (1.01 persons or more per room) and/or without complete kitchen or plumbing facilities are considered to have a housing problem.
HTAC	See Affordable Housing Technical Advisory Committee
HUD	US Department of Housing and Urban Development
HUD Area Median Family Income (HAMFI or MFI)	MFI is set by HUD on an annual basis for families of different sizes. Eligibility for programs and services is often determined by the household income as a percentage of MFI.
Human Solutions, Inc.	Helps low-income and homeless families gain self sufficiency by providing affordable housing, family support services, job readiness training and economic development opportunities.
ILP	See Independent Living Program
Independent Living Program	A program that provides a range of services to prepare youth for independent living
Institute for Portland Metropolitan Studies	A regional research and public policy institute located at Portland State University that provides a framework for regional data collection, research and analysis
Living Wage	A wage sufficient to purchase housing, food, and other necessities. The living wage will vary by area
Local Movers	People that have moved within the metropolitan area from one neighborhood to another

Term	Definition
Low- and Moderate-income Neighborhood	A geographic area where more than 51% of the households have incomes that are 80% or below the area median income published annually by HUD
Low-income Household	A low-income household has household income that is 50% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes.
Low Rent Public Housing Program	HAP's low-rent public housing program currently provides 2,809 units of public housing in Multnomah County.
LRPH	See Low Rent Public Housing Program
Mainstream Services	Government-funded programs that provide services, housing and income supports to poor persons whether they are homeless or not
Market Rate Housing	Housing for which rents are not subsidized, suppressed or restricted; 'market' varies by neighborhood and location.
Maximum Subsidy	For certain federally-funded programs, the maximum subsidy amount will be no greater than the difference between the rent standard for the unit size and 30 percent of the family's monthly-adjusted income.
McKinney-Vento Homeless Assistance Grants	A federal program that provides over $5,000,000 annually to projects serving homeless people within Portland/Multnomah County
Median Family Income	See HUD Area Median Family Income
MFI	Median Family Income; see **HUD Area Median Family Income**
Microenterprise Assistance	Focuses on building assets of persons who have a household income below 50% AMI
Minimum Tenant Contribution to Rent	For most HUD programs, the minimum tenant contribution to rent will be 30% of the household's adjusted gross income.

Glossary

Term	Definition
Mixed Income Project	A housing development open to persons or families at varying income levels
Mixed Population Building	In HAP's inventory, a building that houses both elderly persons 62 and older, and persons under the age of 62 with a disability
Moderate-income Household	A moderate-income household has household income that is 80% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes.
Movers	People living within a neighborhood that have located there within the last five years
Moving to Work	The name of a demonstration project that releases HAP from certain regulatory requirements, and provides HAP with a greater degree of flexibility in operating its housing programs
MTW	See Moving to Work
Multnomah County Commission	The elected body that has the ultimate responsibility for the implementation of the Consolidated Plan, by County social service and anti-poverty programs. The Multnomah County Commission has full budgetary authority over all of Multnomah County's Departments and must approve their budgets, including the allocation of HUD funds.
Network for Oregon Affordable Housing	Product: Line of credit for working capital, bridge and construction loans. Market Segment: Primarily below 80 percent of median income
NLIHC	National Low Income Housing Coalition
NOAH	See Network for Oregon Affordable Housing
Non-profit Developer	Product: Single and multi-family housing (both owner and rental); Market Segment: Primarily below 80 percent of median income
Nursing Homes	Residences that provide licensed nursing care, including some skilled care

Term	Definition
OCAH	See Oregon Corporation for Affordable Housing
Office of Neighborhood Involvement	Formerly Office of Neighborhood Associations, ONI is a City of Portland bureau, funded by general fund dollars, that promotes citizen participation and communication among the city's neighborhoods, both directly and through neighborhood-based district coalition and area offices.
One Stop	Provides residents of low-income neighborhoods with Core Services (job information, job readiness) and Intensive Services (job training, placement and support services)
ONI	See Office of Neighborhood Involvement
Oregon Corporation for Affordable Housing	Product: Housing production support and technical assistance and capital generation for tax-credit purchase; Market Segment: Low income
Oregon Department of Human Services	The primary state agency charged with addressing the effects of poverty in Oregon
Overcrowding	Defined by the US Census Bureau as "a situation in which a housing unit is occupied by more than one person per room"; other factors including the size of the rooms and cultural preferences may influence whether any given situation constitutes overcrowding.
Overhoused	A situation where a housing unit is occupied by fewer than one person per room; for example, a senior who lives alone in a three-bedroom home will be considered "overhoused"
PAB	See Policy Advisory Board
PAC	See Poverty Advisory Council
PDC	See Portland Development Commission
Permanent Housing	Affordable rental housing in which the tenants have the legal right to remain in the unit as long as they wish, as defined by the terms of a renewable lease agreement

