

The Consortium Consolidated Annual Performance and Evaluation Report (CAPER)

Executive Summary

The consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken during the program year beginning July 1, 2010 to June 30, 2011 using federal funds granted to The Consortium includes the City of Gresham, Multnomah County and the City of Portland by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. Activities and accomplishments described in the report primarily benefit low-and moderate income residents in the City of Gresham, Multnomah County and the City of Portland, neighborhoods with concentrations of low and moderate income residents, and the cities as a whole. HOPWA funds were used for providing affordable housing throughout seven-counties in Oregon and Washington. Oregon Counties include Multnomah, Clackamas, Columbia, Washington, and Yamhill. Washington counties include Clark and Skamania.

A complete draft of this report was made available for public review and comment for a 15 day period beginning September 7, 2011. The availability of the report publicly advertised. An executive summary of the document is available for review on the City's website (<http://www.portlandonline.com/PHB/>). The complete document is available for review in print form at the Portland Housing Bureau.

FUND RECEIVED

The table below outlines the Consolidated Plan funding received by The Consortium between July 1, 2010 and June 30, 2011. This table only includes new funds received during the program year and does not account for either unspent prior year funds used for 2009-2010 program year activities or funds from prior years spent during the 2009-2010 program year.

Resources	Portland	Multnomah County	City of Gresham	Total
CDBG	\$10,866,899	\$332,192	\$959,393	\$12,158,484
Program Income	\$1,942,347	-	\$330,000	\$2,272,347
Carry Over	\$3,158,534	\$283,022	\$122,398	\$3,563,954
HOME	\$4,596,522	-	\$625,127*	\$5,221,649
Program Income	\$1,271,135	-	\$487,953*	\$1,759,088
Carry Over	-	-	\$103,657*	\$103,657
ESG	\$441,899	-	-	\$441,899
HOPWA	\$1,088,055	-	-	\$1,088,055
Carry Over	\$708,847	-	-	\$708,847
Total	\$24,074,238	\$615,214	\$2,628,528	\$27,317,980

*The amount listed is part of the Portland's total.

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

FUNDS EXPENDED

The activities and accomplishments outlined in this report are based on the expenditures of Federal funding between July 1, 2010 and June 30, 2011, as outlined below. Funds expended during the program year include reprogrammed prior year funds and funds awarded to activities in prior program years that were not spent until the 2010-2011 program year. As a result, funds expended do not equal funds received. Program administration expenditures are excluded.

PROGRAM FUNDS EXPENDED

	CDBG	HOME	ESG	HOPWA	Total
Total funds Expended	*\$9,396,516.	\$2,712,190	\$456,396	\$1,600,374	\$14,165,476

*Carry over, Entitlement & PI
IDIS Reports PR02 9/16/2011

REGULATORY CAPS AND SET-ASIDES

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

Program Administration Expenses

	CDBG	HOME	ESG	HOPWA
FY 2010 Entitlement	\$10,866,899	\$4,596,522	\$441,899	\$1,088,055
2010-2011 Program Income	\$1,942,347	\$1,271,135	-0-	-0-
Administrative Cap Allowance Maximum Allowable	20%	10%	5%	3%
	\$2,561,849	\$586,765	\$22,095	\$32,641

Source: IDIS Report PR02 dated 9/16/11

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

CDBG Public Service Activity Cap

FY 2010 Entitlement	\$10,866,899
2010-2011 Program Income	666,773
Public Service Activity Cap Allowance	15%
Public Service Activity Expenditures	\$1,750,512

*City of Portland CDBG entitlement only
IDIS Report PR 02 dated 9/16/2011

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

HOME CHDO Set-Aside Calculation

FY 2010 Entitlement	\$4,596,522
Minimum CHDO Set-Aside	15%
Minimum Required CHDO Set-Aside	\$689,478.
Total CHDO Commitments	\$689,478.

