

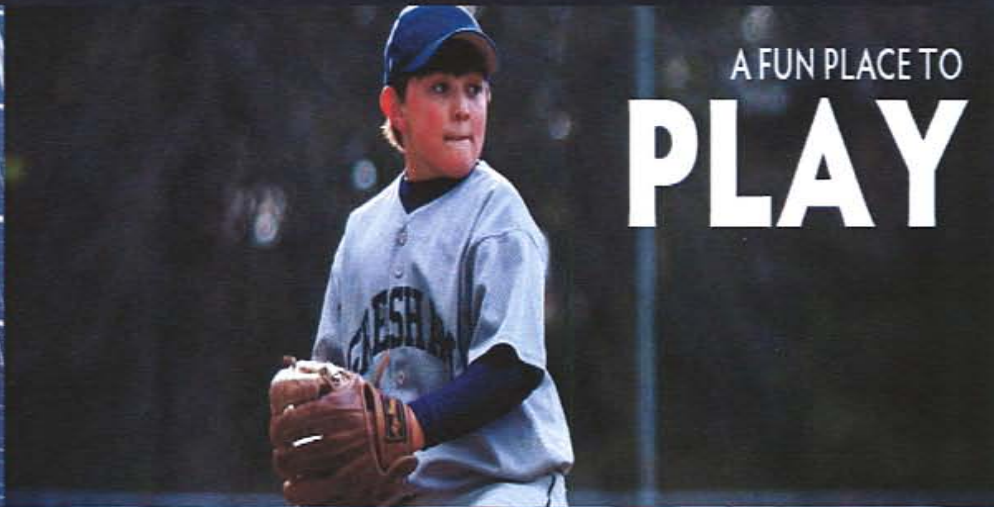
**City of Gresham
Consolidated Annual Performance and Evaluation
Report
2010-2011**



THE CITY OF
GRESHAM
OREGON



A REWARDING PLACE TO
WORK



A FUN PLACE TO
PLAY



A BEAUTIFUL PLACE TO
LIVE

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CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT

2010-2011

Final submitted to U.S. Dept. of Housing & Urban Development
September 28, 2011

Narrative Report Use of CDBG Funds

City of Gresham - Use of Funds FY 2010-2011

Executive Summary

The City of Gresham is the recipient of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. As an Entitlement jurisdiction, the City receives CDBG funds on a formula basis from HUD. The City of Gresham, City of Portland and Multnomah County have established a Consortium for the receipt of HOME funds with the City of Portland as the lead agency. The City of Gresham receives HOME funds through the Consortium on a formula basis as well.

To receive these funds, the Consortium is required to prepare a Five Year Consolidated Plan that addresses each jurisdiction's housing and community needs through decent housing, a suitable living environment and expanded economic opportunities. Each year, an update is required and is submitted via an Action Plan. Along with the yearly Action Plan a Consolidated Annual Performance and Evaluation Report (CAPER) is required to provide the public and HUD with an assessment of the use of these funds.

The City of Gresham has prepared this portion of the CAPER to meet the HUD requirement of performance evaluation for the City of Gresham for the program period from July 1, 2010 through June 30, 2011. Also, included are comments from the public during the 15 day comment period commencing August 27, 2011 and concluding at a public hearing on September 15, 2011. The CAPER also includes CDBG reports generated by HUD's Integrated Disbursement and Information System (IDIS) which is a national database system that summarizes the City of Gresham's accomplishments for the 2010-2011 program year.

The City of Gresham received \$959,393 in CDBG funds, carry over funds of \$122,398, recaptured funds from our CDBG Shared Appreciation Mortgage program of \$330,000 and the amount expended was \$1,202,817.86. The City was allocated \$625,127 in HOME funds, had \$105,242 in HOME funds from prior years, recaptured funds from our HOME Shared Appreciation Mortgage program of \$487,953, \$309,464 in an affordable housing set-aside and \$1,311,232 in HOME funding was expended. All HOME Reports are submitted by the Lead Consortium member.

Goals and Objectives

The Consortium requested permission from HUD to include one more year to the Consolidated Plan 2005-2011 making it a 6 year plan for this funding cycle only. This was due to some major organizational changes that the lead agency, the City of Portland, was undergoing. 2010-2011 is the sixth reporting year for this Consolidated Plan.

Goals and accomplishments for FY 2010-11 include:

Housing

- Provision of rental assistance to prevent homelessness. Accomplishment: Served 111 households with 388 people served.
- Provision of 47 units of affordable housing at the Rockwood Building. Accomplishment: Construction is almost completed and tenants will move in August, 2011.

- Provision to acquire and construct a large facility on the main floor of the Rockwood Building that will become the Multi-Service Center. Accomplishment: Completed and tenants (non-profits) will move into the building in September, 2011.
- Removal of barriers to create accessible housing for 35 low-income households with physically disabled individuals. Accomplishment: 35 households with 60 individuals served.
- Provision of Emergency Home repairs for 20 housing units. Accomplishment: 20 units with 55 individuals served.
- Provision of buyer initiated purchase and rehabilitation of six existing area homes. Homes to be placed in land trust. Accomplishment: 2 families have homes.
- Provision to develop homeownership opportunities. Funds provide 100% land acquisition cost for 14 homes (of 26). Accomplishment: In design phase.
- Provision to purchase 8 developed lots from a partially completed subdivision. Accomplishment: Under construction.
- Provision to rehabilitate affordable housing apartment complex with 66 units: Accomplishment: In design phase

Public Facilities

- Provision for sidewalk along SE Palmquist Road. Accomplishments: 1,793 people served.
- Provision of facility improvements for Crisis Psychiatric Care for children experiencing a severe, even life threatening, mental health crisis. Accomplishments: 350 children served per year.
- Provision of facility improvements for a recovery center for alcohol & drug treatment services. Accomplishments: 567 people served.
- Provision of pedestrian crossing. Accomplishment: 1 public facility serving 3,659 people
- Provision of sidewalk infill and replacement. Accomplishment: 4,406 people served.

Public Services

- Transitional housing paired with social service programs for anti poverty class series. Accomplishments: 146 individuals below 30% MFI assisted.
- Short-term crisis assistance combined with opportunities for skill building, self-sufficiency workshops and trainings for approximately 2,100 individuals. Accomplishments: 5,022 individuals served.
- Supportive services to assist with mental and emotional needs of seniors through peer counseling sessions for 87 individuals. Accomplishments 99 individuals served

- Provision for caring low-income seniors matched to children who face multiple barriers to success. Accomplishment: 20 children served.

Economic Development

- Provision by a CBDO of job training to 67 very low income individuals who were placed in employment. Accomplishments: 148 people were served.
- Provision of downtown Gresham storefront improvement program. Accomplishments: 1 business to date.

The City of Gresham made no significant changes in objectives to its Consolidated Plan in FY 2010-2011. However, Gresham staff has provided education sessions with our City Council in 2010-2011 and held discussions on what types of projects should be funded for the betterment of the City. The City Council established the following:

Policies and Guiding Principles for Publicly-Assisted Affordable Housing & Community Development Block Grant Funds.

I. Publicly-Assisted Affordable Housing

Definition:

“Publicly-Assisted Affordable Housing” is housing that is made available for low and moderate-income persons using public funds. It is also referred to as “Intentional Affordable Housing”

Guiding Principles:

1. Everyone in Gresham deserves a decent, safe and affordable place to call home.
2. Gresham will be a vibrant community with a balance of jobs, housing and services.
3. The City will promote a diversity of affordable housing types across income levels.
4. Publicly-assisted affordable housing will be an attractive, high quality addition to the neighborhood in which it is located.
5. Publicly-assisted affordable housing will be dispersed throughout the community, rather than concentrated in certain areas.
6. The City will explore more innovative and creative financing options to assist public assisted affordable housing, including partnerships with other public and private sector funders and investors.
7. The City will attempt to preserve the existing number of publicly-assisted housing units. In the event that these units are lost or converted to market-rate, the City will support replacing the lost units on a one-for-one basis.
8. The City will play a key role in promoting a more coordinated, sustainable and responsive delivery system for affordable housing by setting clear priorities and seeking additional resources to meet City of Gresham needs

II. Community Development Block Grant Funds

Guiding Principle - CDBG funds will be used to accomplish multiple City goals while also being allocated between the four fund distribution categories (housing development and rehabilitation, economic development, public improvement, or public services)

CDBG Fund Distribution Criteria

A. Allocate CDBG funds with the following categorical priorities, in descending order of allocation amount:

1. Public Improvements
2. Housing Development/Rehabilitation
3. Economic Development
4. Public Services (maximum amount is 15% of the total CDBG allocation)

B. Within the categories listed above, give priority (in descending order) to proposals that:

- Promote investment in low-income neighborhoods (mandated by federal law)
- Leverage additional revenue to stimulate private development
- Achieve multiple Affordable Housing or CDBG Guiding Principles
- Help to revitalize the Rockwood Town Center Area
- Helps to promote the redevelopment of Downtown

C. Additionally, favor proposals that:

- Describe the organization's past performance in achieving their CDBG goals
- Describe the organization's experience managing the funds
- Describe the organization's successes and accomplishments
- Meets the Fund Distribution Criteria
- Demonstrate sound use of the funds

The City's Community Development and Housing Subcommittee (CDHS) reviews the applications and then makes its recommendations to City Council. The Council makes the final recommendations on funding.

Compliance with Certifications

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

National Objectives

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

Act #	Name	Income Documentation
215/244	Multi-Service Center	Project is located within qualified low/mod census area
302	Adapt A Home	Signed and dated self-certifications
304	Proud Ground	Signed and dated self-certifications
306	El Programa Hispano	Signed and dated self-certifications
303	Mend A Home	Signed and dated self-certifications on small grants and source documentation for loans
307	Foster Grandparents	Signed and dated self-certifications
308	Transitional Housing	Source documentation from employers/agencies
309	Views	Signed and dated self-certifications
310	Living Solutions	Source documentation from employers/agencies
294	Palmquist Sidewalk	Within qualified low/mod census area
311	Crisis Center	Source documentation from Oregon Health Plan, Oregon Department of Human Services or self-certifications.

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312	Recovery Center	Signed and dated self-certifications.
313	Pedestrian Crossing	Within qualified low/mod census area
314	Sidewalk Infill and/or replacement	Within qualified low/mod census area

Relocation and One-For-One Replacement

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

Additional Information on CDBG-funded Rehabilitation Activities

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

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

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

Summary of Beneficiaries of Housing Activities

Summary of Beneficiaries of CDBG Affordable Housing Projects			
<i>Projects include Adapt A Home, Mend A Home, Transitional Housing & rent assistance.</i>	Homeowners	Renters	Total
Extremely Low Income HH (0-30%)	21	264	285
Low Income HH (31%-50%)	15	15	30
Low-Moderate Income HH (51%-80%)	5	0	5
# of persons assisted preventing homelessness			645

of non-homeless persons with special needs assisted

60

Section 3

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

Additional Information

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

Leveraging

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

City of Gresham CDBG Leveraged Funds 2010-2011				
Project	CDBG Committed 2010-2011	CDBG Expended	Leveraged Funds	Source of Funds
Adapt A Home	100,000	100,395	1,170,000	Medicaid payments, state, private and in-kind
Mend A Home	80,000	79,605	1,030,000	State, local and in-kind
Proud Ground	330,000	63,000	868,722	Federal, mortgages private
Transitional Housing	48,068	43,633	114,891	Multnomah County, HSI,
El Programa Hispano	48,604	48,604	90,604	Catholic Charities, in-kind and Multnomah County
Foster Grandparents	15,000	15,000	48,863	MHCC Head Start, YWCA & federal funds
Views	19,000	18,999	27,655	Cascadia BHC, in-kind
Living Solutions	213,890	212,281	92,260	State funds, Private and in-kind
Palmquist Sidewalk	205,916	203,938	0	City of Gresham project
Crisis Center	73,000	69,612	50,000	Private
Recovery Center	75,000	58,319	31,005	Private and in-kind

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Sidewalk Infill	30,000	30,000	0	City of Gresham project
Storefront Program	100,000	3,294	1,517	Private
Pedestrian Crossing	75,000	58,319	0	City of Gresham project
Planning (HCDC)	16,036	16,036	0	Gresham CDBG funds
Program Admin.	141,267	141,267	0	Gresham CDBG funds
TOTAL	1,605,357	1,216,298	3,525,517	

Lead Paint

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

The following programs include a lead paint element:

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

Mend A Home Program: Same as above.

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

Program Income

Program income was obtained from the Mend-A-Home, Sewer on Site and Adapt-A-Home. Program income from 2010-2011 of \$31,450.34 was used in 2011-2012.

Financial Summary Adjustments

On part IV of the Public Service CAP Calculations, line 30 is an adjustment of \$212,281 for the Living Solutions project that is a public service (Job Training) but is being carried out by a CBDO, therefore not counted in the public services cap.

Some of the reports downloaded from IDIS are incorrect. The IDIS Helpdesk is aware of the problem and the programmers are not sure when the problem will be fixed. Therefore, some of the reports have been manually corrected to be able to submit with our CAPER.

Self Evaluation

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

In achieving these goals, the City of Gresham is making an impact on identified needs in the City. The programs and projects continue to be on-track and on-schedule, resulting in timely disbursements of CDBG and HOME funds. Some of the City's projects will take multiple years; such as the Rockwood Building with the Multi-Service Center. The facility will be open by the end of September 2011 and will be totally leased up with 47 affordable housing units.

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

A summary of goals year to date are as follows:

Long term Objective	Objective	Goals	Results to Date
Provide decent, safe, sanitary, affordable housing	Fund the construction of new affordable housing units	Approximately 40 new units of affordable rental housing constructed.	47 units to be completed by end of September
	Fund the acquisition and rehabilitation of existing rental housing	Approximately 40 units of housing rehabilitated.	15 units rehabilitated with ?
	Promote and facilitate homeownership for low/mod first-time homebuyers	Approximately 20 to 40 first-time homebuyers assisted with down payment	23 homebuyers assisted with shared appreciation mortgages
	Fund the rehabilitation of existing owner & rental occupied housing	Approximately 150-200 elderly/disabled households assisted	401 households
	Fund the operating support of qualified CHDO	Fund 1 to 6 CHDO's with operating support (1 each year for 6 years)	1 each year

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	Fund rental assistance	Assist approximately 500 households with rental assistance over 6 years	922 households
Promote healthy, stable families and individuals through public services	Fund human and housing services that meet the needs of Gresham residents	Approximately 7,500 people served over six years	25,077 people
Promote a suitable living environment through safe, attractive neighborhoods served by City services	Fund parks, community facilities, streets and other public infrastructure	Construction or rehabilitation of approximately 3 to 5 public facilities	13 public facilities/improvements: <ul style="list-style-type: none"> • 1 public facility built • 4 parks serving a minimum of 15,000 people • 3 streets repaired with 1,405 linear feet • 4 sidewalk repairs serving over 4,406 people. • Pedestrian crossing serving 3,659 • Crisis Center for children • Recovery Center for drug & alcohol.
Assist the economic condition and provide opportunities to build wealth to low/mod income Gresham residents	Fund an economic development loan program to promote economic stability and/or growth and provide increased job opportunities to low/mod persons	Over five years provide 100 new jobs with job coaching	607 people served with job training.

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

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

The City of Gresham also recently established a designated slum and blight area in its central business district to help revitalize a failing portion of downtown.

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

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

Monitoring

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

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

Once a project is selected for implementation, City of Gresham staff develops a formal contractual agreement for how to proceed. In addition, city staff provides guidance on Federal regulations such as Davis Bacon, Uniform Relocation Act and Lead Paint. All contracts include provisions for providing written reports to the City on a regular basis. The City reviews these reports as they arrive. If they are not arriving on the prescribed basis, the City will contact the partner and request that the reports are provided. For all public facility projects City staff conducts an on-site monitoring visit during the year it is completed.

For ongoing public services over \$25,000 staff conducts at least one on-site monitoring visit every two years and for public service projects under \$25,000 staff conducts at least one on-site monitoring visit every three years. In 2010-2011, the City monitored El Programa Hispano, Cascadia Behavioral Healthcare, VIEWS program, East County Solution's Living Solutions, Rental Assistance and Transitional Housing programs and Unlimited Choices' Adapt-a-Home and Mend-a-Home programs.

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

**CAPER- City of Gresham
2010-2011
Fair Housing Activities**

1. The City of Gresham distributed brochures targeting landlords and housing consumers at the front desk of City Hall, the downtown Gresham library and the Rockwood library. The brochures were produced by the Fair Housing Council of Oregon.
2. Staff members attended the Fair Housing Council's CDBG Jurisdictional Event where they heard keynote speaker, Michael Allen, the attorney who was involved with the fair housing case in Westchester County, NY. There was discussion about the expectations for CDBG-funded jurisdictions to be pro-active in meeting fair housing standards. As part of this Fair Housing event, a bus tour called *Fasten Your Seat Belts: It's Been a Bumpy Ride* was offered on Portland's hidden history of discrimination. A report on the day-long event was provided to the Community Development and Housing Subcommittee, who had also been invited to attend.
3. The Community Revitalization Program Coordinator was an active participant on the Technical Advisory Committee to develop the new Analysis of Impediments to Fair Housing. The new Fair Housing Plan was released on June 10, 2011 with extensive media coverage.
4. The City's Rental Inspection Program is unique in the State of Oregon. It ensures that all residential rental properties in Gresham are maintained to minimum standards of fire, health, and life safety. The program allows for annual mandatory inspection of rental housing units selected by a random statistical sampling. It also includes a complaint-driven component. Inspections focus primarily on fire safety and egress, structural, electrical, mechanical, and plumbing, health, and sanitation issues, including the presence of interior dampness and mold, insect and rodent infestation, and accumulation of trash. There were 2,644 mandatory cases in 2010/2011 and 153 complaint cases during that same period. During that same time period, there were a total of 4,168 violations cited. Please see the attached report for details.
5. The City also helps to fund the Fair Housing Council of Oregon's Fair Housing Month conference.

In 2011-2012, the City of Gresham Community Revitalization Program of Urban Design and Planning intends to partner with the City's Rental Inspection Program and the Fair Housing Council of Oregon to offer a four hour landlord training workshop.

Three Gresham representatives to a newly established Fair Housing Advocacy Committee will be working with representatives from Portland and Multnomah County as well as staff from the three jurisdictions to implement an action plan for the first year of the new Fair Housing Plan.