Glossary

Term	Definition
Permanent Supportive Housing	Deeply affordable permanent housing with support services for low-income or homeless people with a permanent disabling condition such as, physical or cognitive disability, serious health condition, severe mental illness, substance abuse disorder or HIV/AIDS
Permanent Supportive Housing for Families	Deeply affordable permanent housing with coordinated support services for all family members for low-income or homeless families where one or more family members is a Person with Special Needs; there may be multiple service providers, and the housing provider may be distinct from the service provider(s)
Person with Special Needs	An individual with a severe mental illness[1], a substance abuse disability, a developmental disability[2], a serious physical disability[3], or a combination of these resulting in a serious functional impairment (note: this definition was adopted by the HCDC Special Needs Committee.)
PHA	Public Housing Authority
PHAC	See Portland Housing Advisory Commission
PHB	See Portland Housing Bureau
PHC	Portland Housing Center
Physical Stock Characteristics	May be found in tax appraisal assessments of homes, demand for services to clean up derelict buildings, people's perceptions of the condition of housing in their neighborhood and the age of the housing stock
PLHCP	See Portland Lead Hazard Reduction Program
PLPA	See Private Lender Participation Program
PMSA	See Primary Metropolitan Statistical Area
PNDSC	See Portland Neighborhood Development Support Collaborative

Term	Definition
Portland Bureau of Planning and Sustainability	Technical and financial assistance for energy efficient development.; Market Segment: Low-income housing and small businesses
Portland City Council	Portland's City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Portland housing and community development programs. Portland City Council has full budgetary authority over BHCD and must approve BHCD's budget, including BHCD's allocation of HUD funds.
Portland Consortium for the Consolidated Plan	Includes the City of Gresham, the City of Portland, and Multnomah County, Oregon; by agreement of the jurisdictions, BHCD is the lead agency in the Portland Consortium and administers public participation activities unless otherwise specified
Portland Development Commission	An urban renewal agency that focuses on economic development, uses Tax Increment Financing as main funding source.
Portland Housing Advisory Commission	PHAC is a 12-member advisory body for the Portland Housing Bureau. PHAC advises the Director of the Portland Housing Bureau (PHB), the Housing Commissioner, and the Portland City Council on a range of housing policy and program issues.
Portland Housing Bureau	A bureau of the City of Portland, PHB is the lead agency in the Portland Consortium and is responsible for distributing HUD CDBG and HOME grant funds to the City of Portland, City of Gresham and Multnomah County. PHB also distributes HUD HOPWA and ESG funds to those consortia. PHB is an implementer of policies in the Consolidated Plan in Portland
Portland Lead Hazard Control Program	A federally and locally funded program that offers lead hazard reduction programs, outreach, and education for low- and moderate-income households by contract with the Portland Development Commission, the Multnomah County Health Department, and other community organizations
Portland Neighborhood Development Support Collaborative	Together with the Neighborhood Partnership Fund and the Enterprise Foundation public, provides support to nonprofit community development organizations that undertake a variety of activities: housing development, housing rehabilitation, management of affordable rental housing, community economic development and community building.

Glossary

Term	Definition
Poverty Advisory Board	The Policy Advisory Board (PAB) of Multnomah County is made up of representatives from each of the five participating cities of Fairview, Maywood Park, Troutdale, Wood Village and Lake Oswego (a small section of Lake Oswego is located in Multnomah County and has been included since program inception). These representatives are either elected officials, invited members of the Poverty Advisory Council or city staff appointed by the jurisdiction.
Poverty Advisory Council	A subcommittee of the Commission on Children, Families and Community that primarily examines the effectiveness of Multnomah County's anti-poverty programs
Pre-qualified Neighborhoods	A neighborhood that has been identified as predominantly lower-income on the basis of US Census information and is therefore eligible for area-wide projects
Primary Metropolitan Statistical Area	US Census Bureau-identified area; this includes Multnomah, Clackamas, Washington, Yamhill and Columbia Counties in Oregon and Clark County in Washington
Private Lender Participation Program	Private funds that, in combination with CDBG funds, provide rehabilitation loans to low and moderate income homeowners
Proud Ground	A citywide, nonprofit, community-based organization that acquires and holds land in trust for low- and/or moderate–income homeowners
PWSN	See Person with Special Needs
OSD	See Portland Office of Sustainable Development
RCF	See Residential Care Facilities
Regional Job Access Plan	Implemented by Tri-Met to provide better transportation to jobs for low-income households
Regulatory Requirements	Include both statutory and administrative rule provisions that govern how each formula fund can be spent; typical regulatory requirements limit the type of activities that can be funded; cap the amount that may be spent on planning, administration and public services; and specify the populations that may be served