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

CDBG Low and Moderate Income Benefit

Summary of CDBG Resources		2010-2011 Program Year
01	Unexpended CDBG funds at end of 2010/11 Program Year	\$3,602,799
02	Entitlement Grant	\$10,866,899
03	Surplus Urban Renewal	0
04	Section 108 Guaranteed Loan Funds & BEDI Grants	\$5,103,960
05	Program Income	\$2,005,295
06	Returns	\$122,002
07	Adjustment to Compute Total Available	-\$62,947
08	Total Available (sum, lines 01-07)	\$21,238,048
Summary of CDBG Expenditures		2010-2011 Program Year
09	Disbursements other than Section 108 Repayments & Planning/Admin.	\$8,832,299
10	Adjustments to Compute Total Subject to Low/Mod Benefits	0
11	Amount Subject to Low/Mod Benefit (line 09+10)	\$8,832,299
12	Disbursed in IDIS for Planning/Administration	\$2,319,878
13	Disbursed in IDIS for Section 108 Repayments	\$167,379
14	Adjustment to Compute Total Expenditures	0
15	Total Expenditures (sum, lines 11-14)	\$11,319,556
16	Unexpended balance (line 08-line 15)	\$9,918,491

Program Year Low/Mod Benefit	2010-2011 Program Year
17 Expended for Low/Mod Housing in Special Areas	0
18 Expended for Low/Mod Housing Multi-Unit Housing	\$1,171,601
19 Disbursed for Other Low/Mod Activities	\$7,770,294
20 Adjustment To Compute Total Low/Mod Credit	-\$130,792
21 Total Low/Mod Credit (sum lines 17-20)	\$8,811,103
22 Percent Low/Mod Credit (Line 21/line 11)	99.76%
Minimum Required Low/Mod Credit	70%

Source: IDIS Report PR 26 dated 9/20/2011

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

The following table outlines the City of Portland's CDBG expenditures in compliance with these regulatory requirements for 2010-2011 Program Year. Based on the information contained in IDIS Report PR 26 dated 9/2011, the City is within the regulatory cap for CDBG public service and HOME administrative expenditures.

Compliance with Regulatory Requirements

Requirement	Required	Spent
CDBG Administrative Cap	20%	\$2,561,849
CDBG Public Service Cap	15%	\$1,750,512
HOME Administrative Cap	10%	\$586,765
HOME CHDO Set-Aside	15%	\$689,478
ESG Administrative Cap	5%	\$22,095
HOPWA Grantee Administrative Cap	3%	\$32,641

*Obligated 9.8% of HOME CHDO Set-A-Side

SUMMARY OF PRIORITY GOALS AND EXPENDITURES

The City of Portland's FY 2010-2011 Consolidated Plan established three HIGH priority need areas to be addresses using federal funds. The following table outlines these goals and how funds were used in the 2010-2011 program year as well as over the entire six-year period covered by the Consolidated Plan to date. The chart does not include program administration costs which are presumed to be distributed across the priority need areas in a manner proportional to the activity expenses.

Distribution of Consolidated Plan Funds by Priority Needs

Priority Need	5-Year Budget	5-Year Proportion	2009-2010 Expenditures	2009 Proportion	2010 Proportion
Housing Opportunities	\$65,500,000	\$13,000,000	\$13,762,806	\$14,000,000	\$14,000,000
Ending Homelessness	\$8,000,000	1,600,000	\$1,565,284	\$1,600,000	\$1,600,000
Economic Development	\$15,000,000	\$5,000,000	\$1,378,508	\$3,500,000	\$3,500,000

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

Expenditures by Five-Year Plan Priority Needs

High Priority Needs	Five-Year Estimated Dollars Needed	%	2010 Program Expenditures	%	Six-Year Program Expenditures – FY' 09 & FY' 10	%
Housing Opportunities Ending Homelessness	\$65,500,000	21%	\$13,762,806	25%	\$28,000,000	44%
Economic Development	\$8,000,000	23%	\$1,565,284	50%	\$3,200,000	40%
	\$15,000,000	23%	\$1,378,508	19%	\$7,000,000	50%

ACTIVITIES

The following tables list the activities and programs that were supported using CDBG funds during the 2010-2011 program year. Program administrative and planning activities have been excluded from this list.