City of Gresham Rental Inspection Program 7/1/2010 to 6/30/2011

Rental Housing Mandatory Casework

Mandatory cases: 2,644

Mandatory inspections: 3,356

Mandatory Cases open to date from 7/1/2010-6/30/2011: 31

Mandatory Cases resolved to date from 7/1/2010-6/30/2011: 2,613

Rental Housing Complaint Casework

Complaint Cases: 153

Complaint Inspections: 343

Complaint Cases open to date from 7/1/2010-6/30/2011: 16

Complaint Cases open to date from 7/1/2010-6/30/2011: 137

Violations (complaint and mandatory)

Top 10 Violations

Top 10 violations account for approx. 63% of all violations cited

Violation Code Description	Count
Unmaintained Surfaces	779
Improper Number Smoke Detectors	368
Hot Water Heater Discharge Pipe-Plumbing	329
Inoperable/disrepair - Door	257
Inoperable Smoke Detector	183
Exposed Wiring - Electrical	172
Receptacles - Electrical	168
Mold	144
Inoperable Appliance	123
System Obstruction - Plumbing	119

Total Violations cited 7/1/2010-6/30/2011: 4,168

OUTCOME PERFORMANCE MEASUREMENTS 2005 - 2011
Tables 1C, 2C & 3A

Obj. #	Description	Funding Source	Performance Indicator	05/06 06/07 07/08 08/09 09/10 10/11						6 Yr total	6 Yr goal	YTD %
Decent Housing with Purpose of New or Improved Availability/Accessibility - DH1												
DH1.1	Removal of barriers to create accessible housing for low-income households with physical disabilities.	CDBG	Housing Units	42	41	39	65	63	35	285	220	129.55%
DH1.2	Provision of operating support for a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness.	HOME	N/A									N/A
Decent Housing with Purpose of New or Improved Affordability - DH2												
DH2.1	Provision of emergency home repair to very low- and low-income owner occupied housing.	CDBG	Housing Units	14	18	18	21	25	20	116	100	116.00%
DH2.2	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	CDBG & HOME	Housing Units	138	21	12	7	17	6	201	200	100.50%
DH2.3	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	CDBG & HOME	Housing Units	118	113	155	127	109	105	727	250	290.80%
DH2.4	Provision to weatherize homes for residents who are seniors over age 55, and are below 50% MFI income.	CDBG	Housing Units		17					17	17	100.00%
DH2.5	Developer initiated homeownership project with 'ready to build' subdivision. Developer has homes with 4 & 5 bedroom and will sell to four homeowners who would participate in the SAM program	CDBG	Housing Units					0		0	0	0.00%
DH2.6	Provision of buyer initiated purchase and rehabilitation of six existing area homes. Technical assistance through purchase, and rehabilitation provided throughout home ownership. Homes to be placed in land trust to be perpetually affordable to other income qualified buyers through a shared appreciation resale formula.	CDBG	Housing Units						2	2	6	33.33%
DH2.7	Provide rent assistance to very low- and low-income households to avoid eviction.	HOME	Housing Units								reported @ DH2.2	

Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 yr total	6 yr goal	YTD %
DH2.8	Construction of affordable housing. Units will include 15 units for homeless, high resource using families with incomes at/below 30% MFI. The remaining units will be affordable to individuals and families earning up to 60% MFI.	HOME	Housing Units					47		47	47	100.00%
DH2.9	Project provides one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled households	HOME	Housing Units								reported @ DH2.3	
DH2.10	Construction of units that will be sold to first-time homebuyers earning 30-60% MFI who would participate in the SAM program.	HOME	Housing Units	10				11		21	21	100.00%
DH2.11	Provision to develop homeownership opportunities. Funds will provide 100% land acquisition cost for 14 (of 26) homes, on two undeveloped parcels and be structured as 14 Shared Appreciation Mortgages.	HOME	Housing Units						0	0	26	0.00%
²³ DH2.12	Provision to purchase 8 developed lots from a partially completed 24 home project. Funds would be recaptured as 10 shared appreciation mortgages.	HOME	Housing Units						0	0	8	0.00%
Decent Housing with Purpose of New or Improved Sustainability DH3												
DH3.1	Rehabilitation of apartments that are rent-subsidized housing for special needs population with incomes below 50% MFI.	HOME	Housing Units		15					15	15	100.00%
DH3.2	Provision to rehabilitate affordable housing. The proposed rehab will address deficiencies in the exterior building envelope (roof, siding, windows, doors, insulations) and include a number of interior unit upgrades as well to ensure that the property will remain a safe, habitable source of affordable housing for decades.	HOME	Housing Units						0	0	66	0.00%

Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 Yr total	6 Yr goal	YTD %
Availability/Accessibility of Economic Opportunity - EO1												
EO1.1	Creation by a Community Based Development Organization (CBDO) of new, full-time jobs and provision of job training, job placement and job coaching to very low income households (homeless, unemployed, or at high risk of homelessness). This will help with economic improvement, provide skilled workers for employers and assist these families to become self-sufficient with living wage jobs.	CDBG	Number of People	82	92	109	176	148	607	500	121.40%	
Availability/Accessibility of Suitable Living Environment - SL1												
SL1.1	Provision to acquire and construct a large facility that will become a Multi-Service Center. The center would benefit low and very low income residents and help revitalize Rockwood by bringing much needed anti-poverty services into the heart of the community. Increases the benefits of service delivery, and community awareness and involvement.	CDBG	Public Facility					1	1	1	100.00%	
SL1.2	Provide medical prescriptions for very low-income residents who have no medical insurance, no income or other source of assistance to purchase medications. Project canceled after 1 prescription.	CDBG	Number of People				1		1	1	100.00%	
SL1.3	Provision of paralegal advice and attorney assistance to low and L/M cases (primarily 0-50% MFI) from Gresham with housing discrimination complaints. Assistance includes in-depth interview, investigation, referral and individual representation.	CDBG	Number of People	41	23	10			74	25	296.00%	
SL1.4	Provides transitional housing and social services (including free child care) to homeless residents through 12 units of housing for one year.	CDBG	Number of People	183	113	148	141	143	146	874	750	116.53%
SL1.5	Provides support for Latinos to overcome short-term crisis and gain the skills needed to become self-sufficient.	CDBG	Number of People	1080	1018	4874	5595	5677	5022	23266	4500	517.02%
SL1.6	Provides in-home services to low-income families with children age birth-5 who have development delays and disabilities.	CDBG	Number of People	111	99	97			307	250	122.80%	

Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 yr total	6 yr goal	YTD %
SL1.7	Improve the lives of low-income vulnerable infants, young children and older adults through expansion of the evidence-based Foster Grandparent program. Program matches skilled and caring low-income seniors with children who face multiple barriers to success - yielding immediate and long-term gains for all involved.	CDBG	Number of People				12	22	12	46	25	184.00%
SL1.8	Provision to give information to low-income tenants regarding landlord-tenant law and suggestion about how to maintain professional rental practices and respond to specific rental situations.	CDBG	Number of People				153			153	175	87.43%
SL1.9	Provides peer counseling and support group services to low-income elderly residents in need of mental health or addiction services.	CDBG	Number of People	48	66	40	138	139	99	530	500	106.00%
Sustainability of Suitable Living Environment SL3												
SL3.1	Rehabilitate a youth center. Exterior repairs are needed to the roof and siding due to the age of the 1956 building. The Center has served the public as a community youth center since 1994 and will serve 2,946 low-income youth.	CDBG	Public Facility					1		1	1	100.00%
SL3.2	Addition of a modular restroom facility to make the park more usable for a greater number of park users. Approximately 3,800 individuals utilize the park. MFI for this block group is 73.30%.	CDBG	Public Facility	1						1	1	100.00%
SL3.3	Addition of a modular restroom facility to make the park more usable for a greater number of park users. Approximately 4,692 individuals utilize the park. MFI for this block group is 69%.	CDBG	Public Facility		1					1	1	100.00%
SL3.4	Addition of a modular restroom facility to make the park more usable for a greater number of park users. Approximately 2,140 individuals utilize the park. MFI for this block group is 65.5%.	CDBG	Public Facility					1		1	1	100.00%
SL3.5	Construction of Couch Street between 172nd & 176th Street for approximately 230 linear feet. Serves low-mod area Census Tract 96.06, Block Group 2	CDBG	Number of People	25						25	25	100.00%
SL3.6	Construction of Beech Street between 3 rd to 4 th Street for approximately 210 linear feet. Serves low-mod area Census Tract 100.01, Block Group 2	CDBG	Number of People					599		599	599	100.00%

Obj. #	Description	Funding Source	Performance Indicator	Performance						YTD %		
				05/06	06/07	07/08	08/09	09/10	10/11		6 yr total	6 yr goal
SL3.7	Reconstruction of SE 197th Ave Between Burnside and Stark for approximately 965 feet.	CDBG	Number of People		1939					1939	1939	100.00%
SL3.8	Purchase and installation of playground equipment to replace outdated and unsafe equipment. The project will provide a safe and clean environment for school children and community members to recreate adding to the livability of the community. Approximately 4,794 people utilize the park.	CDBG	Public Facility		1					1	1	100.00%
SL3.9	A sidewalk infill project that will reduce barriers and hazards to children walking or bicycling to school and allow for a direct, safe route to Davis Elementary School.	CDBG	Number of People		725					725	725	100.00%
SL3.10	Provision for a 12 foot wide ADA multi-purpose pathway along the SE Palmquist Road. Low income area with 2 schools across the street.	CDBG	Number of People					1,793		1793	1,793	100.00%
235	Rehabilitation of public facility serving children experiencing a severe, even life-threatening, mental health crisis. The program's secure, residential facility is available 24 hours a day to accept youth demonstrating uncontrollable, erratic and dangerous behaviors that require immediate treatment to stabilize their functioning. Several improvements are necessary to ensure this facility can continue to meet the intensive needs of 331 children and their families.	CDBG	Public Facility							1	1	100.00%
SL3.11												
SL3.12	The public facility provides short-term residential and outpatient alcohol and drug treatment services to 265 vulnerable low income residents. The facility is greatly distressed and improvements are needed to provide a safe atmosphere for the residents as well as increase beautification of the Rockwood area. Included in these improvements is the replacement of windows and creation of another room.	CDBG	Public Facility							1	1	100.00%
SL3.13	Provision of pedestrian refuge islands, signage, pedestrian-activated rapidly flashing beacons and pavement markings at a mid-block crossing.	CDBG	Number of People							3,659	3,659	100.00%

Obj. #	Description	Funding Source	Performance Indicator	05/06	06/07	07/08	08/09	09/10	10/11	6 yr total	6 yr goal	YTD %
SL3.14	Provision for two components: Sidewalk Infill to construct sidewalks where they are missing and Sidewalk Repair & Replacement which provides supplemental funding for the City to repair damaged sidewalks in situations where a notice of violation has been issued but the property owner is unable or unwilling to affect the repairs. Both components address sidewalks in low income neighborhoods and will enhance safety and accessibility for pedestrians.	CDBG	Number of People						4,406	4406	4,406	100.00%
SL3.15	Project will establish a downtown storefront improvement program, which will provide architectural assistance and grants to property and business owners to improve storefront facades. The grants will pay 50% of the project cost up to a \$15,000 cap. This will generate investment, address deterioration, reduce vacancies and encourage a vibrant shopping district. Program will start July 1 and last for 2 years.	CDBG	Number of Businesses						1	1	7	14.29%

Decent Housing
 Suitable Living Environment
 Economic Opportunity
 Availability/
 Accessibility
 DH-1
 SL-1
 EO-1
 Affordability
 DH-2
 SL-2
 EO-2
 Sustainability
 DH-3
 SL-3
 EO-3

Completed Priority Housing Activities
(Table 2A)

Priority Need	6-Yr. Goal Plan/ Act	Yr. 1 Goal Plan/ Act	Yr. 2 Goal Plan/ Act	Yr. 3 Goal Plan/ Act	Yr. 4 Goal Plan/ Act	Yr. 5 Goal Plan/ Act	Yr. 6 Goal Plan/ Act
CDBG							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units	225	42	41	45	35	31	14
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units	140	14	41	47	51	57	41
Homeownership assistance		2					
HOME							
Acquisition of existing rental units							
Production of new rental units	20-40				47		
Rehabilitation of existing rental units				15			
Rental assistance	600	150	134	191	134	136	111
Acquisition of existing owner units				1			
Production of new owner units	26	10		14		11	
Rehabilitation of existing owner units	1			1			
Homeownership assistance	26	10		14		11	
ECONOMIC DEVELOPMENT							
Job Training			92	82	109	176	148
Other							

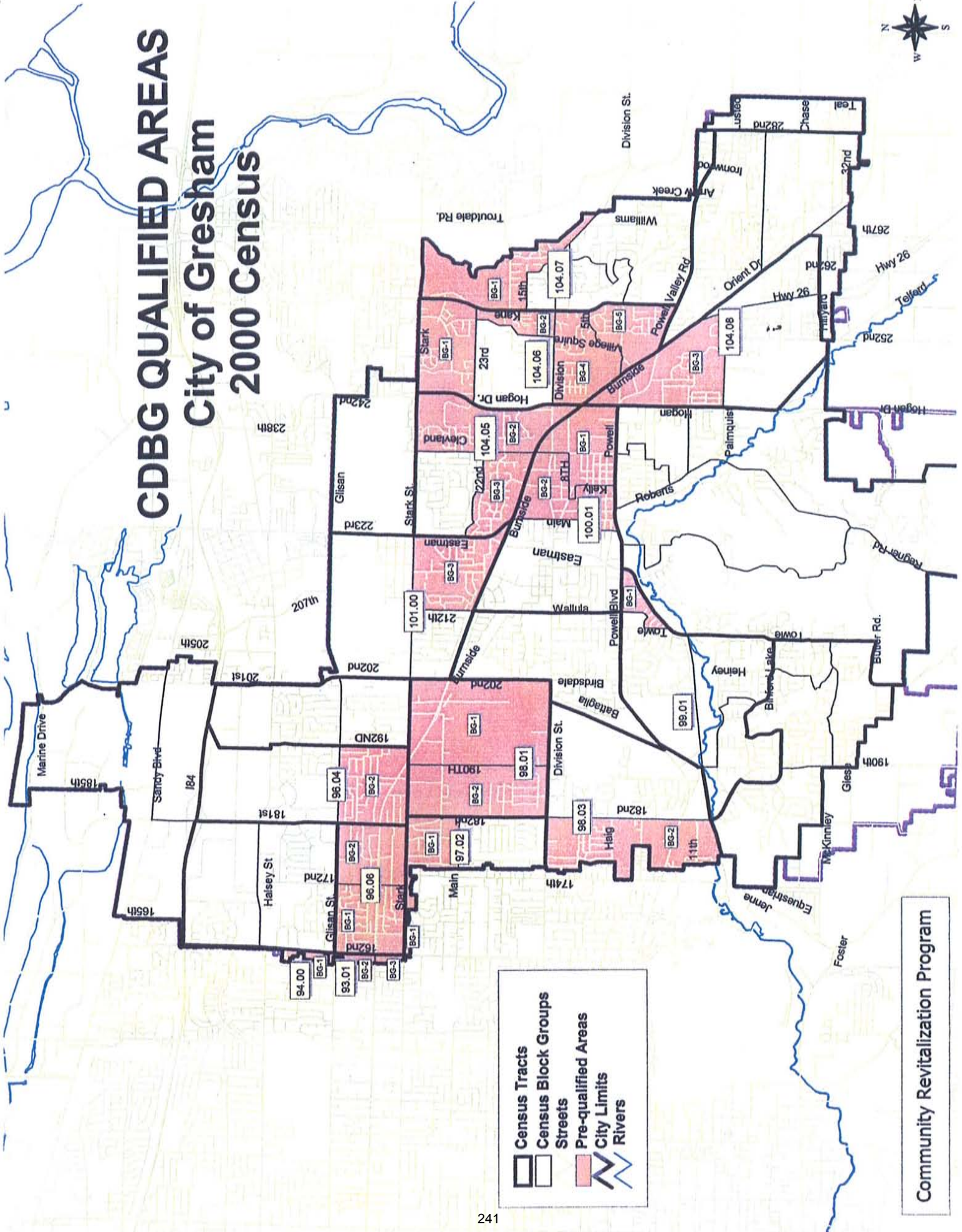
**Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: City of Gresham	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
Program Year: 2008-09						
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	6	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	120	125	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	33	35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	159	166	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	14	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	106	111	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	120	125	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	41	41	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	41	41	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	53	55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	106	111	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	159	166	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

CDBG QUALIFIED AREAS

City of Gresham 2000 Census

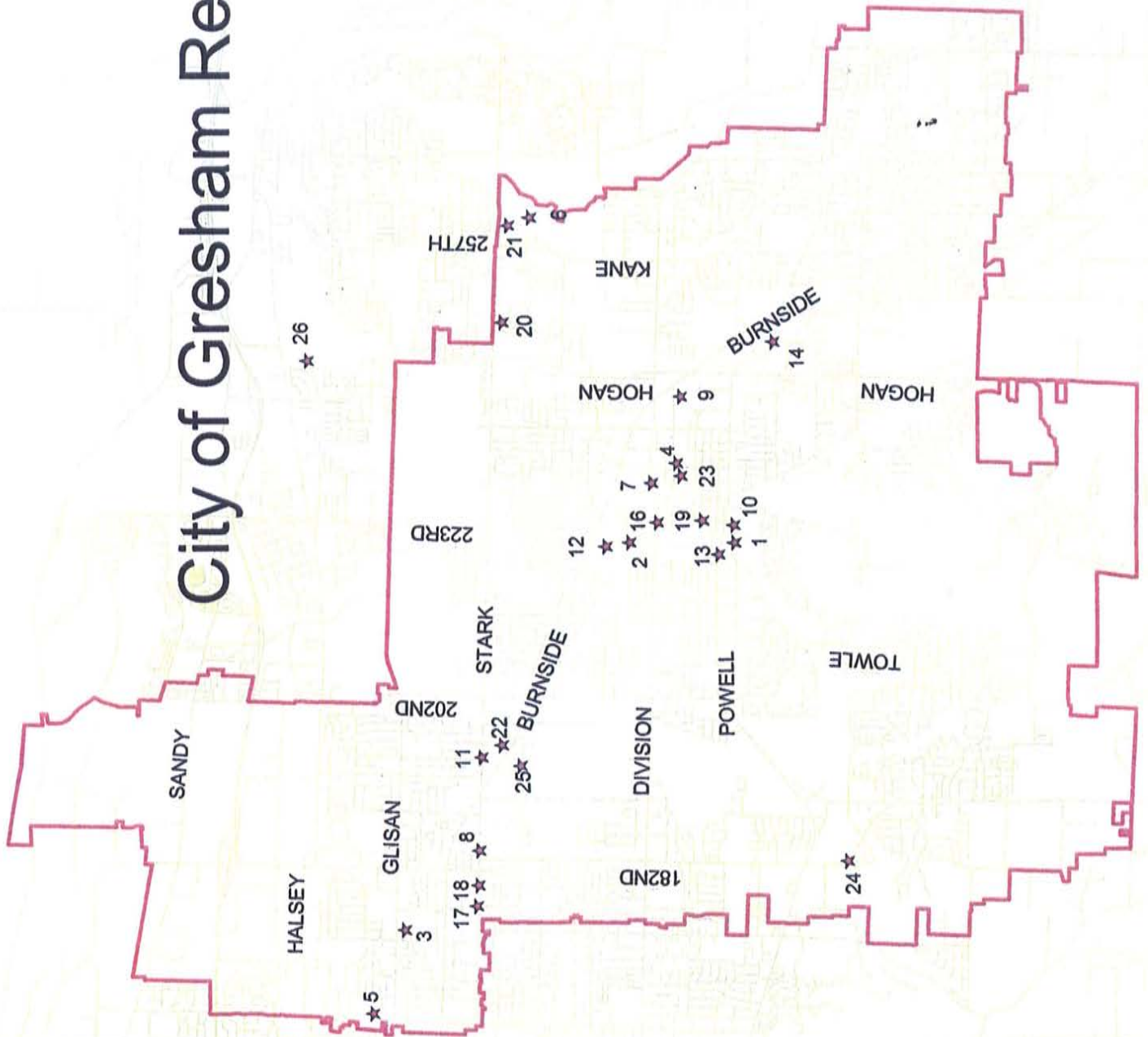


Legend

- Census Tracts
- Census Block Groups
- Streets
- Pre-qualified Areas
- City Limits
- Rivers

Community Revitalization Program

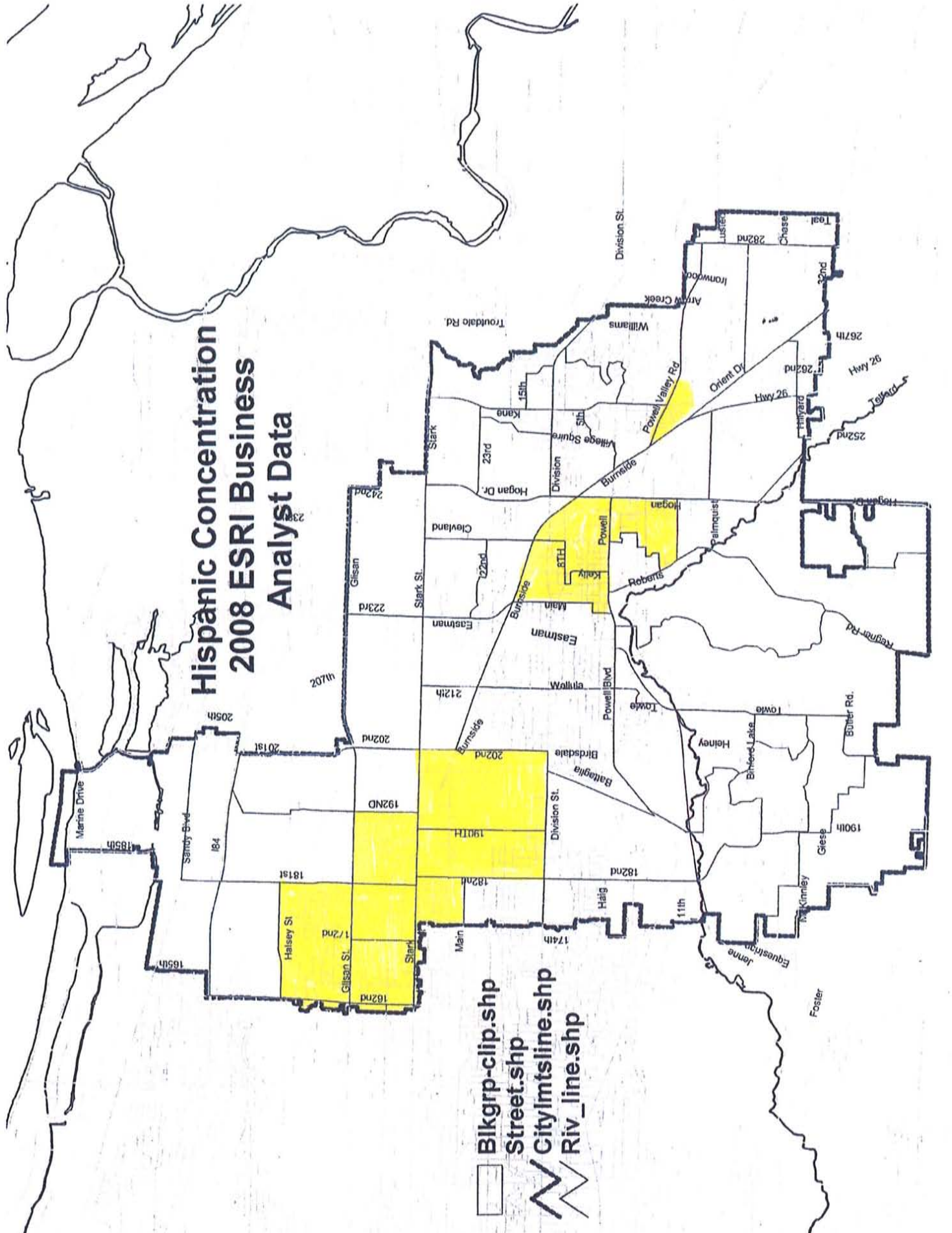
City of Gresham Resources




City of Gresham Resources

Resource Number	Resource Name	Resource Address
1	Court House/Chamber of Commerce	150 W Powell
2	Gresham City Hall	1333 NW Eastman Parkway
3	PAL Youth Center	424 NE 172 nd Ave.
4	Multnomah Cnty Health Dept. Senior Center	600 NE 8th
5	Kerr Youth & Family Centers	722 NE 162 nd Ave.
6	Mt. Hood Head Start	26000 SE Stark
7	Kelly Place Head Start	303 NE Division
8	Rockwood Grange	18305 SE Stark
9	Gresham Grange	875 NE Division
10	Post Office	103 W Powell
11	Employment Office	19421 SE Stark
12	Police, Fire & Schools	1331 NW Eastman Parkway
13	El Programa Hispano	138 NE 3 rd # 140
14	Dept. of Motor Vehicles	2221 E Powell
16	Pregnancy Resource Center	104 NW 11 th Ave.
17	Snow-Cap	17805 SE Stark
18	Rockwood Library	17917 SE Stark
19	Gresham Library	385 NW Miller
20	Mt. Hood Medical Center	24800 SE Stark
21	Mt. Hood Community College	26000 SE Stark
22	Rockwood Kaiser	19500 SE Stark
23	Cascadia Behavioral Center	10373 NE Hancock # 200, Portland
24	DEQ	1200 SW Highland Dr.
25	Yamhill Head Start	19309 SE Yamhill
26	Eastwind Center (youth services)	2408 SW Halsey, Troutdale

Hispanic Concentration 2008 ESRI Business Analyst Data





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GreshamOregon.gov

PRO3

**CDBG Activity
Summary Report
FY 2010**

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PR03 JBG Activity Summary Report (GPR) - 2010

PGM Year: 2004

Project: 0017 - MULTI-SERVICES CENTER - HSI

IDIS Activity: 215 - MULTI-SERVICES CENTER

Status: Open

Location: 124 NE 181st Ave Portland, OR 97230-6667

Objective: Create economic opportunities

Outcome: Sustainability

Matrix: Public Facilities and Improvement

Code: (General) (03)

National Objective: LMC

Initial Funding: 10/06/2004

Financing

Funded Amount: 157,000.00

Drawn Thru Program Year: 157,000.00

Drawn In Program Year: 0.00

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Year # Benefitting
2004

Accomplishment

FUNDS HAVE BEEN SPENT BUT PROPERTY NOT YET ACQUIRED.