Term	Definition
Rent Burden	See **Cost Burden**
Rent Standard	The Fair Market Rent established for a unit with a given number of bedrooms
Rental Assistance	Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance; may be long-term, such as Section 8, or short-term, such as Transitions to Housing
Resident Service Coordinators	Person who connects residents in a building to needed services in the community in order to assist them in maintaining their housing and overall quality of life
Residential Care Facilities	Residential units that may be shared, with care provided for residents
Residential Treatment Facilities	Residences that serve six or more residents and have rotated staffing patterns
Residential Treatment Homes	Residences that serve five residents and have a rotated staffing pattern
Resource-based Economy	An economy whose exports are dominated by lumber, agricultural products and other natural resources
RFP	Request For Proposal
RLIS	Regional Land Information System
Room and Board Homes	Housing that is generally operated by private, proprietary establishments and is not licensed
RSC	See Resident Service Coordinators
SAM	See Shared Appreciation Mortgage
Section 8	The name for certain federally-funded housing subsidy programs; subsidies may be provided directly to the property owner, by contract (project-based Section 8) or by vouchers to individual tenants, to be used in renting a unit on the private market

Glossary

Term	Definition
Self-sufficiency	Programs that focus on improving an individual's income, education, skills, etc., with the goal of making the individual self-supporting
Seniors	Persons age 62 and older
Shared Appreciation Mortgage	A subsidized mortgage where the investment return received on the property at sale is shared between the property owner and the provider of the subsidized market
Shelter Plus Care (S+C)	Federal rental subsidy intended for homeless persons with chronic disabilities; S+C rental assistance is modeled on the federal Section 8 program, with tenants paying 30% of their adjusted income for rent plus social or medical services.
SIP	Strategic Investment Program
SMART GROWTH Fund	Program funded by the Enterprise Foundation to develop a regional land acquisition fund to assist jurisdictions to provide affordable housing and meet regional growth management objectives
SRO	Single Room Occupancy
SSDI	Social Security Disability Insurance
SSI	Supplemental Security Income
Structured Residential Programs	Include residential treatment facilities, residential treatment homes and adult foster care homes
Subsidized Housing	A dwelling unit that has received public subsidy for its construction, rehabilitation, leasing or acquisition

Term	Definition
Substantial Change	(a) Changing the method of distributing federal funds; (b)Changing the amount budgeted for a project by plus or minus $750,000 or 25% of the total federal housing and community development funds budgeted for the project, whichever is greater. A change to the budget as a result of a cost under-run does not require a substantial amendment; (c) Changing the purpose, scope, location, or intended beneficiaries of a new project. A minor change in location is not a substantial amendment if the purpose, scope and intended beneficiaries remain essentially the same; (d) Changing from one eligible activity to another. If capital dollars are simply used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does not constitute a substantial amendment; (e) Adding a new project; or (f)Allocating guaranteed loan funds to a project.
Supported Housing	A unit where the resident receives services to assist in independent living
Supportive Services	The range of supports needed for people to be successful in housing
TANF	Temporary Assistance to Needy Families; this is Oregon's current welfare system
Tax Increment Financing	TIF is a public financing tool used to assist economic development projects by capturing the projected property tax revenue stream to be created by the development or development area and investing those funds in improvements associated with the project.
Transitional Housing	A place that a family can stay for a maximum period of time (typically 3 months to two years); often, residents of transitional housing receive intensive services during their period of residence
TriMet	Public transportation authority that serves Multnomah, Clackamas and Washington Counties
UGB	See Urban Growth Boundary
Urban Growth Boundary	Adopted State of Oregon land use policy that imposes land-use constraints to avoid sprawl and other undesirable consequences
URA	Urban Renewal Area

Glossary

Term	Definition
Very Low-Income	Households whose incomes do not exceed 30 percent of the median income for the area, as determined by HUD
Welfare-to-Work Housing Vouchers	Housing vouchers targeted to eligible family households who receive TANF or received it within the past two years; families must either be employed or engaged in an activity which will lead to employment
Working Poor	Low-income family wage earners who often piece together multiple part-time jobs without benefits to make ends meet or work full-time for less than a living wage