CDBG - Public Service Cap Activities

Organization – Activity	2010-2011 Expenditures
New Avenue for Youth	\$77,600
Hacienda Homebuyer Assistance - Nondirect*	\$53,314
County Alliances of Tenants - Tenant Education Program	\$88,800
211info Housing Conn Phone Support	\$24,554
Community Energy Projects - Weatherization Workshops	\$100,000
PCRI N/NE Retention Grant	\$120,000
Transitional Projects Inc.	\$974,966
Northwest Pilot Projects - Senior Housing	\$116,318
Portland Youth Builders	\$13,000
Total PS expenditures	\$1,568,522

Source: IDIS Report PR 02

CDBG – Non-Public Service Cap Activities

For a full report on non-public service cap activities, please see CDBG Financial Summary.

Organization – Activity

ESG Activities	2010-2011 Expenditures
Glisan Street Shelter	\$85,791
Clark Center	\$91,200
Central City Concern	\$260,100
Administrative Costs	\$957,
Total-ESG	\$437,091
HOME Activities	
City of Gresham Human Solutions Inc. - Rent Assistance (TBRA)	\$124,308
City of Gresham Human Solutions Inc. - Admin (TBRA)	\$25,692
Briarwood Apartments - Human Solutions Inc.	\$757,215
Ainsworth Court Apartments - Home Forward	\$526
The Pines – City of Gresham	\$228,671
Glisan Gardens - City of Gresham	\$346,500
Victoria Cottages - City of Gresham	\$298,000
Human Solutions Inc. Operating Support	\$73,700
HOME Project Support: PCRI	\$48,898
HOME Project Support: Hacienda CDC	\$50,000
Transitional Projects Inc.: Comm Svc Center TBRA	\$50,000
Home Forward - TBRA	\$252,838
Home Forward – TBRA (HOME Admin)	\$76,558
PHB Director HOME Admin	\$38,206
PHB Bus Ops HOME Admin	\$275,888
PHB HOME Admin: Program Operations	\$5,448
PHB HOME Admin: Equity, Policy & Communications	\$16,089
PHB Housing HOME Admin: Housing Development Finance	\$35,913
PHB Housing HOME Admin: Neighborhood Housing	\$7,797
Total-HOME	\$2,712,247

Source: IDIS Report PR 02

Program Income

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

Source of Funding	Amount
CDBG	1,499,401
HOME	1,019,965

Loans and Other Receivables:

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

Source of Funding	Number of Loans	Total
CDBG	1,192	30,130,233
HOME	171	41,030,559
CDBG-EOI	0	0

Loans and Other Receivables:

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

Funding Sources	Number of Loans	CDBG	Number of Loans	HOME	Number of Loans	CDBG-EOI
Cash Flow Loans	47	3,696,370	51	21,751,396	0	0
Equity Gap	61	18,469,680	40	17,672,116		
Deferred Payments Loans-MFH	46	1,731,085	17	1,070,199	0	0
Deferred Payments Loans-SFH	1014	5,908,598	17	62,751		
Deferred Payments Loans-Other	0	0	0		0	0
Shared Appreciation Mortgages	24	324,500	46	474,097		
Total	1,192	30,130,233	171	41,030,559	0	0

Loans and Other Receivables:

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

Source of Funding	Number of Loans	Amount
CDBG	1	385
HOME	0	0
CDBG-EOI	0	0
Total	1	385

Loans and Other Receivables:

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

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

See Exhibit 13: Summary of Accomplishments Report (PR 23)