PROPERTY HAS BEEN PURCHASED BUT BUILDING NOT COMPLETED.

PROPERTY HAS BEEN PURCHASED BUT BUILDING NOT COMPLETED.

MULTI-SERVICE CENTER SPACE ALLOCATIONS HAVE BEEN SLIGHTLY MODIFIED IN KEEPING WITH THE NEEDS AND DESIRES OF OUR PARTNER AGENCIES. LETTERS OF INTEREST FOR LEASING THE OFFICE SPACE ARE BEING PREPARED.

THE MULTI-SERVICE CENTER WILL BE FUNDED IN PART BY NEW MARKET TAX CREDITS & A COMMERCIAL LOAN. THE HOUSING DEVELOPMENT CENTER & HSI ARE WORKING WITH CITY OF GRESHAM TO APPLY FOR A SECTION 108 LOAN TO REPLACE THE TRADITIONAL COMMERCIAL LOAN ON THE ROCKWOOD PROJECT. THE REMAINDER OF THE COMMERCIAL DOLLARS NEEDED ON THE PROJECT WILL BE GENERATED THRU FUNDRAISING EFFORTS BY HSI & ITS NON-PROFIT PARTNERS IN THE MULTI-SERVICE CENTER (MSC). TO DATE, THE PROJECT HAS RECEIVED GRANTS FOR THE MULTI-SERVICE CENTER TOTALING \$1,357,500 FROM 11 FOUNDATIONS. BASED ON THE CURRENT FINANCIAL ASSUMPTIONS, THE MSC BUDGET NEEDS AN ADDITIONAL \$847,000 IN FOUNDATION GRANTS TO BE FULLY FUNDED. TO CLOSE THIS GAP, THERE ARE AN ADDITIONAL 8 GRANT REQUESTS OUTSTANDING AT THIS TIME THAT COULD ADD UP TO \$1,225,000.5 ADDITIONAL FOUNDATIONS HAVE BEEN IDENTIFIED AS POTENTIAL FUNDERS AND PROPOSALS HAVE BEEN SUBMITTED TO THEM IN LATE JUNE. IN ADDITION TO GRANT REQUESTS TO FOUNDATIONS, HSI IS WORKING WITH ITS MSC PARTNERS TO ACCESS FEDERAL FUNDING THROUGH THE STIMULUS PACKAGE FOR HEAD START AND MEDICAL CLINICS.

WITH HSI PARTNERING WITH THE CITY OF GRESHAM A SECTION 108 LOAN HAS BEEN OBTAINED AND GROUND BREAKING WILL BE AUGUST 24, 2010.

The Multi-Service Center will be completed in 2011 and project will then be closed.

PGM Y 2006

Project: 0010 - MULTI-SERVICE CENTER - HSI
IDIS Activity: 244 - MULTI-SERVICE CENTER

Status: Open
Location: 124 NE 181st Ave Portland, OR 97230-6667

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix: Public Facilities and Improvement
Code: (General) (03) National Objective: LMC

Initial Funding 10/06/2006
Financing FUNDS TO ACQUIRE OFFICE SPACE FOR A REGION 6 MULTI SERVICE CENTER.

Funded Amount: 258,356.00
Drawn Thru Program Year: 258,356.00
Drawn In Program Year: 0.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Year	# Benefitting
2006	
2007	
2008	
2009	
2010	

Accomplishment

LAND HAS BEEN PURCHASED BUT BUILDING NOT COMPLETED.
 ACCOMPLISHMENTS REPORTED WITH HUD ACTIVITY # 215.
 ACCOMPLISHMENTS REPORTED WITH HUD ACTIVITY # 215.
 Accomplishments reported with HUD activity # 215
 Accomplishments reported with HUD activity # 215

PGM Y 2007

Project: 0015 - YAMHILL HOUSE REHAB
IDIS Activity: 266 - YAMHILL HOUSE

Status: Open
Location: 18815 SE YAMHILL PORTLAND, OR 97233

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Disposition (02)
Code:
National Objective: LMH

Initial Funding 08/08/2008
Financing Description:
ACQUISITION OF HOUSE IN FORECLOSURE TO REHABILITATE FOR A LOW INCOME FAMILY.

Funded Amount: 9,587.34
Drawn Thru Program Year: 9,587.34
Drawn In Program Year: 0.00

Proposed Accomplishments

1

Annual Accomplishments

Year # Benefitting

2007

ACCOMPLISHMENT: ORIGINALLY HOUSE WAS OWNED BY A RESIDENT WHO HAD A SHARED APPRECIATION MORTGAGE WITH THE CITY OF GRESHAM. THE HOUSE WENT INTO FORECLOSURE & THE CITY PURCHASED IN FORECLOSURE & THE HOUSE IS IN THE PROCESS OF BEING REHABILITATED FOR SALE TO ANOTHER LOW INCOME RESIDENT. THE ACQUISITION WAS ACCOMPLISHED WITH HOME FUNDS.

2008

ACCOMPLISHMENT: HOUSE REHABILITATED BUT HAS NOT SOLD AS YET.

2009

ACCOMPLISHMENT: The City has not been able to sell the house so currently there is a low-income person living in the home as transitional housing.

2010

ACCOMPLISHMENT: Because of the bad housing market the house has not sold so the City is working with a couple of non-profits to gift the house to them.

PGM Y 2007

Project: 0016 - GRESHAM HOMEOWNERSHIP
IDIS Activity: 267 - GRESHAM HOMEOWNERSHIP

Status: Open
Location: CITYWIDE GRESHAM, OR 97030

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Direct Homeownership Assistance (13)
National Objective: LMH

Initial Funding 08/12/2008
Financing

Funded Amount: 127,954.28
Drawn Thru Program Year: 11,793.28
Drawn In Program Year: 3,839.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0

Description:
GRESHAM HOMEOWNERSHIP PROGRAM

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Year	# Benefiting
2007	
2008	
2009	
2010	

Accomplishment

Funds are from Shared Appreciation Mortgages that have been sold.
 HUD ACTIVITY #202 BALANCE TRANSFERRED TO THIS ACTIVITY.
 Funds will be used for a land trust with homeownership for low-income residents.
 Funds are being transferred to a 2011-2012 project and this activity will be closed.

PGM Y. 2009

Project: 0005 - JENNIFER LYNN ESTATES - AXFORD HOMES
IDIS Activity: 288 - JENNIFER LYNN ESTATES

Status: Canceled
Location: 2 BLOCKS SOUTH OF HALSEY GRESHAM,
OR 97030

Objective: Provide decent affordable housing
Outcome: Availability/accessibility
Matrix Direct Homeownership Assistance (13) National Objective: LMH
Code:

Initial Funding 07/24/2009

Financing Description: 4 NEW HOMES TO BE SOLD TO LOW-INCOME HOUSEHOLDS WHO WOULD PARTICIPATE IN THE FIRST

Funded Amount: 0.00

Drawn Thru Program Year: 0.00

Drawn In Program Year: 0.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Year	# Benefiting
2009	
2010	

Accomplishment

City staff is working with applicant to either get the program moving or the project will be canceled.
 Project has been canceled.

PGM Y 2009

Project: 0011 - PALMQUIST SIDEWALK IMPROVEMENT - CITY OF GRESHAM

IDIS Activity: 294 - PALMQUIST SIDEWALK IMPROVEMENT

Status: Completed

Location: COCHRAN & PALMQUIST GRESHAM, OR
97030

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Sidewalks (03L)

Code:

National Objective: LMA

Initial Funding

07/24/2009

Financing

Funded Amount: 203,937.69

Drawn Thru Program Year: 203,937.69

Drawn In Program Year: 198,101.07

Description:

12 FOOT WIDE ADA MULTI-PURPOSE PATHWAY ALONG THE SE PALMQUIST ROAD. THIS IS A LOW INCOME AREA WITH 2 SCHOOLS ACROSS THE STREET.

Proposed Accomplishments

People (General) : 1,793

Total Population in Service Area: 2,718

Census Tract Percent Low / Mod: 66.00

Annual Accomplishments

Year # Benefitting

2009

2010

Accomplishment

Project under design review and will be completed in 2011.

Sidewalk (pathway) is a permeable surface for approximately 1,400 linear feet. There is a 'Rain Garden' between pathway and street with trees, low shrubs and herbaceous plant material that will filter out pollutants and reduce storm water runoff. Springwater Trail High School is across the street.

PGM Year: 2010
Project: 0001 - Adapt-A-Home -Unlimited Choices
IDIS Activity: 302 - Adapt-A-Home

Status: Completed
Location: Address Suppressed
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix: Rehab; Single-Unit Residential (14A) **National Objective:** LMH
Code:

Initial Funding 11/18/2010

Financing
 Funded Amount: 100,395.20
 Drawn Thru Program Year: 100,395.20
 Drawn In Program Year: 100,395.20

Description:
 Provision to adapt renter or owner occupied homes (up to \$4,000 per unit) to make homes permanently accessible to persons with disabilities who earn below 80% MFI and most are below 30% MFI. The intent is to keep people with disabilities as independent as possible and out of institutions. Grant funds would be used to rehab up to 33 units and pay for administration of project. Project receives donations, in-kind and volunteer services

Proposed Accomplishments

Housing Units : 1,155

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	18	1	12	0	30	1	0	0
Black/African American:	1	0	1	0	2	0	0	0
Asian:	0	0	1	0	1	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	1	0	0	0	1	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	1	1	0	0	1	1	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	21	2	14	0	35	2	0	0

Female-headed Households: 21

Income Category:

	Owner	Renter	Total	Person
Extremely Low	7	10	17	0
Low Mod	9	4	13	0
Moderate	5	0	5	0
Non Low Moderate	0	0	0	0
Total	21	14	35	0
Percent Low/Mod	100.0%	100.0%	100.0%	

Annual Accomplishments

Year # Benefiting

2010 35

The average cost per project across the board was \$1,818.74. The project served 60 people and allowed them to stay in their homes by making their home accessible to those with disabilities. The average annual income was \$17,226.46.

PGM Year: 2010

Project: 0002 - Mend-A-Home-Unlimited Choices

IDIS Activity: 303 - Mend-A-Home

Status: Completed

Location: Address Suppressed

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Rehab; Single-Unit Residential (14A)

Code: National Objective: LMH

Initial Funding 11/18/2010

Financing
Funded Amount: 79,604.80
Drawn Thru Program Year: 79,604.80
Drawn In Program Year: 79,604.80

Description:

Provision of emergency home repair to approximately 20 low income (below 50% MFI) homeowners, with a majority being extremely low income (below 30% MFI). A deferred payment, 0% loan of up to \$5,000 is provided for home repair or a grant of up to \$3,000 is provided for mobile home repairs.

Proposed Accomplishments

Housing Units : 400

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	13	1	0	0	13	1	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	2	0	0	0	2	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	4	0	0	0	4	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	20	1	0	0	20	1	0	0

Female-headed Households: 0

Inca. ategy:

	Owner	Renter	Total	Person
Extremely Low	15	0	15	0
Low Mod	5	0	5	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	20	0	20	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Year # Benefiting

2010 20

Project repaired 20 homes with 55 individuals. Average income was 16,788.10 which is 26.6% MFI. Eight of the homeowners were persons with disabilities and 13 were female head of households.

Accomplishment

PGM Year: 2010
Project: 0003 - Homeownership-Proud Ground
IDIS Activity: 304 - Homeownership

Status: Open
Location: Address Suppressed

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix: Rehab; Single-Unit Residential (14A) **National Objective:** LMH
Code:

Initial Funding Financing 11/18/2010
 Funded Amount: 330,000.00
 Drawn Thru Program Year: 63,000.00
 Drawn In Program Year: 63,000.00

Proposed Accomplishments

Housing Units : 6

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	1	0	0	0	1	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0

Female-headed Households: 1

Inco. category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Year # Benefiting

Accomplishment

2010 1 One house has been found and another is being worked on.

PGM Year: 2010
Project: 0004 - El Programa Hispano-Catholic Charities
IDIS Activity: 306 - El Programa Hispano

Status: Completed
Location: 138 NE 3rd # 140 Gresham, OR 97030
Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Financing
 11/18/2010
 Funded Amount: 48,604.00
 Drawn Thru Program Year: 48,604.00
 Drawn In Program Year: 48,604.00

Proposed Accomplishments
 People (General) : 3,600

Actual Accomplishments

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
<i>Number assisted:</i>	0	0	0	0	0	0	1,167	1,109
White:	0	0	0	0	0	0	17	16
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	584	584
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	3,252	3,247
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	5,022	4,956

Female-headed Households: 0

Inca. Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	4,686
Low Mod	0	0	0	304
Moderate	0	0	0	32
Non Low Moderate	0	0	0	0
Total	0	0	0	5,022
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefiting

2010 5,022

Accomplishment

In addition to emergency services & short term case management, many have been served through 13 life skills classes and 26 skill building workshops. The classes were family strengths, NIA, ESL, babysitting certification, computer, immigration and immigration law, services for elderly and disabled people, home weatherization, breast cancer prevention and taxes.

Over 90% of clients' needs were addressed in some fashion, as tracked on daily tracking forms and through client intake forms. The format for addressing these needs is either direct assistance by El Programa Hispano or through a referral to an appropriate provider. Most of those whose needs could not be addressed in any way were requesting rent or energy assistance at a time when no agencies county-wide were accepting new clients. For the clients who received rent assistance, a follow-up to find out how many retain their housing after they have been helped. The 3 month follow-up report showed that 3 months after closing their case, 100% of people maintained their housing; at the 6 month follow-up, 97.78% maintained their housing and at the 12 month follow up, 84% maintained their housing.

PGM Year: 2010

Project: 0005 - Foster Grandparents-Metro Family Services

IDIS Activity: 307 - Foster Grandparents

Status: Completed

Location: 1333 NW Eastman Parkway Gresham, OR 97030

Objective: Create economic opportunities

Outcome: Sustainability

Matrix Youth Services (05D)

Code:

National Objective: LMC

Initial Funding 11/18/2010

Financing

Funded Amount: 15,000.00

Drawn Thru Program Year: 15,000.00

Drawn In Program Year: 15,000.00

Proposed Accomplishments

People (General) : 30

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	4	1
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	14	3
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	20	4

Female-headed Households: 0

Inco. Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	19
Low Mod	0	0	0	0
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	20
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefitting

2010 20

Four Experience Corps Grandparents have served at Hall Elementary school. Each grandparent completed 20 hours of pre-service training, attended monthly 3 hour training sessions and 3 grandparents worked 15 hours per week and one worked 5 hours. Each grandparent was matched with five low-income children for a total of 20 children currently being served by these volunteers.

The team is focused at Hall Elementary where there has been significant support and cooperation from the school administration and teaching staff. Recruitment progress so far indicates that 6 mentors will be placed at Hall beginning fall of 2011.

PGM Year: 2010
Project: 0006 - Transitional Housing-Human Solutions
IDIS Activity: 308 - Transitional Housing

Status: Completed
Location: 501 NE Hood Gresham, OR 97030

Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: Operating Costs of Homeless/AIDS Patients Programs (03T)
National Objective: LMC

Initial Funding Financing 11/18/2010
 Funded Amount: 43,633.01
 Drawn Thru Program Year: 43,633.01
 Drawn In Program Year: 43,633.01

Description:
 Provision of transitional housing with supportive services to 75 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 71 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

Proposed Accomplishments

People (General) : 146

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	61	0
Black/African American:	0	0	0	0	0	0	31	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	3	0
Black/African American & White:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	42	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	146	0

Female-headed Households: 0

Income category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	145
Low Mod	0	0	0	1
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	146
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefitting

2010 146

Accomplishment

96 adults and children received transitional housing paired with social services - 128% of the goal for the operating year. An additional unduplicated 49 adults and children were served through anti-poverty education groups. Groups included RentWell, Microsoft Work and Excel, navigating the internet, esl and CRAFT (domestic violence intervention and prevention). 15 other adults and children, who either lived at Willow Tree or received a rent subsidy through GPML, also attended anti-poverty education groups, bringing the total Gresham resident in these groups to 64, 90% of the goal.

There has been 100% occupancy of at least 5 units, turnover has been minimal. Of the 28 households served to date, all have increased or maintained their income.

PGM Year: 2010

Project: 0007 - Views-Cascadia

IDIS Activity: 309 - Views

Status: Completed

Location: 1333 NW Eastman Parkway Gresham, OR
97030

Objective: Create economic opportunities

Outcome: Sustainability

Matrix Senior Services (05A)

Code:

National Objective: LMC

Initial Funding Financing

11/18/2010

Funded Amount: 18,999.36

Drawn Thru Program Year: 18,999.36

Drawn In Program Year: 18,999.36

Proposed Accomplishments

People (General) : 87

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	98	46
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	99	46

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	34
Low Mod	0	0	0	54
Moderate	0	0	0	8
Non Low Moderate	0	0	0	3
Total	0	0	0	99
Percent Low/Mod				97.0%

Annual Accomplishments

Year # Benefitting

2010 99

Accomplishment

Ninety nine clients have been served in Gresham through individual peer counseling and support group involvement at the Gresham Senior Center, Latino senior education and support group, Fairlawn Good Samaritan Health Center and Retirement Village and the Conversations on Aging workshops.

Fifty six new unduplicated low-income older adults have been served through the conversations workshop model.

Fifty three of the participants are female head of household and twenty seven of the individuals are disabled.

Gresham has a current waitlist.

PGM Year: 2010

Project: 0008 - Living Solutions-Human Solutions

IDIS Activity: 310 - Living Solutions

Status: Completed

Location: 18709 SE Stark Portland, OR 97233

Objective: Create economic opportunities

Outcome: Sustainability

Matrix: Employment Training (05H)

Code:

National Objective: LMC

Initial Funding Financing

11/18/2010

Funded Amount: 212,281.00

Drawn Thru Program Year: 212,281.00

Drawn In Program Year: 212,281.00

Proposed Accomplishments

People (General) : 65

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	81	1
Black/African American:	0	0	0	0	0	0	26	0
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	33	28
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	148	29

Female-headed Households: 0

Inco. ategy:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	148
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	148
Percent Low/Mod				100.0%

Annual Accomplishments

Year # Benefitting

2010 148

Accomplishment

All 172 active participants completed assessments and employment plans and are working with job coaches to identify barriers to employment and outline the steps needed to obtain and retain employment.

67 participants were placed in jobs this fiscal year thus increasing the long term earning potential of these individuals who live, work and patronize a wide variety of businesses in Gresham.

The current hourly wage for clients placed in jobs this fiscal year is \$11 per hours or \$22,880 per year. This is a tremendous increase from average annual income of these participants on intake which was \$6,090.86.

56 different employers in the Gresham area received 67 skilled workers with Job Coaches to improve employee retention and reduce employee turnover costs.

Most of the participants in the Living Solutions program face significant barriers to employment. All are very low income and most have little recent employment history and few job skills. Many also face issues such as homelessness, domestic violence and untreated mental health and addiction issues. Living Solutions is unique amongst area employment programs as it has the resources to offer intensive serves, long term job coaching and client assistance dollars for education and job training. Job coaches also work individually with participants to eliminate or mitigate barriers to employment stability such as a lack of childcare, housing instability or transportation issues.

PGM Year: 2010
Project: 0009 - Crisis Center-Albertina Kerr
IDIS Activity: 311 - Crisis Center

Status: Completed
Location: 722 NE 162nd Ave. Portland, OR 97030
Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: Abused and Neglected Children Facilities National Objective: LMC (03Q)

Initial Funding Financing
 11/18/2010
 Funded Amount: 69,612.00
 Drawn Thru Program Year: 69,612.00
 Drawn In Program Year: 69,612.00

Proposed Accomplishments
 Public Facilities : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	154	14
Black/African American:	0	0	0	0	0	0	17	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	7	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	91	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	269	14

Female-headed Households: 0

Incc *Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	59
Low Mod	0	0	0	190
Moderate	0	0	0	9
Non Low Moderate	0	0	0	11
Total	0	0	0	269
Percent Low/Mod				95.9%

Annual Accomplishments

Year # Benefitting

2010 269

Accomplishment

This project provided for capital improvements that will maintain the facility as a safe, secure refuge for children in crisis.

The facility improvements made were replacing; fire alarm system, washers and dryers, damaged lockers, playground equipment, bathroom flooring and window tinting.

90% of children assessed to be at risk for suicidal ideation or gestures upon entering the program experienced reductions prior to discharge.

83% of the children entering the program with significant self-mutilation or other self-harming behaviors reduced those behaviors after treatment.

80% of the children entering the program with significant aggression toward others decreased their aggressive behaviors prior to discharge.

PGM Year: 2010
Project: 0010 - Recovery Center-CODA
IDIS Activity: 312 - Recovery Center
Status: Completed
Location: 1427 SE 182nd Portland, OR 97233
Objective: Create economic opportunities
Outcome: Sustainability
Matrix Code: Health Facilities (03P)
National Objective: LMC

Initial Funding 11/18/2010
Financing
 Funded Amount: 78,612.76
 Drawn Thru Program Year: 78,612.76
 Drawn In Program Year: 78,612.76

Proposed Accomplishments
 Public Facilities : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total	
	Hispanic	Total	Hispanic	Total	Hispanic	Total
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
Total:	0	0	0	0	0	0

Female-headed Households: 0

Description:
 The Gresham Recovery Center provides short-term residential and outpatient alcohol and drug treatment services to vulnerable low income residents. The facility is greatly distressed and improvements are needed to provide a safe atmosphere for the residents as well as increase beautification of the Rockwood area. Included in these improvements is the replacement of windows and creation of another room.

Inca. Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	487
Low Mod	0	0	0	51
Moderate	0	0	0	16
Non Low Moderate	0	0	0	13
Total	0	0	0	567
Percent Low/Mod				97.7%

Annual Accomplishments

Year # Benefitting

2010 567

Accomplishment

Short-term residential and outpatient alcohol and drug treatment services provided for 567 individuals.

The treatment program for women also teaches parenting skills and allows children to reside onsite with their mothers.

Project replaced a 38 year old boiler with a new high efficiency condensing model.

PGM Year: 2010

Project: 0011 - Pedestrian Crossing-COG

IDIS Activity: 313 - Pedestrian Crossing

Status: Open

Location: 179th and Stark Portland, OR 97233

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Street Improvements (03K)

Code:

National Objective: LMA

Initial Funding 11/18/2010

Financing

Funded Amount: 75,000.00

Drawn Thru Program Year: 58,318.99

Drawn In Program Year: 58,318.99

Proposed Accomplishments

People (General) : 2,000

Total Population in Service Area: 2,156

Census Tract Percent Low / Mod: 63.60

Annual Accomplishments **Accomplishment**

Year # Benefitting

2010

Pedestrian Crossing at 179th and Stark. The crossing has been a dangerous area; 3 of 6 crashes include a bicyclist or pedestrian in 2007 and 3 of the 5 reported crashes at this intersection also involved either a bicyclist or a pedestrian in 2008.

The crossing provides direct access to bus stops on either side of Stark, a public library, a public charity and a large church.

Pedestrian Crossing is complete but not fully expended. Will be completed September 2011

PGM Y 2010

Project: 0012 - Sidewalk Infill-COG

IDIS Activity: 314 - Sidewalk Infill

Status: Completed

Location: 1333 NW Eastman Parkway Gresham, OR
97030

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Sidewalks (03L)

National Objective: LMA

Initial Funding 11/18/2010

Financing

Funded Amount: 30,000.00
Drawn Thru Program Year: 30,000.00
Drawn In Program Year: 30,000.00

Proposed Accomplishments

People (General) : 2,000
Total Population in Service Area: 2,156
Census Tract Percent Low / Mod: 63.60

Annual Accomplishments **Accomplishment**

Year # Benefitting

2010

Sidewalk repairs where a notice of violation has been issued but the property owner is unable or unwilling to affect the repairs. All repairs done in low income neighborhoods. A total of 6,030 people have been served with 4,406 being low-income.

PGM Year: 2010
Project: 0014 - Planning & Con Plan-PDX
IDIS Activity: 316 - Planning & Con Plan
 Status: Completed
 Location: ,
 Objective: National Objective:
 Outcome: Planning (20)
 Matrix Code:

Initial Funding 11/18/2010
Financing Preparation/Update of the Consortium Consolidated Plan and HCDC support.

Funded Amount: 15,161.85
 Drawn Thru Program Year: 15,161.85
 Drawn In Program Year: 15,161.85

Proposed Accomplishments

Annual Accomplishments

Year # Benefitting **Accomplishment**

PGM Year: 2010
Project: 0015 - Program Administration-COG
IDIS Activity: 317 - Program Administration
 Status: Completed
 Location: ,
 Objective: National Objective:
 Outcome: General Program Administration (21A)
 Matrix Code:

Initial Funding 11/18/2010
Financing Program Administration

Funded Amount: 175,843.00
 Drawn Thru Program Year: 175,843.00
 Drawn In Program Year: 175,843.00

Proposed Accomplishments

Annual Accomplishments

Year # Benefitting **Accomplishment**

PGM Y 2010

Project: 0013 - Storefront Improvement-COG

IDIS Activity: 319 - Project Delivery

Status: Open

Location: 1333 NW Eastman Pkwy Gresham, OR
97030-3825

Objective: Create economic opportunities

Outcome: Sustainability

Matrix Rehab; Publicly or Privately-Owned

Code: Commercial/Industrial (14E)

National Objective: SBS

Initial Funding 03/24/2011

Financing Project delivery costs for the Storefront Program - Whitney & Assoc. Architects.

Funded Amount: 6,000.00

Drawn Thru Program Year: 2,706.25

Drawn In Program Year: 2,706.25

Proposed Accomplishments

Businesses : 1

Annual Accomplishments

Year # Benefitting

2010 1

One business has completed their rehabilitation with the Storefront Program and another business is starting.

Accomplishment

Total Drawn In \$1,213,712.29

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PR06

Summary of Consolidated Plan Projects FY 2010

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PR06 - Summary of Consolidated Plan Projects for Report Year - 2010

Page by:
Grantee: GRESHAM

Plan Year	IDIS Prj	Project Title and Description	Prgrm	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amt Drawn in Report Year
2010	1	Adapt-A-Home -Unlimited Adapt homes for accessibility	CDBG	\$100,395.20	\$100,395.20	\$100,395.20	\$0.00	\$100,395.20
	2	Mend-A-Home-Unlimited Emergency Home Repair	CDBG	\$79,604.80	\$79,604.80	\$79,604.80	\$0.00	\$79,604.80
	3	Homeownership-Proud Purchase & Rehabilitation	CDBG	\$330,000.00	\$330,000.00	\$267,000.00	\$0.00	\$63,000.00
	4	El Programa Hispano- Emergency services & life skills	CDBG	\$48,604.00	\$48,604.00	\$48,604.00	\$0.00	\$48,604.00
	5	Foster Grandparents- Grandparent Mentoring Program	CDBG	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00
	6	Transitional Housing- Transitional Housing	CDBG	\$43,633.01	\$43,633.01	\$43,633.01	\$0.00	\$43,633.01
	7	Views-Cascadia Peer Counseling & Support Group	CDBG	\$18,999.36	\$18,999.36	\$18,999.36	\$0.00	\$18,999.36
	8	Living Solutions-Human Job Training & Placement	CDBG	\$212,281.00	\$212,281.00	\$212,281.00	\$0.00	\$212,281.00
	9	Crisis Center-Albertina Facility Improvements for	CDBG	\$69,612.00	\$69,612.00	\$69,612.00	\$0.00	\$69,612.00
	10	Recovery Center-CODA Alcohol & Drug Treatment	CDBG	\$78,612.76	\$78,612.76	\$78,612.76	\$0.00	\$78,612.76
	11	Pedestrian Crossing-COG Pedestrian Crossing	CDBG	\$75,000.00	\$75,000.00	\$58,318.99	\$16,681.01	\$58,318.99
	12	Sidewalk Infill-COG Construction/Replacement of	CDBG	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
	13	Storefront Improvement- Improvement of Storefronts	CDBG	\$100,000.00	\$16,088.00	\$2,706.25	\$13,381.75	\$2,706.25
	14	Planning & Con Plan-PDX Consolidated Plan Update &	CDBG	\$15,161.85	\$15,161.85	\$15,161.85	\$0.00	\$15,161.85
	15	Program Administration- Planning & Administration	CDBG	\$175,843.00	\$175,843.00	\$175,843.00	\$0.00	\$175,843.00
	16	Un-obligated Funds Un-Programmed Funds	CDBG	\$88,095.75	\$0.00	\$0.00	\$0.00	\$0.00

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PR10

**CDBG Housing
Activities
FY 2010**

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PR10 - CDBG Housing Activities - 2010

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX NTL CD	OBJ	Total EST. AMT	CDBG						
								%	AMOUNT	ED	L/M	%	OWN	RENT
2010	3699	302	Adapt-A-Home	COM	14A	LMH	100,395.20	100.0	100,395.20	35	35	100.0	21	14
2010	3701	303	Mend-A-Home	COM	14A	LMH	79,604.80	100.0	79,604.80	20	20	100.0	20	0
2010	3702	304	Homeownership	OPEN	14A	LMH	330,000.00	0	63,000.00	0	0	0	0	0
2010 TOTS: BUD/UNDERWAY							330,000.00	19.0	63,000.00	0	0	0	0	0
COMPLETED							180,000.00	11.0	180,000.00	55	55	100.0	41	14
							510,000.00	11.1	243,000.00	55	55	100.0	41	14

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX NTL CD	OBJ	Total EST. AMT	CDBG						
								%	AMOUNT	ED	L/M	%	OWN	RENT
2009	1	284	ADAPT-A-HOME	COM	14A	LMH	150,000.00	100.0	150,000.00	63	63	100.0	32	31
2009	2	285	MEND-A-HOME	COM	14A	LMH	99,999.98	100.0	99,999.98	25	25	100.0	25	0
2009	3	286	SHORT TERM RENT	COM	14H	LMH	9,397.00	100.0	9,397.00	17	17	100.0	0	17
2009	4	287	SHORT TERM RENT	COM	14H	LMH	23,388.00	100.0	23,388.00	109	109	100.0	0	109
2009	4772	300	CDBG-R Rockwood	OPEN	14A	LMH	0.00	0	0.00	0	0	0	0	0
2009 TOTS: BUD/UNDERWAY							0.00	0	0.00	0	0	0	0	0
COMPLETED							282,784.98	100.0	282,784.98	214	214	100.0	57	157
							282,784.98	100.0	282,784.98	214	214	100.0	57	157

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX NTL CD	OBJ	Total EST. AMT	CDBG						
								%	AMOUNT	ED	L/M	%	OWN	RENT
2008	1	268	ADAPT-A-HOME	COM	14A	LMH	150,000.00	100.0	150,000.00	65	65	100.0	30	35
2008	2	269	MEND-A-HOME	COM	14A	LMH	100,000.00	100.0	100,000.00	21	21	100.0	21	0
2008	3	270	TENANT BASED RENT	COM	14H	LMH	9,397.00	100.0	9,397.00	7	7	100.0	0	7
2008	4	271	RENT ASSISTANCE	COM	14H	LMH	22,690.65	100.0	22,690.65	127	127	100.0	0	127
2008 TOTS: BUD/UNDERWAY							0.00	0	0.00	0	0	0	0	0
COMPLETED							282,087.65	100.0	282,087.65	220	220	100.0	51	169
							282,087.65	100.0	282,087.65	220	220	100.0	51	169

PGM PROJ IDIS MTX NTL Total CDBG OCCUPI UNITS

YEAR	ID	ACT ID	ACTIVITY NAME	STATUS	CD	OBJ	EST. AMT	%	DRAWN	ED	L/M	%	OWN	RENT
2007	1	252	ADAPT-A-HOME	COM	14A	LMH	120,000.00	100.0	120,000.00	39	39	100.0	28	11
2007	2	253	MEND-A-HOME	COM	14A	LMH	80,000.00	100.0	80,000.00	18	18	100.0	18	0
2007	3	254	TBRA MANAGEMENT - HAP	COM	14H	LMC	9,397.00	0	9,397.00	0	36	0	0	0
2007	14	265	TBRA MANAGMENT - HSI	COM	14H	LMC	55,732.00	0	55,732.00	0	1,281	0	0	0
2007 TOTS: BUD/UNDERWAY														
COMPLETED														
							0.00	0	0.00	0	0	0	0	0
							265,129.00	100.0	265,129.00	57	1,374	###	46	11
							265,129.00	100.0	265,129.00	57	1,374	###	46	11

PGM	PROJ	IDIS	ACT ID	ACTIVITY NAME	STATUS	CD	OBJ	MTX	NTL	Total	EST. AMT	%	DRAWN	ED	L/M	%	OWN	RENT
2006	1	235	ADAPT-A-HOME	COM	14A	LMH				120,000.00	120,000.00	11.1	120,000.00	41	41	100.0	23	18
2006	2	236	MEND-A-HOME	COM	14A	LMH				80,000.00	80,000.00	7.4	80,000.00	18	18	100.0	18	0
2006	3	237	TBRA MANAGEMENT - HAP	COM	14H	LMC				8,352.00	8,352.00	0	8,352.00	0	21	0	0	0
2006 TOTS: BUD/UNDERWAY										0.00	0	0	0.00	0	0	0	0	0
COMPLETED										208,352.00	208,352.00	9.5	208,352.00	59	80	135.5	41	18
										208,352.00	208,352.00	9.5	208,352.00	59	80	135.5	41	18

PGM	PROJ	IDIS	ACT ID	ACTIVITY NAME	STATUS	CD	OBJ	MTX	NTL	Total	EST. AMT	%	DRAWN	ED	L/M	%	OWN	RENT
2005	1	220	ADAPT-A-HOME	COM	14A	LMH				90,000.00	90,000.00	100.0	90,000.00	42	42	100.0	0	42
2005	2	221	MEND-A-HOME	COM	14A	LMH				80,000.00	80,000.00	100.0	80,000.00	14	14	100.0	0	14
2005	3	222	TBRA MANAGEMENT	COM	14H	LMC				8,886.00	8,886.00	0	8,886.00	0	376	0	0	0
2005	18	234	WEATHERIZATION	COM	14F	LMH				7,500.00	7,500.00	100.0	7,500.00	17	17	100.0	17	0
2005 TOTS: BUD/UNDERWAY										0.00	0	0	0.00	0	0	0	0	0
COMPLETED										186,386.00	186,386.00	100.0	186,386.00	73	449	615.0	17	56
										186,386.00	186,386.00	100.0	186,386.00	73	449	615.0	17	56

PGM	PROJ	IDIS	ACT ID	ACTIVITY NAME	STATUS	CD	OBJ	MTX	NTL	Total	EST. AMT	%	DRAWN	ED	L/M	%	OWN	RENT
2004	1	199	ADAPT-A-HOME	COM	14A	LMH				90,000.00	90,000.00	100.0	90,000.00	37	37	100.0	0	37
2004	2	200	MEND-A-HOME	COM	14A	LMH				80,000.00	80,000.00	100.0	80,000.00	23	23	100.0	0	23
2004	5	203	RENTAL ASSISTANCE	COM	14H	LMC				8,627.00	8,627.00	0	8,627.00	0	242	0	0	0

2004 TOTS: BUD/UNDERWAY
COMPLETED

0.00	0	0.00	0	0	0	0	0	0
178,627.00	100.0	178,627.00	60	302	503.3	0	60	
178,627.00	100.0	178,627.00	60	302	503.3	0	60	

PGM YEAR	PROJ ID	IDIS	ACT ID	ACTIVITY NAME	MTX NTL	STATUS	CD	OBJ	Total EST. AMT	%	CDBG DRAWN	ED	OCCUPI UNITS L/M	%	OWN	RENT
2003	1	179	ADAPT-A-HOME	COM	14A	LMH			90,000.00	100.0	90,000.00	52	52	100.0	0	52
2003	2	180	MEND-A-HOME	COM	14A	LMH			80,000.00	100.0	80,000.00	19	19	100.0	0	19
2003	5	183	TBRA MANAGEMENT	COM	14H	LMC			8,491.00	0	8,491.00	0	125	0	0	0

2003 TOTS: BUD/UNDERWAY
COMPLETED

0.00	0	0.00	0	0	0	0	0	0
178,491.00	100.0	178,491.00	71	196	276.0	0	71	
178,491.00	100.0	178,491.00	71	196	276.0	0	71	

PGM YEAR	PROJ ID	IDIS	ACT ID	ACTIVITY NAME	MTX NTL	STATUS	CD	OBJ	Total EST. AMT	%	CDBG DRAWN	ED	OCCUPI UNITS L/M	%	OWN	RENT
2002	1	153	ADAPT-A-HOME	COM	14A	LMH			88,000.00	100.0	88,000.00	53	53	100.0	0	53
2002	2	154	MEND-A-HOME	COM	14A	LMH			72,000.00	100.0	72,000.00	14	14	100.0	0	14
2002	6	160	RENTAL ASSISTANCE	COM	14H	LMC			8,585.00	0	8,585.00	0	146	0	0	0

2002 TOTS: BUD/UNDERWAY
COMPLETED

0.00	0	0.00	0	0	0	0	0	0
168,585.00	100.0	168,585.00	67	213	317.9	0	67	
168,585.00	100.0	168,585.00	67	213	317.9	0	67	

PGM YEAR	PROJ ID	IDIS	ACT ID	ACTIVITY NAME	MTX NTL	STATUS	CD	OBJ	Total EST. AMT	%	CDBG DRAWN	ED	OCCUPI UNITS L/M	%	OWN	RENT
2001	1	136	ADAPT-A-HOME	COM	14A	LMH			79,028.17	100.0	79,028.17	44	44	100.0	0	44
2001	2	137	MEND-A-HOME	COM	14A	LMH			73,198.75	100.0	73,198.75	19	19	100.0	0	19
2001	3	138	SOS	COM	14A	LMH			2,450.00	100.0	2,450.00	2	2	100.0	0	2
2001	14	149	RENTAL ASSISTANCE	COM	14H	LMC			8,392.00	100.0	8,392.00	103	103	100.0	0	103

2001 TOTS: BUD/UNDERWAY
COMPLETED

0.00	0	0.00	0	0	0	0	0	0
163,068.92	100.0	163,068.92	168	168	100.0	0	168	
163,068.92	100.0	163,068.92	168	168	100.0	0	168	

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	%	CDBG DRAWN	ED	L/M	%	OWN	RENT
2000	1	106	ADAPT-A-HOME	COM	14A	LMH	100,000.00	100.0	100,000.00	54	54	100.0	0	54
2000	2	107	SEWER HOOKUP PROGRAM -	COM	14A	LMH	10,700.00	100.0	10,700.00	3	3	100.0	0	3
2000	3	108	SOS ADMINISTRATION	COM	14H	LMH	85.19	0	85.19	0	0	0	0	0
2000	13	118	TBRA MANAGEMENT	COM	14H	LMC	8,824.00	100.0	8,824.00	107	107	100.0	0	107
2000	19	127	MEND-A-HOME	COM	14A	LMH	65,000.00	100.0	65,000.00	24	24	100.0	0	24

2000 TOTS: BUD/UNDERWAY COMPLETED

0.00 0 0.00 0 0 0 0 0 188 188 100.0 0 188 184,609.19 100.0 184,609.19 188 188 100.0 0 188

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	%	CDBG DRAWN	ED	L/M	%	OWN	RENT
1999	1	87	ADAPT-A-HOME	COM	14A	LMH	100,000.00	100.0	100,000.00	28	28	100.0	0	28
1999	2	89	SEWER HOOKUP PRORAM -	COM	14A	LMH	53,392.00	100.0	53,392.00	16	16	100.0	0	16
1999	3	90	SOS ADMINISTRATION	COM	14H	LMH	651.30	0	651.30	0	0	0	0	0

1999 TOTS: BUD/UNDERWAY COMPLETED

0.00 0 0.00 0 0 0 0 154,043.30 100.0 154,043.30 44 44 100.0 0 44 154,043.30 100.0 154,043.30 44 44 100.0 0 44

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	%	CDBG DRAWN	ED	L/M	%	OWN	RENT
1998	1	67	ADAPT-A-HOME	COM	14A	LMH	70,000.00	100.0	70,000.00	21	21	100.0	0	21
1998	12	73	SEWER ON SITE	COM	14A	LMH	27,203.00	100.0	27,203.00	13	13	100.0	0	13
1998	13	74	SOS ADMINISTRATION	COM	14H	LMH	11,999.81	0	11,999.81	0	0	0	0	0

1998 TOTS: BUD/UNDERWAY COMPLETED

0.00 0 0.00 0 0 0 0 109,202.81 100.0 109,202.81 34 34 100.0 0 34 109,202.81 100.0 109,202.81 34 34 100.0 0 34

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	%	CDBG DRAWN	ED	L/M	%	OWN	RENT
1997	1	50	ADAPT-A-HOME	COM	14A	LMH	70,000.00	100.0	70,000.00	14	14	100.0	0	14
1997	2	51	SEWER HOOKUP PROGRAM -	COM	14A	LMH	35,783.75	100.0	35,783.75	25	25	100.0	0	25

PGM YEAR	PROJ ID	ACTIVITY NAME	IDIS	MTX NTL	STATUS	CD	OBJ	Total EST. AMT	%	CDBG DRAWN	OCCUPI ED	UNITS L/M	%	OWN	RENT
1997	3	52 SOS ADMINISTRATION			COM	14H	LMH	14,207.03	0	14,207.03	0	0	0	0	0
1997	17	37 EMERGENCY HOUSING			COM	14A	LMH	1,726.07	100.0	1,726.07	21	21	100.0	0	21
1997 TOTS: BUD/UNDERWAY															
COMPLETED															
								0.00	0	0.00	0	0	0	0	0
								121,716.85	100.0	121,716.85	60	60	100.0	0	60
								121,716.85	100.0	121,716.85	60	60	100.0	0	60

PGM YEAR	PROJ ID	ACTIVITY NAME	IDIS	MTX NTL	STATUS	CD	OBJ	Total EST. AMT	%	CDBG DRAWN	OCCUPI ED	UNITS L/M	%	OWN	RENT
1996	1	32 ADAPT-A-HOME, INC.			COM	14A	LMH	20,929.61	100.0	20,929.61	14	14	100.0	0	14
1996	3	34 SEWER HOOKUP PROGRAM -			COM	14A	LMH	0.00		0.00	5	5	100.0	0	5
1996	4	35 SOS ADMINISTRATION			COM	14H	LMH	1,317.81	0	1,317.81	0	0	0	0	0
1996 TOTS: BUD/UNDERWAY															
COMPLETED															
								0.00	0	0.00	0	0	0	0	0
								22,247.42	100.0	22,247.42	19	19	100.0	0	19
								22,247.42	100.0	22,247.42	19	19	100.0	0	19

PGM YEAR	PROJ ID	ACTIVITY NAME	IDIS	MTX NTL	STATUS	CD	OBJ	Total EST. AMT	%	CDBG DRAWN	OCCUPI ED	UNITS L/M	%	OWN	RENT
1994	2	6 Unknown			COM	14A	LMH	0.00		0.00	65	65	100.0	0	65
1994	2	7 Unknown			COM	14H	LMH	0.00	0	0.00	0	0	0	0	0
1994	2	19 VILLA NORTH			COM	14B	LMH	0.00		0.00	32	32	100.0	0	32
1994	2	20 THE VILLAGE			COM	14B	LMH	0.00		0.00	123	123	100.0	0	123
1994	2	21 Unknown			COM	14A	LMH	0.00		0.00	12	12	100.0	0	12
1994 TOTS: BUD/UNDERWAY															
COMPLETED															
								0.00	0	0.00	0	0	0	0	0
								0.00	0	0.00	232	232	100.0	0	232
								0.00	0	0.00	232	232	100.0	0	232

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PR23

Summary of Accomplishments FY 2010

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PR23 (1 of 7) - Count of CDBG Activities with Disbursements by Activity Group & Matrix Code - 2010

Activity Group	Activity Category	Underway		Completed		Total Activities Disbursed	
		Count	Activities Disbursed	Count	Activities Disbursed		
Acquisition	Acquisition of Real Property (01)	1	\$0.00	0	\$0.00	1	\$0.00
	Disposition (02)	1	\$0.00	0	\$0.00	1	\$0.00
		2	\$0.00	0	\$0.00	2	\$0.00
Economic Development	Rehab; Publicly or Privately-Owned Commercial/Industrial (14E)	1	\$2,706.25	0	\$0.00	1	\$2,706.25
		1	\$2,706.25	0	\$0.00	1	\$2,706.25
Housing	Direct Homeownership Assistance (13)	1	\$3,839.00	1	\$0.00	2	\$3,839.00
	Rehab; Single-Unit Residential (14A)	1	\$63,000.00	3	\$180,000.00	4	\$243,000.00
		2	\$66,839.00	4	\$180,000.00	6	\$246,839.00
Public Facilities and Improvements	Public Facil & Imp (General) (03)	2	\$0.00	0	\$0.00	2	\$0.00
	Street Improvements (03K)	1	\$58,318.99	0	\$0.00	1	\$58,318.99
	Sidewalks (03L)	0	\$0.00	2	\$228,101.07	2	\$228,101.07
	Health Facilities (03P)	0	\$0.00	1	\$78,612.76	1	\$78,612.76
	Abused and Neglected Children Facilities (03Q)	0	\$0.00	1	\$69,612.00	1	\$69,612.00
		3	\$58,318.99	4	\$376,325.83	7	\$434,644.82
Public Services	Oprrng Csts of Homeless/AIDS Patients Prg (03T)	0	\$0.00	1	\$43,633.01	1	\$43,633.01
	Public Services (General) (05)	0	\$0.00	1	\$48,604.00	1	\$48,604.00
	Senior Services (05A)	0	\$0.00	1	\$18,999.36	1	\$18,999.36
	Youth Services (05D)	0	\$0.00	1	\$15,000.00	1	\$15,000.00
	Employment Training (05H)	0	\$0.00	1	\$212,281.00	1	\$212,281.00
		0	\$0.00	5	\$338,517.37	5	\$338,517.37
General Admin and Planning	Planning (20)	0	\$0.00	1	\$15,161.85	1	\$15,161.85
	General Program Administration (21A)	0	\$0.00	1	\$175,843.00	1	\$175,843.00
		0	\$0.00	2	\$191,004.85	2	\$191,004.85
		8	\$127,864.24	15	\$1,070,686.20	23	\$1,198,550.44

PR23 (2 of 7) - CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type - 2010

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Disposition (02)	Housing Units	1	0	1
			1	0	1
Economic Development	Rehab; Publicly or Privately-Owned Commercial/Industrial (14E)	Business	1	0	1
			1	0	1
Housing	Direct Homeownership Assist (13) Rehab; Single-Unit Residential (14A)	Households Housing Units	0	0	0
			1	55	56
			1	55	56
Public Fac and Imp	Pub Fac and Imp (General) (03) Street Improvements (03K) Sidewalks (03L) Health Facilities (03P) Abused & Neglected Child Fac (03Q)	Public Facilities Persons Persons Public Facilities Public Facilities	0	0	0
			3,659	0	3,659
			0	6,199	6,199
			0	1	1
			0	1	1
			3,659	6,201	9,860
Public Services	Op Costs of Homeless/AIDS Patients Prg (03T) Public Services (General) (05) Senior Services (05A) Youth Services (05D) Employment Training (05H)	Persons Persons Persons Persons Persons	0	146	146
			0	5,022	5,022
			0	99	99
			0	20	20
			0	148	148
			0	5,435	5,435
			3,661	11,636	15,297

PR23 (3 of 7) - CDBG Beneficiaries by Racial / Ethnic Category - 2010

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	1,367	55
	Black/African American	0	0	71	0
	Asian	0	0	56	0
	American Indian/Alaskan Native	0	0	1	0
	American Indian/Alaskan Native & White	0	0	77	0
	Other multi-racial	0	0	117	35
	Total	0	0	1,689	90
Non Housing	White	2,004	1,192	0	0
	Black/African American	143	16	0	0
	Asian	19	0	0	0
	American Indian/Alaskan Native	18	0	0	0
	Native Hawaiian/Other Pacific Islander	10	0	0	0
	American Indian/Alaskan Native & White	591	584	0	0
	Asian & White	3	0	0	0
	Black/African American & White	3	0	0	0
	Other multi-racial	3,480	3,278	0	0
	Total	6,271	5,070	0	0
Total	White	2,004	1,192	100	2
	Black/African American	143	16	3	0
	Asian	19	0	3	0
	American Indian/Alaskan Native	18	0	1	0
	Native Hawaiian/Other Pacific Islander	10	0	0	0
	American Indian/Alaskan Native & White	591	584	5	0
	Asian & White	3	0	0	0
	Black/African American & White	3	0	0	0
	Other multi-racial	3,480	3,278	7	1
	Total	6,271	5,070	119	3

PR23 (4 of 7) - CDBG Beneficiaries by Income Category - 2010

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	562	366	0
	Low (>30% and <=50%)	427	152	0
	Mod (>50% and <=80%)	179	3	0
	Total Low-Mod	1,168	521	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	1,168	521	0
Non Housing	Extremely Low (<=30%)	0	0	5,578
	Low (>30% and <=50%)	0	0	600
	Mod (>50% and <=80%)	0	0	66
	Total Low-Mod	0	0	6,244
	Non Low-Mod (>80%)	0	0	27
	Total Beneficiaries	0	0	6,271

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PR26

Financial Summary

FY 2010

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PR 26 - CDBG Financial Summary Report -2010

PART I: SUMMARY OF CDBG RESOURCES

01	UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	812,258.46
02	ENTITLEMENT GRANT	959,393.00
03	SURPLUS URBAN RENEWAL	0.00
04	SECTION 108 GUARANTEED LOAN FUNDS	0.00
05	CURRENT YEAR PROGRAM INCOME	31,571.73
06	RETURNS	0.00
07	ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08	TOTAL AVAILABLE (SUM, LINES 01-07)	1,803,223.19

PART II: SUMMARY OF CDBG EXPENDITURES

09	DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,022,707.44
10	ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11	AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,022,707.44
12	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	191,004.85
13	DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14	ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15	TOTAL EXPENDITURES (SUM, LINES 11-14)	1,213,712.29
16	UNEXPENDED BALANCE (LINE 08 - LINE 15)	589,510.90

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17	EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18	EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19	DISBURSED FOR OTHER LOW/MOD ACTIVITIES	5,945,929.19
20	ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(4,923,221.75)
21	TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,022,707.44
22	PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23	PROGRAM YEARS(PY) COVERED IN CERTIFICATION		
24	CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		
25	CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00	PY: 2010 PY: PY:
26	PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%	

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27	DISBURSED IN IDIS FOR PUBLIC SERVICES	338,517.37	
28	PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00	
29	PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00	
30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(212,281.00)	
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	126,236.37	
32	ENTITLEMENT GRANT	959,393.00	
33	PRIOR YEAR PROGRAM INCOME	0.00	
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00	
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	959,393.00	
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.16%	

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	191,004.85	
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00	
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00	
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00	
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	191,004.85	
42	ENTITLEMENT GRANT	959,393.00	
43	CURRENT YEAR PROGRAM INCOME	31,571.73	
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00	
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	990,964.73	
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.27%	

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PR83

CDBG

Performance Measurements

FY 2010

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PR 83 Section 1 CDBG Performance Measures Report - 2010

Public Facilities and Infrastructure

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic Opportunities</u>			<u>Total</u>
	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	
Number of Persons Assisted with new access to a facility	4,406	0	2,718	0	0	0	0	0	836	7,960
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	4,406	0	2,718	0	0	0	0	0	836	7,960

Number of Households Assisted with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

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Public Services

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic Opportunities</u>			<u>Total</u>
	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	
Number of Persons Assisted with new (or continuing) access to a service	0	0	0	0	0	0	0	0	5,435	5,435
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	5,435	5,435

Public Services (continued)

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic Opportunities</u>			<u>Total</u>
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Households Assisted with new (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

Economic Development

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic Opportunities</u>			<u>Total</u>
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Number of Businesses Assisted	0	0	0	0	0	0	0	0	0	1
Of Total										
New businesses assisted	0	0	0	0	0	0	0	0	0	0
Existing businesses assisted	0	0	0	0	0	0	0	0	0	1
Number of business facades/buildings rehabilitated	0	0	0	0	0	0	0	0	0	1
Assisted businesses that provide a good or service to service area/neighborhood/community	0	0	0	0	0	0	0	0	0	0
Total Number of Jobs Created	0	0	0	0	0	0	0	0	0	0
Types of Jobs Created										
Officials and Managers	0	0	0	0	0	0	0	0	0	0

Economic Development (continued)

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic Opportunities</u>			<u>Total</u>
	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	
Professional	0	0	0	0	0	0	0	0	0	0
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs created, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Number unemployed prior to taking jobs	0	0	0	0	0	0	0	0	0	0
Total Number of Jobs Retained	0	0	0	0	0	0	0	0	0	0
Types of Jobs Retained										
Officials and Managers	0	0	0	0	0	0	0	0	0	0
Professional	0	0	0	0	0	0	0	0	0	0

Economic Development (continued)

	<u>Create Suitable Living</u>		<u>Provide Decent Housing</u>		<u>Create Economic Opportunities</u>		<u>Total</u>
	Access	Afford	Access	Afford	Access	Afford	
Technicians	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0
Of jobs retained, number with employer sponsored health care benefits	0	0	0	0	0	0	0
Acres of Brownfields Remediated	0	0	0	0	0	0	0

Rehabilitation of Rental Housing

	<u>Create Suitable Living</u>		<u>Provide Decent Housing</u>		<u>Create Economic Opportunities</u>		<u>Total</u>
	Access	Sustain	Access	Sustain	Access	Sustain	
Total LMH* units	490	0	0	0	0	0	490
Total SB*, URG units	0	0	0	0	0	0	0
Of Total, Number of Units Made 504 accessible	0	0	0	0	0	0	0
Brought from substandard to standard condition	0	0	0	0	0	0	0
Created through conversion of non-residential to residential buildings	0	0	0	0	0	0	0
Qualified as Energy Star	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0
Affordable	0	0	0	0	0	0	0
Of Affordable Units							
Number subsidized by another federal, state, local program	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	0	0	0	0
Number of years of affordability	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0

Rehabilitation of Rental Housing (continued)

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic Opportunities</u>			<u>Total</u>
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Construction of Rental Housing

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic Opportunities</u>			<u>Total</u>
	Access	Afford	Susta	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units	0	0	0	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of 504 accessible units	0	0	0	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Affordable units	0	0	0	0	0	0	0	0	0	0
Of Affordable Units	0	0	0	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0

Construction of Rental Housing (continued)

	<u>Create Suitable Living</u>		<u>Provide Decent Housing</u>		<u>Create Economic Opportunities</u>		<u>Total</u>
	Access	Afford	Access	Afford	Access	Afford	
Number subsidized with project based rental assistance by another federal, state, or local program	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0

PR83 Section 3 CDBG CDBR-R Performance Measures Report - 2010

Owner Occupied Housing Rehabilitation

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic</u>			<u>Total</u>
	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	
Total LMH* units	1,135	0	0	0	1	0	0	0	0	1,136
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of Units Occupied by elderly	100	0	0	0	0	0	0	0	0	100
Brought from substandard to standard condition	0	0	0	0	1	0	0	0	0	1
Qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0	0	0	0
Made accessible	0	0	0	0	0	0	0	0	0	0

Homebuyer Assistance

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic</u>			<u>Total</u>
	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	<u>Access</u>	<u>Afford</u>	<u>Sustain</u>	
Total Households Assisted	0	0	0	0	0	0	0	0	0	0
Of Total:										
Number of first-time homebuyers	0	0	0	0	0	0	0	0	0	0
Of those, number receiving housing counseling	0	0	0	0	0	0	0	0	0	0
Number of households receiving downpayment/closing costs	0	0	0	0	0	0	0	0	0	0

Development of Homeowner Housing

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic</u>			<u>Total</u>
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units	0	0	0	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of Affordable units	0	0	0	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
504 accessible units	0	0	0	0	0	0	0	0	0	0
Units occupied by households previously living in subsidized housing	0	0	0	0	0	0	0	0	0	0
Of Affordable Units	0	0	0	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Housing Subsidies

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic</u>			<u>Total</u>
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Number of Households	0	0	0	0	0	0	0	0	0	0
Of Total:										
Number of households receiving short-term rental assistance (< = 3	0	0	0	0	0	0	0	0	0	0
Number of households assisted that were previously homeless	0	0	0	0	0	0	0	0	0	0
Of those, number of chronically homeless households	0	0	0	0	0	0	0	0	0	0

Shelter for Homeless Persons

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic</u>			<u>Total</u>
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of beds created in overnight shelter/other emergency housing	0	0	0	0	0	0	0	0	0	0
Number of homeless persons given overnight shelter	0	0	0	0	0	0	0	0	0	0

Homeless Prevention

	<u>Create Suitable Living</u>			<u>Provide Decent Housing</u>			<u>Create Economic</u>			<u>Total</u>
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
that received emergency financial assistance to prevent	0	0	0	0	0	0	0	0	0	0
that received emergency legal assistance to prevent homelessness	0	0	0	0	0	0	0	0	0	0

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Affidavit of Publication FY 2010

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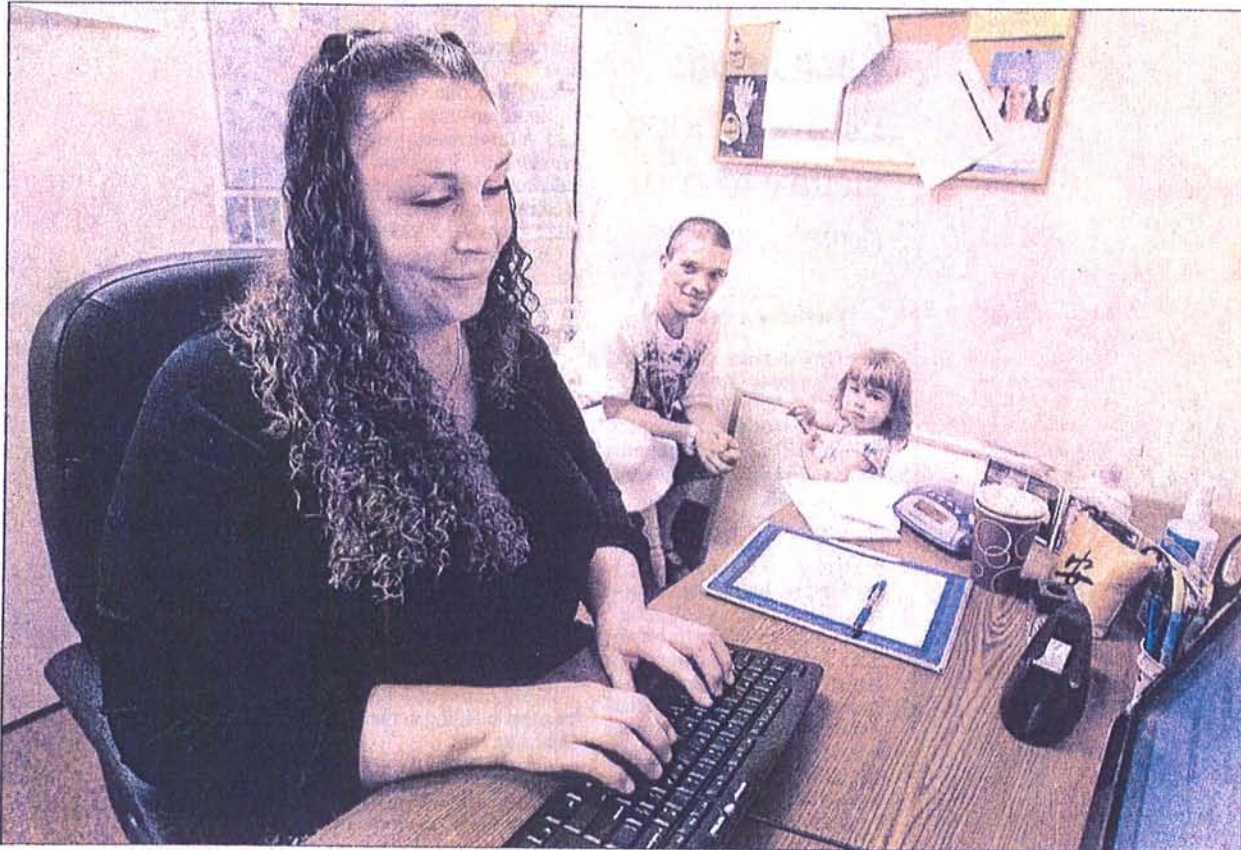
Newspaper Articles & Pictures Throughout 2010-2011

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ROCKWOOD PROJECT



Bethany Mena of Human Solutions helps prepare a résumé for Chris Rackow, who visited the agency's office this week at the Rockwood Community Center with his 2-year-old daughter, Chloe.

DOUG BEGHEL
THE OREGONIAN

Rockwood building tenants

- Human Solutions
- Outside In
- Head Start
- Loaves & Fishes
- Wallace Medical Concern
- LifeWorks NW
- El Programa Hispano
- Metropolitan Family Service

More services, less traveling

Construction is planned for a building to hold eight agencies, plus low-income housing

By **STEPHEN BEAVEN**
THE OREGONIAN

The grassy, vacant lot along North-east 181st Avenue in Gresham sits next to a dead-end street and several low-income apartment complexes. The site at one point was farmland, and until a few years ago, traveling carnivals pitched their tents there.

But in the next several weeks, if all goes as planned, the lot will be transformed into a construction site where crews will build a \$17 million facility for eight social service providers. By the time it's finished next summer,

the building is expected to be a hub for residents in and around Gresham's poverty-stricken Rockwood neighborhood.

The agencies will provide day care, employment assistance and Head Start classes, among other services. And nearly four dozen low-income apartments will be a part of the complex.

Human Solutions, a social service agency with offices in Portland and east Multnomah County, is coordinating the project.

The hope is that the facility will pro-

vide one-stop services for residents who would otherwise have to hopscotch from one agency to another in a traffic-choked neighborhood.

"In one building, everything will be much faster and more convenient," said Serghei Zaharia, a former Human Solutions client who now works at the agency.

Rockwood has long been one of the poorest neighborhoods in the county, with about one in five people in the school district that serves the area living below the poverty level. Nine out of 10 students at the two elementary

schools in the area receive federally subsidized meals.

And the need for services is far greater than the assistance that's available, said Jean DeMaster, Human Solutions executive director. Her agency turns down thousands of requests each year for help with rent, utility bills and shelter because funding can't keep up with the demand.

Concerns have been raised about how a large social service center will affect the neighborhood, said Lori Stegmann, an insurance agent and

Please see **ROCKWOOD**, Page E2

Rockwood: Planners hope facility to spur development

Continued from Page E1

vice chairwoman of the Rockwood Business Coalition.

But the Rockwood Neighborhood Association favors the development. And Stegmann believes the facility is a necessary addition.

"These services are really needed," Stegmann said. "If you have to go to downtown Portland to get the assistance you need, it's much more difficult."

The building will be on Northeast 181st Avenue between Couch and Davis streets. It will be three stories, with the social services and a community room on the first floor and 47 apartments on the top two floors. Fifteen of the apartments will be reserved for homeless families. The Human Solutions office

will replace its two Gresham offices.

Funding has come from about 40 sources, DeMaster said. A fundraising campaign provided \$1.5 million, and a loan from the U.S. Department of Housing and Urban Development totaled \$1.3 million.

Construction is expected to start late this month or in early August, after final approval from the Gresham City Council.

In addition to housing and anti-poverty assistance, advocates also hope the building will provide a boost for development in Rockwood. Already, a new courthouse is planned. The city also intends to develop a vacant parcel formerly occupied by a Fred Meyer store.

The apartment residents and about 60 people who will work below are expected to increase demand for restaurants, retail services and, perhaps, additional housing.

"We hope that will stimulate a lot more building in that area," DeMaster said.

Stephen Beaven: 503-294-7663;
stevebeaven@news.oregonian.com



DOUG BEGHTEL/THE OREGONIAN

Alma Diaz came to Human Solutions to get help finding a job and was hired three months ago as a work force specialist and is now mentored by Edgar Frias.



7 Dees owner donates golf tournament to Human Solutions

Fundraiser will help homeless people in East County

BY SANNE GODFREY

The Gresham Outlook, Jul 17, 2010

David Snodgrass, CEO of Dennis' 7 Dees Landscaping and Garden Centers, has given his 20th annual golf tournament to Human Solutions, an organization helping low-income and homeless families in East Multnomah County.

The tournament has donated money to charitable organizations in the past, but this is the first year the entire tournament will be a fundraiser.

"This is a huge step forward," said Jean DeMaster, executive director of Human Solutions, about the donation from Snodgrass.

Snodgrass said he enjoys helping the local community and Human Solutions is helping people that, at one point, had jobs and security and before the economic recession.

"This can happen to anybody at anytime," Snodgrass said.

Snodgrass has provided the course, prizes and fees while Human Solutions is helping recruit golfers to the event.

DeMaster said she hopes 100 people show up to the fundraiser to play golf in foursomes.

Snodgrass' expectations are even higher, aiming for 144 people, which is the maximum capacity of the golf course.

"We're definitely making a difference," Snodgrass said.

Human Solutions hopes to raise \$10,000 at the tournament, money that will pay for 500 nights of shelter and help about 15 homeless families.

It costs \$20 per person, per night to stay at the shelter and most families stay in the shelter for about 45 days, DeMaster said.

"Human Solutions has a focus on East County," Snodgrass said. "This is helping the local community."

Human Solutions helps 150 homeless families every night and provides about 9,000 people with energy assistance each year.

"Overall we help about 70,000 people a year," DeMaster said.

The rent assistance program, which prevents homelessness, gets between 200 and 400 applications every month from people who have received eviction notices, but Human Solutions is only able to help 40 families each month.

This to know

WHAT: Golf fundraiser for Human Solutions

WHEN: 1 p.m. Friday, July 23

WHERE: Oregon City Golf Club, 20124 S. Beaver Creek Road, Oregon City

COST: \$75

INFORMATION: Diana Montgomery at 503-768-4299 or e-mail diana@event-group.net

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Portland Business Journal - July 21, 2010
/portland/stories/2010/07/19/daily24.html

PORTLAND BUSINESS JOURNAL

Wednesday, July 21, 2010, 2:49pm PDT

Habitat No. 8 on Builder list

Portland Business Journal

Habitat for Humanity has landed in the No. 8 spot on the Builder 100 list, thanks in part to the active Portland/Metro East chapter. It is the first time the nonprofit homebuilding organization has cracked the top 10 of the annual **Builder Magazine** list.

The list is based on 2009 home closings and shows Habitat, which offers prospective homeowners no-interest mortgages, with 5,294 closings nationally. The Portland/Metro East affiliate builds 20 homes a year but is aiming for 30 per year by 2014.

Demand from potential area homeowners has soared. The Portland chapter received applications from about 400 families in 2009. It typically receives about 250 requests. To help keep pace, the group in January launched a campaign to build a four-year inventory of buildable lots, or about 135 construction sites.

All told, the Portland/Metro East chapter has built roughly 200 homes with a foreclosure rate of less than 1 percent. The chapter has focused its energy of late in Portland's Lents neighborhood and in the Rockwood neighborhood in Gresham.

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OUTLOOK

LETTERS

Letters to the editor for July 24

, Jul 24, 2010

Donation of tournament sets excellent example

I read that David Snodgrass was donating the proceeds of his golf tournament this year to Human Solutions (The Outlook, Saturday, July 17).

As a board member of Human Solutions, I was excited to see that by thinking outside the box, Snodgrass has come up with a win-win situation for both 7 Dees and Human Solutions.

His concept goes above and beyond a sponsorship. By being able to join forces with an established tournament, Human Solutions is able to raise funds without going into the hole (so to speak) as is the case with so many fundraisers.

Because a majority of the golfers will be 7 Dees employees and business associates, Human Solutions will be able to tell their story to a whole new group of potential contributors and increase their donor base.

Human Solutions provides help to homeless and low-income families and individuals in our community so they can become self-sufficient.

This is 7 Dees' 20th anniversary golf tournament and I cannot think of a better way for Snodgrass to celebrate than to demonstrate how his business is dedicated to helping struggling families in our community.

There are many businesses in East County that already contribute and others that could help our community in so many ways.

I would encourage them to take a look at any established event they are doing and follow Snodgrass's lead by turning it into a fundraising opportunity for one of the many local charities in our area.

Kudos to David Snodgrass.

Bill Willmes

Gresham

Dedication moves Rockwood improvement

Of the 40,000-plus people who live in Rockwood, who thought or was really convinced that change would never come to their community?

I certainly hope they are reading The Outlook, which has been running articles about the changes taking place, such as:

- The unanimous approval to construct a three-courtroom courthouse in Rockwood, where the old bowling alley and Kentucky Fried Chicken restaurant now stands.
- The demolition of the old MAX Rockwood stations, giving way to new MAX stations that will face each other and have a whole new look. This is a cosmetic change that will directly improve the community.
- A Rockwood County Health Clinic (Wednesday, July 21, Outlook) at 2020 S.E. 182nd Ave., is schedule to open Aug. 30, bringing medical and dental care to Rockwood.

There has been other good news: street improvements and more lighting for safer streets.

Who thought it would ever happen in Rockwood?

While it took years of neglect to get Rockwood where it is, it will take time to give it a facelift with physical improvements and job creation.

This is all starting now because elected officials from the state, county and city of Gresham, plus concerned citizens, decided change was needed in Rockwood and were willing to step forward by working together to set and achieve goals.

To that, I say, thank you, job well done.

There is more to do to improve our community. We can't sit back with these accomplishments. But these successes are examples of what one or two people can do to bring about actions that will have a direct effect on all of us in a positive way.

Louis H. Bowerman

Portland

We need change in Oregon Legislature

We voted into office candidates whose values allowed them to tax and spend in ever increasing amounts during a recession. We need to protect ourselves by voting them out.

Date: August 12, 2010
To: Local Media
Re: The Rockwood Building Groundbreaking on August 24th at 1:00pm
Contact: Kristan Knapp, Director of Development, (503) 548-0228
Jean DeMaster, Executive Director, (503) 548-0222

For Immediate Release:
**The Rockwood Building breaks ground: will provide Affordable
Housing and Human Services in East Multnomah County**

Human Solutions, Inc. (www.humansolutions.org) announces the groundbreaking for the construction phase of The Rockwood Building, a new 75,000 square foot building located at 124 NE 181st Street (at Couch) in Gresham. The building will contain a Multi-Service Center leased to six non-profit agencies on the ground floor plus 47 affordable apartments on two upper stories. Partner agencies that will offer services at the Multi Service Center for low-income and homeless area residents include Loaves & Fishes, Mount Hood Community College Head Start, LifeWorks Northwest, Metropolitan Family Service, Wallace Medical Concern, and Human Solutions.

After more than six years of fundraising and project design, The Rockwood Building will be the realization of a concept envisioned by Human Solutions that will bring much-needed housing and a suite of human services designed to serve low-income families in the Rockwood area, together in a single building. The Rockwood Building will be constructed on a lot that has been empty for thirty years in the heart of one of the poorest areas in Multnomah County. It will bring infrastructure development and much needed social services to families in East Multnomah County, many of whom have been displaced by gentrification that has taken place in many Portland neighborhoods.

"Human Solutions is thrilled to be celebrating the groundbreaking of The Rockwood Building," said Jean DeMaster, Executive Director. "This is a success story not only for our agency and funding partners but for the low income and homeless residents of this community. We are extremely excited about the Multi Service Center model, which will bring together six service providers in a single, location, allowing all of the participating agencies the ability to even more effectively coordinate services and care for their clients."

The project's complex financing structure includes thirty diverse funding sources. Major funding will come from Low Income Housing Tax Credits issued by Oregon Housing and Community Services and sold to Bank of America; New Markets Tax Credits sold to Bank of America; a construction loan made by Bank of America; HOME and CDBG funding from the City of Gresham, the Portland Housing Bureau and Multnomah County; permanent loans from the Network for Affordable Housing (NOAH) and The Department of Housing and Urban Development (HUD); and generous grants from numerous corporations and

foundations including the Gates Foundation, Meyer Memorial Trust, Collins Foundation, PGE, Oregon Community Foundation, Providence Health Systems, Spirit Mountain Community Fund, HEDCO, Swindells Foundation and numerous others.

The 47 new units of affordable housing will increase Human Solutions' investment in mid and East Multnomah County to 587 units of affordable housing providing homes to more than 2500 people. The new building will include 15 units for homeless families and 32 for low-income families earning at or below 60% of area median income, and will preserve all of the units as affordable housing in this location for at least the next sixty years.

The Groundbreaking Ceremony will be held from 1:00 to 2:00 pm on Tuesday, August 24th on site at 124 NE 181st, Gresham. Community members, interested residents, funders, and staff from partner agencies will be in attendance. The program presentation will include a Welcome from Gresham Mayor Shane Bemis, with comments by Victor Merced, Director of Oregon Housing and Community Services, Oregon State Senator Laurie Monnes Anderson, Jan Laskey of Bank of America, Margaret Van Vliet, Director of Portland Housing Bureau, and Jean DeMaster, Executive Director of Human Solutions, as well as Carla Piluso, Human Solutions' Board President and former Chief of Police for Gresham.

On site and street parking are limited. Attendees are encouraged to use MAX, which stops one-half block away at NE 181st Avenue and Burnside. Walk north to Couch to find our location at 124 NE 181st (just past Sterling Bank and across from the Super 8 Motel).

-END-

Tutors, children in need gain from experience

An organization seeks older adult volunteers to share their wisdom with young students

By **NANCY ANDERSON**
SPECIAL TO THE OREGONIAN

At an age when some people slow down, 76-year-old Dorothy Schulman has gone back to school. Not so much to learn, but to pass on a lifetime of knowledge and a love of learning to a 10-year-old girl and others just like her.

For the past four years, Schulman has been a volunteer tutor with Experience Corps, a national organization with sites in the Portland area. They recruit older people — a group with wisdom, both book-learned and life-learned — to become role models in schools that need help giving young students a boost.

This fall, Hall Elementary in Gresham is being added to the list of schools supported by Experience Corps, generating a need for volunteers in the Gresham area.

Experience Corps arrived in Portland 15 years ago and operates locally through Metropolitan Family Services, a nonprofit aimed at strengthening the lives of people by enhancing their bond within the community.

"Older adults who love kids love this program," says Holly Williams, the lead program coordinator for Metropolitan Family Services. "We're always looking for volunteers and especially now in the Gresham area."

Through Experience Corps, tutors are paired with children who come from struggling families. Some are low income. Others have parents who don't speak English. The goal is to give one-on-one help that can make a difference now and in the future.

But it turns out that the child isn't the only person who benefits.

"The volunteer's quality of life is completely impacted," Williams says. "Their lives are enriched in so many ways."

Schulman is one of 65 volunteers in the Portland area. Each works in one school, usually close to home. Participating schools are selected on a needs basis as determined by the school's Title 1 status, a formula that takes into ac-



NANCY ANDERSON/SPECIAL TO THE OREGONIAN

Dorothy Schulman, 76, is serving as a mentor and tutor to Maria de la Luz Aguilar-Vanegas, 10, whose family moved here in October 2009. "When she first arrived here she was so quiet and barely smiled," Schulman says. "But it was a wild year last year. She's advanced so much."

To volunteer

Contact Heather Pruess, volunteer recruitment associate, at heatherp@metfamily.org or 503-249-8215 x22

count how many children at the school receive free and reduced cost lunch.

This year Schulman has been working with 10-year-old Maria de la Luz Aguilar-Vanegas, whose family came from Mexico in October 2009.

"When she first arrived here she was so quiet and barely smiled," Schulman says. "But it was a wild year last year. She's advanced so much."

Darrin Swaim, a teacher in Schulman's summer class, who after following his passion for education left a career in high-tech to teach, said Schulman's "passion for ensuring that all students have an authentic opportunity to learn and be successful is simply inspiring."

Each volunteer works with five or six kids. But the teaching doesn't end at the classroom door.

"Tutoring is about the awesome relationships these volunteers form with students," Williams says. "The academic portion just happens as a result

of that relationship."

Schulman tutors at Davis Elementary in Portland and lives nearby. She heard about the program from a speaker at her retirement community.

"I went, and I've never looked back," she says. "I just go and do my stuff."

Roland McKay, 63, of Portland volunteers at Prescott School. A retired state employee, his biggest fear was not knowing what his responsibilities would be.

"We tell people that they have what it takes," Williams says. "They have life experience."

Now McKay's biggest concern is where to put what he calls the "refrigerator art."

"Soon even my walls will be full from all the art kids give me," he says. "My refrigerator filled up real fast. But I'll keep finding space. I'm not parting with any of these!"

Volunteers are generally 55 and older, with nearly 35 percent in their 70s. A monthly stipend of \$250 is provided for volunteers who contribute 15 hours a week per school year. Some do more, some do less. Although volunteers are asked to commit for a year, many continue for years.

"I'll be here forever," Schulman says. "I wouldn't have it any other way."

Loans offered for buying foreclosed homes

Program | Gresham
has \$430,000 in federal money for \$10,000 interest-free loans

BY JAMES MAYER
THE OREGONIAN

GRESHAM — If you are looking to buy a foreclosed home, the city might be able to help with a \$10,000 interest-free loan.

The program, which Congress adopted last year, aims to prevent foreclosed houses from standing empty, bringing down neighborhood livability and property values.

The city initially planned to work with Portland and Multnomah County on a county-wide program, but Gresham backed out last summer. That program provides \$50,000 loans, but Mayor Shane Beemis and the city council wanted to spread Gresham's share of the money further.

It's not clear, though, how far

the money will go.

The city has \$645,329 in federal stimulus money for the program. After taking a slice for administration and 25 percent for low-income residents, the city has about \$430,000 for loans. At \$10,000 a pop, that would be 43 homes.

Gresham has about 39 foreclosed homes, according to Michael Parkhurst, coordinator of the city program. Unfortunately, only about a half dozen are in target areas defined by the federal government.

Those areas, at the west and east ends of the city north of U.S. 26, were drawn based on 2007 data about subprime loans and other risk factors for foreclosure, Parkhurst said.

The city has taken up the issue with the state Housing and Community Services Department, which coordinates the program statewide, and the state agency has approached the U.S. Department of Housing and Urban Development about chang-

ing the target areas, he said.

"Unless foreclosures really accelerate, it's going to be hard to get to 43 by next spring when we have to commit the funds," Parkhurst said.

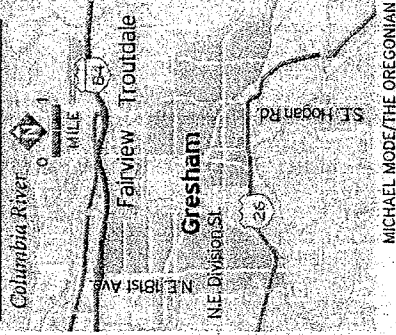
However, the city expects to see more foreclosures. "I think we're just beginning to see the impact of job losses," he said.

Eligible properties must have a sales price of no more than 1 percent less than the appraised value. And the sale must be voluntary.

Buyers must have household incomes of no more than \$84,000, or 120 percent of the Portland metro area median income. They must qualify for a fixed-rate mortgage — no adjustable rate mortgages or subprime loans. They must complete eight hours of approved homebuyer education classes.

The \$10,000 loan carries no interest and does not have to be repaid until the mortgage is refinanced or the title is transferred, at which point the loan

Program target areas



MICHAEL MOORE/THE OREGONIAN

is due in full.

As an anti-flipping provision, buyers must share any appreciation with the city if they sell the houses within five years, starting with 50 percent in the first year.

The federal government requires that 25 percent of the money, or about \$161,000 in Gresham's case, be spent helping residents making 50 percent

For information

Call 503-618-2416, or visit oregonlive.com/gresham and click on the box with this story.

or less of the median income, or about \$35,000.

"We will have some kind of competitive process for that money," Parkhurst said. "We expect a developer to come to us with an idea."

It will probably be a multi-family project. "I think it's really challenging to make home ownership work at that income level," he said.

The city held a forum with area Realtors in October, and there has been interest in the program, Parkhurst said.

"We have a couple of people in the pipeline right now."

James Mayer: 503-294-5988;
jimmayer@news.oregonian.com

Daily Journal of Commerce – Building and Construction News in Portland, Oregon and <http://djcoregon.com> the Pacific Northwest

Help planned for aching Rockwood neighborhood

by Nathalie Weinstein

Published: September 7th, 2010



Designed by Myhre Group Architects of Portland, the Rockwood Building will house eight social-service organizations as well as affordable housing to help low-income families living in Gresham's Rockwood neighborhood. (Rendering courtesy of Myhre Group Architects of Portland)

The Rockwood Building

Architect: Myhre Group Architects

General contractor: Howard S. Wright Constructors

Size: Three stories totaling 75,000 square feet

Cost: \$16.9 million

Tenants: Human Solutions, Loaves and Fishes, Mount Hood Community College Head Start, El Programa Hispano, Metropolitan Family Services, Lifeworks NW, Outside In and medical services

Funding sources: City of Gresham, city of Portland, Multnomah County, state of Oregon, Meyer Memorial Trust, Bill and Melinda Gates Foundation, Collins Foundation, Portland General Electric fund of the Oregon Community Foundation, Providence Health, State Farm Insurance, Pacific Source Foundation, Swindells, Hedco and others.

could have done something that blended in, but the tenants really wanted this building to show the neighborhood is open for business."

Loaves & Fishes, one of the eight service groups set to move into the new building, has had a small satellite location in a Rockwood apartment building for some time. But its director of communications, Julie Piper Finley, says the apartments have no street frontage, and many residents don't know that the meal provider is there. Finley hopes the Rockwood Building's central location and striking design will increase Loaves & Fishes' visibility in the community.

"Now we're going to be collocated with other services so seniors can come for medical care or other services and stay for lunch," Finley said. "It makes a lot of sense (for) a community with such a large elderly population."

Howard S. Wright Constructors is scheduled to finish the project by July 2011, Demaster said.

Despite having the highest poverty levels in east Multnomah County, the Rockwood neighborhood has few social services available.

That will soon change, however. Eight social-service organizations, which serve a total of 80,000 clients annually, are scheduled to move into the Rockwood Building next year. The three-story building, presently under construction at Southeast 181st Avenue between Couch and Davis streets, also will include two floors of affordable housing.

But space requirements created a design challenge for **Myhre Group Architects**. The project team found the building would need a structural system more commonly used in bridges.

Generally, for such a facility, architects would choose a typical wood-frame structure because it is the most cost effective, according to **Devin Follingstad**, project manager with Myhre Group Architects. Social-service groups' specific square footage requirements, however, meant a typical structural system would be out of the question, Follingstad said.

With 23,000 square feet for ground-floor services and 52,000 square feet of housing spread across two floors, a stick-frame structural system simply would not be able to support the weight.

"Some (tenants) couldn't use more than a certain amount, which meant adding square footage to the ground floor wasn't possible," Follingstad said. "With two floors of apartments on top, we needed a system that could support that over a smaller ground-floor footprint."

The design team used cantilever trusses to allow the upper floors to extend over the building's sidewalks so that all 47 housing units would fit, Follingstad said. A cantilever is a beam fixed at one end that can extend beyond its support to form an anchorage point and increase stability. This structural system is often used in construction of bridges to allow them to extend far over waterways without constructing additional supports.

Despite increasing the project's cost to \$16.9 million, the protruding upper stories of the Rockwood Building create an attractive and welcoming presence, said **Jean Demaster**, director of Human Solutions. The building is adjacent to a former Fred Meyer site at 18535 S.E. Stark St. The city hopes a major developer will revitalize the 6.5-acre property.

"The area where the building is located has been a vacant lot for 30 years," Demaster said. "Now there will be an attractive building there when the Fred Meyer site starts to be redeveloped."

"This area has been depressed for many decades," Follingstad said. "We wanted to design something that stands out and welcomes people. We

Gresham: Derelict houses get task force scrutiny

Posted by Robin Franzen, Special to The Oregonian September 03, 2009 03:20AM

GRESHAM -- When high-ranking city officials showed up to investigate the overgrown cottage with a chronically absent homeowner, evidence of a life upended assaulted their eyes and noses.

Piles of rotting garbage and broken glass littered the yard. An unregistered camper languished in the driveway. Unopened phone books weathered on the front stoop. For six weeks, neighbors had failed to catch a glimpse of the woman.

Now, with concern growing for both her welfare and the abandoned look of her property, the police chief, fire chief and others picked through the squalor in a fruitless search for anyone at home.

"We've seen the same violations repeatedly — overgrown vegetation constantly, always debris, garbage and junk," Rita Humphrey, senior code enforcement officer, says as she tacks a final notice to the door indicating the city will order an emergency cleanup within days.

Previous city notices sent here went disregarded; the woman, Humphrey says, never opened up when code officers knocked at her door.

As a result, recently the little green cottage on Northeast 186th Avenue became a case for Gresham's new urban blight attack squad, the Broken Windows Task Force, which formed this year to crack down on dangerous, eyesore properties.

"This one is pretty bad," says Eric Schmidt, Gresham's community development director and task force leader, referring to the cottage. "Probably the worst one I've seen."

Made up of representatives from police, fire, code compliance, rental housing inspection and other city departments, the group selects four neighborhood-livability cases each month against which to aggressively throw all of the city's combined weight.

To be singled out, properties must have three uncorrected exterior violations that are at least 60 days old. Existing city budgets and a small infusion of federal stimulus dollars this year support the ramped-up effort.

"When we show up en masse with police and fire present and the uniforms and (flashing lights), that kind of stuff definitely gets attention," Schmidt says.

The task force's preferred approach is friendly but persistent persuasion, and so far it has worked with most property owners. If an owner fails to respond to exterior code violations, however, the city can obtain a warrant allowing it to clean up or "abate" a derelict property, then attach a lien for the cost on the property record.

So far, the group has not intervened in a highly publicized case on Southwest Binford Lake Parkway where odor complaints from neighbors prompted the discovery in July of a 79-year-old woman dead in her home, surrounded by trash. But it could get involved, city spokeswoman Laura Bridges-Shepard says, if the family's outdoor cleanup efforts are unsuccessful. The family is still working to get legal possession of that property, she says.

At the cottage, where exterior cleanup is expected to run about \$2,500, a peek inside a dirty windowpane revealed more trash and junk piled on countertops, in the sink and covering the floor — making officials wonder if it was a public health hazard.

With a back window discovered ajar, at some point it may have become a flop house for transients, Schmidt says.



Robin Franzen/Special to The Oregonian

Pat Murphy, a carpenter with a property maintenance company, hauls garbage from a Gresham home. The city ordered an emergency cleanup there, including boarding up windows, after officials say the property owner failed to take care of health and safety violations. A lien for the full amount of the cleanup will be attached to the property.

Gresham's Top 10 code violations for 2009

- Tall grass, weeds and other nuisance vegetation: 614
 - Outdoor pileup of garbage, appliances, furniture and other junk: 454
 - Graffiti: 267
 - Residential property lacks required rental license: 127
 - Inoperable or abandoned vehicles on private property: 118
 - Unlicensed business: 95
 - Sidewalks in disrepair: 70
 - Shed, carport or other accessory not up to code: 55
 - No garbage service: 52
 - Gutters or roof in disrepair: 39
- Total: 1,891** (representing 81percent of all nuisance violations)

How to request action: Gresham's Broken Windows Task Force attacks four blight cases a month, selecting them from among already reported complaints that are at least 60 days old. Residents who want to report new problems should contact the city's Code Compliance section at 503-618-2463;

CodeEnforcement@GreshamOregon.gov or at AskGresham.com



OregonLive.com

Everything Oregon

VIEWS, a no-cost counseling program, is there to offer seniors comfort and support

Published: Thursday, November 04, 2010, 3:56 PM Updated: Friday, November 05, 2010, 2:24 PM



By **Special to The Oregonian**



NANCY ANDERSON/SPECIAL TO THE OREGONIAN Quince Affolter (left) is coordinator for the VIEWS program, which helped former client and advocate Lenore Bijan through a difficult time. The peer counseling group is celebrating 20 years of helping seniors. Nearly a decade ago, former ballet dancer Lenore Bijan felt she had little left to live for.

In the space of a year, her life was turned upside down. Her daughter died, and a short time later she and her husband divorced.

At any age, both would be terrible blows. But Bijan was 70. She looked back over her life and thought she had become a failure.

"I felt my warranty had run out," says Bijan, a longtime Northeast Portland resident who is now 80. "I felt

abandoned and lost with so few people to talk to."

But an unusual peer counseling group offered her a lifeline. The program -- Volunteers Involved for the Emotional Well-being of Seniors -- provides free emotional support to adults older than 60 in Multnomah County. It is credited with changing and improving hundreds of seniors' lives throughout the metro area by matching those in need with those who best understand life's journey: other seniors.

The concept is simple in that it matches highly trained, nonpaid peer counselors with groups of participants that need them. The counselors can relate because they are of the same age and have experienced many of the same life problems -- illness, loss, depression and loneliness -- with the seniors, meeting weekly or bi-weekly. Weekly one-on-one home visits are also available.

"We come together here for comfort and support," says Quince Affolter, VIEWS coordinator, who is often the first to meet with new volunteers and incoming clients. "Our peer counselors are here to lead the discussion and structure the meeting so that it is a valuable experience for everyone."

About VIEWS

Volunteers Involved for the Emotional Well-being of Seniors client group members are 60 and over. Peer counselor volunteers are 55 and over.

Phone: 503-261-6181 , e-mail: views@cascadiabhc.org, website: VIEWSOregon.org

Main contact: Quince Affolter: quince.affolter@cascadiabhc.org

20th anniversary celebration scheduled for 3 to 5 p.m. Sunday at TaborSpace Coffee House. 5441 S.E. Belmont St., Portland 97215. Espresso drinks and light snacks available for donation to TaborHouse. Tickets can be purchased by calling 503-261-6175 or at the door. Suggested donation \$15.

Turning 20 this year, VIEWS will host an event Sunday for men and women interested in learning about the program. Oregon poet Barbara Drake will read from her book, "Driving One Hundred."

"This is an opportunity not only to honor 20 years of older adults providing and receiving this free service," Affolter says. "It's also our hope that anyone interested in becoming a peer counselor, both men and women and interested clients and their families, will attend."

Onetime program volunteer Marsha Sherman of Southeast Portland, 70, has spent six years as a counselor in the program, which operates through Cascadia Behavioral Healthcare. She will speak in support of the program at Sunday's celebration, which will feature longtime volunteers and group members.

As a retired licensed therapist, Sherman facilitates a group of eight women that meet once a week.

I was drawn to the program because of its depth," Sherman says. "Upon learning volunteering involved 50 hours of training, I knew it was an opportunity to blend what I enjoyed from my career while in retirement."

"It's not easy to show your vulnerability and to come out of your home and reach out to new people," she says. "I think the main thing we learn from the groups is that what we feel is accepted and that others either feel or think in similar ways -- we are not alone."

Bijan agrees.

"Because of the program I've found the strength to reinvent myself," she says. "Now I feel I can give something that is of value to people, which is probably one of the greatest gifts you can give yourself."

--Nancy Anderson, Special to The Oregonian

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Seniors counseling seniors

VIEWS, a peer counseling program for ages 60 and older celebrates its 20th year

BY JANIE NAFSINGER

Boom!, Nov 4, 2010

Older adults struggling with the difficulties of aging don't always feel comfortable confiding in a younger person who might not relate to their troubles.

Sometimes a senior just wants to talk to another senior — and that's where VIEWS (Volunteers Involved for the Emotional Well-being of Seniors) enters the picture.

VIEWS is a volunteer senior peer counseling program providing free emotional support services to adults age 60 and older in Multnomah County. It's a program of Cascadia Behavioral Healthcare, a private non-profit that also provides mental health and addictions treatment.

VIEWS' volunteer peer counselors also are 60 and older — the idea is that many older adults feel more comfortable talking with someone closer to their own age and who has experienced similar challenges in life, says Quince Affolter, VIEWS coordinator. Many seniors also are more receptive to peer counseling and support because it doesn't bear the stigma of professional mental health counseling, she says.

VIEWS started in 1990 when Mt. Hood Community Mental Health Center, RSVP (the Retired Senior Volunteer Program) and Project Dare "all came together, recognizing there were older adults who did not necessarily want to see a professional but who needed help," Affolter says.

Their most common problems are associated with losses — of a spouse, pet or sibling, or the loss of health or independence, Affolter says.

Other concerns: finances or problems with adult children. "They may be feeling their adult kids are not providing as much help as they could, or their children want them to move when they don't want to move," she says. "Or it could be the adult children could have their own challenges. The groups provide this really safe, confidential place where they can talk freely, knowing it won't get back to a family member."

VIEWS runs 11 peer counseling groups that meet weekly, primarily at senior centers in Multnomah County. There's also a group at Fairlawn Health Center in Gresham and two at the non-profit Friendly House in Northwest Portland. Every month VIEWS also offers workshops, called "Conversations on Aging," that address different topics of interest to seniors.

A group of Spanish-speaking seniors meets with a VIEWS staff person in Gresham at a Loaves and Fishes site. Most recently, VIEWS began working with Friendly House's Elder Resource Alliance to start a group specific to the needs of lesbian, gay, bisexual, transgendered and intersex older adults.

"We probably have about 350 people who are either in peer counseling groups or who attend workshops," Affolter says.

VIEWES volunteers receive 50 hours of training before leading the support groups and workshops. For older adults who are unable to attend a group session, the volunteers meet weekly in the client's home to provide emotional support.

VIEWES recently brought in a new volunteer coordinator, Jillian Cherry of Gresham, who is concentrating on finding, recruiting and training more volunteers.

"This will allow us to increase our trainings from once to twice a year," Affolter says.

VIEWES celebrates anniversary

VIEWES (Volunteers Involved for the Emotional Well-being of Seniors) will celebrate its 20th year this month by hosting a reading featuring Oregon author Barbara Drake. Enjoy music and a no-host espresso bar while exploring how words can be used to celebrate our experiences in life and aging. Drake will read her poetry, and a few other people, including a VIEWES volunteer, will speak. Cascadia Behavioral Healthcare CEO Derald Walker will help honor the work of VIEWES.

When: Sunday, Nov. 7, from 3 to 5 p.m.

Where: TaborSpace, 5441 S.E. Belmont St. in Portland.

Tickets: Suggested donation is \$15. To buy tickets, call 503-261-6175.

Join a VIEWES conversation

VIEWES will host the following "Conversations on Aging" workshops during November. The workshops are free and open to the public. Registration is required and limited to 15 participants. Call 503-261-6175 to register.

- Friday, Nov. 5, 1 to 2:30 p.m., Hollywood Senior Center, Portland — "Holiday Wellness." EEEK your way through the holidays — experience it, explore it, learn to embrace it and "kreate" something with it to heal your life. Learn about holiday stress and how to change it.
- Tuesday, Nov. 9, 1:30 to 2:45 p.m., Friendly House Senior Center, Portland — "The Elder Journey." What new perspectives have you formed through your own life? What brings meaning and purpose to you now?
- Friday, Nov. 12, 1 to 2:30 p.m., Milwaukie Center, Milwaukie — "The Elder Journey."
- Monday, Nov. 15, 10:30 a.m. to noon, Gresham Senior Center — "Holiday Wellness."
- Tuesday, Nov. 16, 10:30 a.m. to noon, Northeast Multicultural Senior Center, Portland — "Holiday Wellness."

More info

VIEWES phone: 503-261-6181

Website: www.VIEWSOregon.org

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Laura Heller, left, is supervisor of the VIEWS program, and Wanda Halbakken is a volunteer with VIEWS. The senior peer counseling program serving Multnomah County started in 1990.

contributed photo

Seniors helping other seniors

A peer counseling program for ages 60 and older celebrates its 20th year

By JANIE NAFSINGER
BOOM! editor

Older adults struggling with the difficulties of aging don't always feel comfortable confiding in a younger person who might not relate to their troubles.

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See VIEWS, next page

VIEWS senior peer counselors include, from left, Judi Wald (five years), Mary Demuth (17 years), Donna Klover (20 years) and Natalie Crenshaw (18 years).

contributed photo

VIEWS

Continued from previous page

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— Quince Affolter

VIEWS coordinator, describing how the program began in 1990

VIEWS celebrates anniversary

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DEC 16 2010



Tutors, children in need gain from experience

Published: Thursday, August 19, 2010, 12:34 PM Updated: Thursday, August 19, 2010, 12:37 PM



Special to The Oregonian



Nancy Anderson/Special to the Oregonian

Dorothy Schulman, 76, is serving as a mentor and tutor to Maria de la Luz Aguilar-Vanegas, 10, whose family moved here in October 2009. "When she first arrived here she was so quiet and barely smiled," Schulman says. "But it was a wild year last year. She's advanced so much." At an age when some people slow down, 76-year-old Dorothy Schulman has gone back to school. Not so much to learn, but to pass on a lifetime of knowledge and a love of learning to a 10-year-old girl and others just like her.

For the past four years, Schulman has been a volunteer tutor with Experience Corps, a national organization with sites in the Portland area. They recruit older people -- a group with wisdom, both book-learned and life-learned -- to become role models in schools that need help giving young students a boost.

This fall, Hall Elementary in Gresham is being added to the list of schools supported by Experience Corps, generating a need for volunteers in the Gresham area.

Experience Corps arrived in Portland 15 years ago and operates locally through Metropolitan Family Services, a nonprofit aimed at strengthening the lives of people by enhancing their bond within the community.

"Older adults who love kids love this program," says Holly Williams, the lead program coordinator for Metropolitan Family Services. "We're always looking for volunteers and especially now in the Gresham area."

Through Experience Corps, tutors are paired with children who come from struggling families. Some are low income. Others have parents who don't speak English. The goal is to give one-on-one help that can make a difference now and in the future.

To volunteer

Contact Heather Pruess,

But it turns out that the child isn't the only person who benefits.

"The volunteer's quality of life is completely impacted," Williams says. "Their lives are enriched in so many ways."

volunteer recruitment
associate, at
heatherp@met
family.org or 503-249-
8215 x22.

Schulman is one of 65 volunteers in the Portland area. Each works in one school, usually close to home. Participating schools are selected on a needs basis as determined by the school's Title 1 status, a formula that takes into account how many children at the school receive free and reduced cost lunch.

This year Schulman has been working with 10-year-old Maria de la Luz Aguilar-Vanegas, whose family came from Mexico in October 2009.

"When she first arrived here she was so quiet and barely smiled," Schulman says. "But it was a wild year last year. She's advanced so much."

Darrin Swaim, a teacher in Schulman's summer class, who after following his passion for education left a career in high-tech to teach, said Schulman's "passion for ensuring that all students have an authentic opportunity to learn and be successful is simply inspiring."

Each volunteer works with five or six kids. But the teaching doesn't end at the classroom door.

"Tutoring is about the awesome relationships these volunteers form with students," Williams says. "The academic portion just happens as a result of that relationship."

Schulman tutors at Davis Elementary in Portland and lives nearby. She heard about the program from a speaker at her retirement community.

"I went, and I've never looked back," she says. "I just go and do my stuff."

Roland McKay, 63, of Portland volunteers at Prescott School. A retired state employee, his biggest fear was not knowing what his responsibilities would be.

"We tell people that they have what it takes," Williams says. "They have life experience."

Now McKay's biggest concern is where to put what he calls the "refrigerator art."

"Soon even my walls will be full from all the art kids give me," he says. "My refrigerator filled up real fast. But I'll keep finding space. I'm not parting with any of these!"

Volunteers are generally 55 and older, with nearly 35 percent in their 70s. A monthly stipend of \$250 is provided for volunteers who contribute 15 hours a week per school year. Some do more, some do less. Although volunteers are asked to commit for a year, many continue for years.

"I'll be here forever," Schulman says. "I wouldn't have it any other way."

-- Nancy Anderson

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Gresham offers \$10,000 loans for those wanting to buy foreclosed homes

By James Mayer, The Oregonian

December 07, 2009, 11:45AM

GRESHAM -- If you are looking to buy a foreclosed home, the city might be able to help with a \$10,000 interest-free loan.

The program, which Congress adopted last year, aims to prevent foreclosed houses from standing empty, bringing down neighborhood livability and property values.

The city initially planned to work with Portland and Multnomah County on a county-wide program, but Gresham backed out last summer. That program provides \$50,000 loans, but [Mayor Shane Bemis](#) and the city council wanted to spread Gresham's share of the money further.

It's not clear, though, how far the money will go.

More information

For more information, call 503-618-2416, or visit the [city's web site](#).

The city has \$645,329 in federal stimulus money for the program. After taking a slice for administration and 25 percent for low-income residents, the city has about \$430,000 for loans. At \$10,000 a pop, that would be 43 homes.

Gresham has about 39 foreclosed homes, according to Michael Parkhurst, coordinator of the city's program. Unfortunately, only about a half dozen are in target areas defined by the federal government.

Those areas, at the west and east ends of the city north of U.S. 26, were drawn based on 2007 data about subprime loans and other risk factors for foreclosure, Parkhurst said.

The city has taken up the issue with the state [Housing and Community Services Department](#), which coordinates the program statewide, and the state agency has approached the U.S. [Department of Housing and Urban Development](#) about changing the target areas, he said.

"Unless foreclosures really accelerate, it's going to be hard to get to 43 by next spring when we have to commit the funds," Parkhurst said.

However, the city expects to see more foreclosures. "I think we're just beginning to see the impact of job losses," he said.

Eligible properties must have a sales price of no more than 1 percent less than the appraised value. And the sale must be voluntary.

Buyers must have household incomes of no more than \$84,000, or 120 percent of the Portland metro area median income. They must qualify for a fixed-rate mortgage -- no adjustable rate mortgages or subprime loans. They must complete eight hours of approved homebuyer education classes.

The \$10,000 loan carries no interest and does not have to be repaid until the mortgage is refinanced or the title is transferred, at which point the loan is due in full.

As an anti-flipping provision, buyers must share any appreciation with the city if they sell the houses within five years, starting with 50 percent in the first year.

The federal government requires that 25 percent of the money, or about \$161,000 in Gresham's case, be spent helping residents making 50 percent or less of the median income, or about \$35,000.

"We will have some kind of competitive process for that money," Parkhurst said. "We expect a developer to come to us with an idea."

It will probably be a multifamily project. "I think it's really challenging to make home ownership work at that income level," he said.

The city held a forum with area Realtors in October, and there has been interest in the program, Parkhurst said.

"We have a couple of people in the pipeline right now."

El Programa Hispano makes Christmas merry for youngsters



staff photos by JIM CLARK

Angel Arellano, 5, holds the gift he received at El Programa Hispano on Wednesday evening.

Las Posadas celebration draws hundreds to agency office

By Rob Cullivan
staff writer

Angel Arellano, 5, clutches a box wrapped in Christmas paper and wonders what's inside.

"I don't know," he says when asked what he thinks the box contains. "A bike? A guitar?"

Given the size of the box, it's more likely the latter rather than the former. If it is a guitar, he hopes it plays the theme song to "The Lion King," "because I like the song."

His aunt, Romulda Arellano, was there with his mother, and says the family is a lit-



Clients of El Programa Hispano listen as Ricardo Lopez reads numbers for the free lottery that awarded higher-priced gifts, including 40 bicycles.

tle tight on cash this Christmas.

"We don't have money to buy toys for the kids," she says.

That's why Catholic Charities' El Programa Hispano, located in downtown Gresham, held its ninth annual Las Posadas — Spanish for "The Inns" — celebration

More information

■ For more information on El Programa Hispano, visit catholiccharitiesoregon.org/services_latino_services.asp.

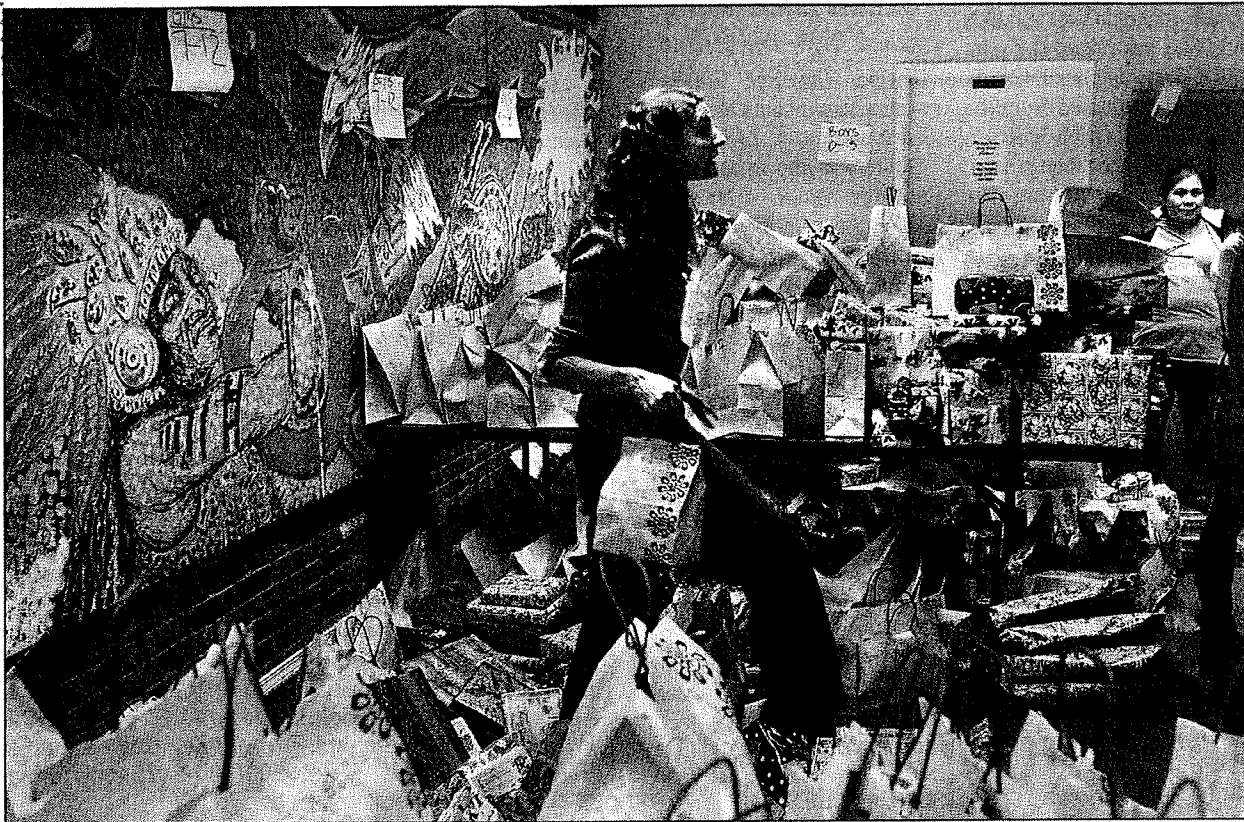
the evening of Wednesday, Dec. 22.

About 400 low-income families came to the agency's headquarters so their children could take home one or more of the 650 donated toys, from dolls to games.

The families also participated in a free raffle for 40 donated bikes, as well as several gift cards, shoes, jackets and other more expensive gifts.

Romulda says the celebration made her nostalgic for her Mexican hometown.

"I just remember the piñatas and the



staff photo by JIM CLARK

Juleanna Elegant selects gifts to hand to children at El Programa Hispano.

Posadas: For some, it's their only present

CONTINUED FROM Page 1A

candies," she says with a smile.

No room at the inn

Originating in Spain, Las Posadas is a traditional celebration held during the nine days before Christmas, chiefly in Mexico and Guatemala.

Children dress as Mary, Joseph and as shepherds as they sing songs and travel door to door asking for shelter, in a re-enactment of the biblical story of the family of Jesus Christ looking for a place to stay in Bethlehem. After the children's repeated requests for a place to stay are turned down, they are finally granted

"shelter," where a party ensues.

On Wednesday, families walked around the block surrounding El Programa, singing as they went to the library as well as local businesses, with the children finally finding "shelter" at the agency office, staff members say.

Sara Marquez, parent leadership coordinator at El Programa, starts humming Spanish Christmas songs as she recalls celebrating Las Posadas as a little girl growing up in Mexico.

She adds that it's important for El Programa to hold the annual Posadas event, given the dire economic straits many of

the agency's families face.

"These are probably going to be the only presents these families receive," she says as the gifts are distributed.

Roz Ramberg, Catholic Charities spokeswoman, says the biggest donors to the event were KGW TV 8's Great Toy Drive and Monkey Business Sports, each of which supplied about 200 gifts. Meanwhile, an anonymous law firm donated several children's bikes.

"This year's need is greater than ever, as many of our clients are feeling the effects of the economic downturn and are struggling to find work,"

she adds. "One client said that the gifts she received from tonight's event would be the only gifts her children receive this Christmas. She was very grateful to have something to put under the tree for them."

Veronica Dzib has come to the event with her children and says she remembers the tamales, soup and panuchos, or tortillas, she ate at Posadas celebrations growing up.

Her son, Leo, 6, hopes to get a Star Wars LEGO set, and pauses a moment when asked what his favorite thing about Christmas presents was.

"To open them," he says with a smile.

City lets landlords flout fair housing

A recent audit found discrimination, but Portland has pursued no legal action

By **NIKOLE HANNAH-JONES**
THE OREGONIAN

In its first-ever audit to test whether African American and Latino renters face barriers in the housing market, Portland found that landlords and leasing agents discriminated in 64 percent of 50 tests across the city.

But Portland, which released the results last month, has not gone after the landlords who discriminated or even notified them they were tested, though such discrimination violates local, state and federal fair-housing laws.

City Commissioner Nick Fish, who oversees the Portland Housing Bureau, said he was outraged by the results. But he emphasized that stopping discrimination must include education and cooperation with landlords, not just enforcement.

Asked last week whether the city will go after the landlords found in violation, he said: "That's not the right question. The intent is to do a balanced approach.

Please see **HOUSING**, Page A8

Housing

Continued from Page One

I have concluded that the best approach is to look at changes to the system and not just individual remedies."

On Monday, responding to inquiries for clarification, he said in a memo: "We have always intended to pursue enforcement actions against select landlords tested in the audit process." He provided no details or timeline, though the city's time to build cases is running short.

Margaret Van Vliet, Housing Bureau director, acknowledged that her agency did not ask the Fair Housing Council, which conducted the testing, to seek enforcement against discriminatory landlords. That "wasn't part of the contract scope," she said, but added that punishment remains a possibility.

"We take this seriously, and we are working it through the process," Van Vliet said of the results. "I am not opposed to going after the ones that were blatantly breaking the law."

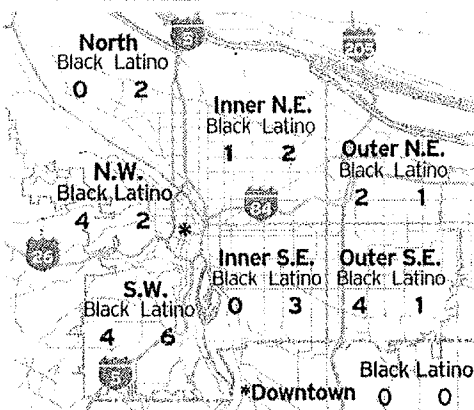
The idea of doing anything less angers a national housing advocate.

"There should be consequences when you violate a federal or state law," said Shanna Smith, president of the National Fair Housing Alliance in Washington, D.C. "I find it unconscionable for a city to supply the money for the audit and then not enforce the law."

The city paid the Fair Housing Council of Oregon, a non-profit, \$19,000 to conduct the testing last summer. It is part of an analysis Portland must

Housing discrimination

Of 50 tests across Portland, 32 detected discrimination against African American or Latino renters. Numbers indicate incidents of discrimination by city area.



Source: Fair Housing Council of Oregon

DAN AGUAYO/THE OREGONIAN

complete every five years to show it's trying to reduce housing discrimination and to keep \$9 million to \$11 million in annual federal grants.

Van Vliet said the agency decided to include audit testing for the first time after seeing the results of audits elsewhere in the state. Audits in 2009 found that landlords discriminated against African Americans in two-thirds of the tests in Ashland and 78 percent of tests in Beaverton.

The 43-year-old U.S. Fair Housing Act prohibits housing discrimination based on race, national origin, religion, sex, family status or disability. Oregon and Portland laws add sexual orientation, marital status, source of income, military status and domestic violence victims.

To test for discrimination, the Fair Housing Council sent an African American or Latino tester and a white tester to answer rental ads. The testers are trained actors who are given a similar script about their employment history, family and incomes. The discrimination occurred at the initial meet-

ing, without leasing agents or landlords running background, credit or criminal history checks.

Latinos were treated differently in 17 of 25 tests, and African Americans in 15 of 25. They were quoted higher rent and deposits, for example, or given additional fees, not offered applications or move-in specials, or shown inferior units.

The U.S. Department of Housing and Urban Development estimates that 4 million people a year experience housing discrimination nationally, but the agency receives only about 30,000 complaints because many people don't know they've been treated differently or don't think anything will be done.

In 2010, the Fair Housing Council of Oregon received 290 complaints. Since 2009, the agency has received 148 complaints from Portlanders.

That's why fines, penalties and sometimes lawsuits are crucial, Smith said. "We can do all the education we want, but that doesn't make a difference without enforcement," she said. Smith said drops in

enforcement in cities such as Washington, D.C., has led to audits finding higher rates of discrimination.

Moloy Good, director of the Fair Housing Council of Oregon, said it's not unusual for Oregon cities to ask his agency, as part of their contracts for audits, to not go after landlords.

The agency, funded by federal and local governments, has a year to pursue enforcement, he said, but going against a city's wishes could jeopardize local funding.

"That hasn't happened," Good said. "But it could. It's a real possibility."

Smith said many cities are reluctant to fight what can be a powerful real estate industry.

"Some of those apartment owners fund local campaigns," she said. "It's very hard to bite the hand that feeds you."

Deborah Imse, executive director of the Metro Multifamily Housing Association, which represents landlords, is pushing for more education and outreach. Imse sits on the city committee studying impediments to fair housing as part of the federal requirements. The group will make recommendations on addressing problems, though its draft report doesn't mention the audit.

"I would have liked to have seen different results," Imse said. "While we've done a lot around fair housing education, there is still more work to be done. Our organization is going to rev up even further our educational opportunities for our members."

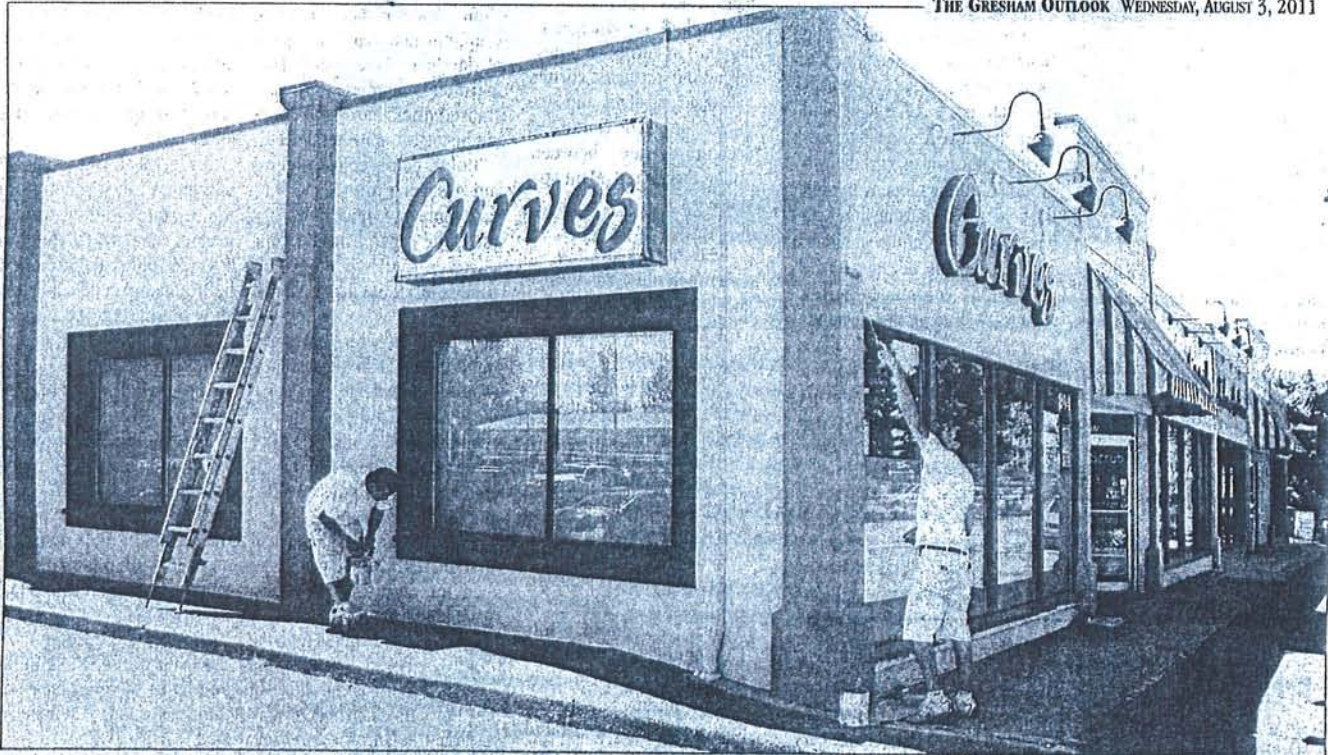
Nikole Hannah-Jones:
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DUMP THE BEIGE

Downtown Gresham needs color

THE GRESHAM OUTLOOK WEDNESDAY, AUGUST 3, 2011



Lucio Mendez, left, and Omar Murillo paint the Gentry Building, one of four buildings in downtown Gresham that were given storefront improvement grants. staff photos by JIM CLARK

Consultant, programs help inspire businesses, property owners to brighten up their spaces

By Mara Stine
staff writer

Cliff Kohler is a man with vision. After consultations with paint specialists, he selected neutral colors to spruce up the Gentry Building he owns in downtown Gresham. He imagined different shades accenting the names of four separate businesses — Curves, Pap Scrub, Salon Ambiance and Selma's Bakery and Deli — nestled in the building located between 1-84 and 204 N.E. Second St. between Roberts and Main avenues.

He even planned additional improvements — new awnings, a bike rack and new mailboxes — not covered by Gresham's new downtown storefront improvement program. The program will reimburse Kohler for about \$10,000 of his nearly \$13,000 in upgrades.

Then, a four-part workshop on downtown revitalization fueled him even further.

Michele Reeves, a consultant leading the workshop in cooperation with Metro and the city of Gresham, pointed out how drab and brown Gresham's downtown is,



Selma Khoury, owner of Selma's Bakery & Deli, is delighted with the new paint job on her building.

The buildings need punch, pizzazz, color.

"In fact, I think the quote was, 'Beiges and browns should be outlawed,'"

Kohler recalled.

Chagrined, Kohler put the brakes on the already scheduled painters, who were set to coat the Gentry Building in shades

of taupe, beige and brown. He regrouped with the color consultants and went happier, brighter. Within four days his three shades of blah gave way to seven colors including cheery yellow, blue, green and orange.

Instead of just splashing color under the business names up top, he went bold, coloring the entirety of each individual storefront.

More color on horizon?

The Gentry Building may be the brightest in all of downtown Gresham, but don't be surprised if other property owners follow suit. Three other building owners received funding through the storefront improvement program's 2010 round of funding, said Brian Martin, Gresham associate planner.

Nearly \$107,000 is being invested by the four building owners — about \$80,000 of which will be reimbursed to the property owners through the program.

It's designed to encourage exterior im-

TURN TO COLOR, PAGE 2A

Color: Merchants putting lessons into action

CONTINUED FROM Page 1A

improvements to buildings in an effort to fill vacant building space, retain and create new jobs in the downtown core, boost property values and just plain spruce the area up.

Funding for 2010's round of grants came from federal Community Development Block Grants, but the storefront improvement program has not been funded for 2011, Martin said.

"We may try to do more of this in the future if more funding is made available," he added.

Until then, look for improvements to begin next month on the northwest corner of Northwest First Street and North Main Avenue in the building that houses Elegantly Funky.

Also, look for changes to the Amiton Furniture building on the northeast corner of Second and Main, and Studio 52, located on Northwest Second Avenue between Miller Street and Main Avenue.

Real-world know how

Between the city grants and know-how from urban strategist Michele Reeves, local building owners could be shaking up the staid and dated look of more downtown structures.

Gresham merchants, property owners and city councilors attending Reeves' series on downtown revitalization are taking what they're learning and putting it into practice.

During a Wednesday, July 27, tour of Portland's Mississippi Avenue's successful six-block business district, Reeves pointed out dos and don'ts for attracting customers to storefronts or drawing tenants to commercial, retail and residential space.

She explained how the northern end and southern end of Mississippi Avenue's district initially picked up steam, which spread to the expanse of buildings between them.

Many storefronts in the trendy shopping and eating area include glass garage doors that serve as windows in winter and can be opened in summer, inviting customers in to browse.

"Creative office space," Reeves said, sweeping through an expanse of second-story offices. The soft-



staff photo by MARA STINE

Michele Reeves, consultant and expert in downtown revitalization; middle, and Roger Goldingay, developer of Mississippi Food Carts and an adjacent brew pub, talk to about 25 people on a tour of Portland's Mississippi Avenue.

ware company and other small businesses located in the offices share a bathroom and break room. "Users respond to it like an apartment because they spend all day in it," she added. Like apartment shoppers, they want exposed brick, hardwood floors and historic architectural detail.

"Color, color, color," Reeves said gesturing toward the software company's office walls. "Inside your space, outside your space, on your building. Color, color, color! If you do it right and create great space it's self-filling," most likely by local entrepreneurs and small business owners, she said.

Infectious energy

Sue O'Halloran, a local real estate broker who shares an office with Kohler at Kohler, Meyers O'Halloran, agreed with much of what Reeves said — such as the need for more outside dining space in downtown Gresham.

On the bus ride home from the tour, O'Halloran brainstormed ways to improve the look of downtown Gresham buildings — starting with her own storefront.

"Our own space probably needs something," O'Halloran said, referring to the office east of Café Delirium.

There's one building vacancy in the Duane C. Ely Building,

home to an antique store, resale-clothing boutique and Thai bistro on the east side of Main just south of First Street. Some fresh paint around the windows to make them pop, some outdoor seating and flowers could be enough to attract a tenant, O'Halloran said.

For creative office space or apartments, the second story of the Amiton Building would be perfect, she said. The nearly 100-year-old space used to be a ballroom and is now a furniture showroom, but its hardwood floor, exposed brick, complete with arches above sheetrock covered windows, would make great office or living spaces.

Expose those old windows and you'd also expose views of Mount Hood.

Arriving in the parking lot at Gresham City Hall, O'Halloran chatted with others from the tour, brimming with ideas for the city.

"You put garage doors across the front of the Hicks Building and by golly, you'd have something awesome," Martin Stone said.

City Councilor Lori Stegmann, inspired by the food cart pod on the north end of Mississippi Avenue, envisioned a similar pod in Rockwood. It may require some new codes and permits, so the

city needs to line that up before cart owners can set up shop, she said. Perhaps it's an item for next year's council work plan.

Meanwhile, back downtown, Kohler fretted about how his tenants will respond to the Gentry Building's new paint colors. He even sent out letters asking them to reserve judgment until the paint job and exterior upgrades are done.

No need, said Selma Khoury, owner of Selma's Bakery & Deli on the west end of the Gentry Building. Before the paint was even dry, she loved the melon-hued terra cotta selected for her storefront.

"It's fabulous," she said while packaging take-out lunches and ringing up pastries. "I'm really happy with the colors. For six years nobody noticed my sign. And now it's, 'Hey, I noticed your sign.' So it was really nice. And everybody likes the bright colors."

Once the exterior is done, she's going to liven up her deli with some menu changes and outside dining on the sidewalk out front.

"We're going to go all out," she said. "We're going to be the brightest building in downtown Gresham."