

## 2011-2016 Consolidated Plan Priorities

**OVER THE NEXT FIVE YEARS, THE CONSORTIUM WILL MAKE INVESTMENTS OF FEDERAL HOUSING AND COMMUNITY DEVELOPMENT RESOURCES ACCORDING TO THE FOLLOWING PRIORITIES. THESE PRIORITIES SHOULD BE CONSTRUED BROADLY, TO INCLUDE ALL ACTIVITIES THAT MIGHT REASONABLY ADVANCE THE POLICY OBJECTIVE, AND ARE NOT PRESENTED IN PRIORITY ORDER.**

### **CONSORTIUM PRIORITY ONE: RENTAL HOUSING**

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

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

Gresham-specific rental housing sub-priorities:

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

Portland-specific rental housing sub-priorities:

- o Emphasize the production of deeply affordable units.

## The Priorities

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

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

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

Multnomah County-specific rental housing sub-priority:

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

### **CONSORTIUM PRIORITY TWO: HOMELESSNESS PREVENTION**

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

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

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

- We will ensure that investments under this priority equitably benefit all communities experiencing homelessness or the threat of homelessness.
- We will work to reduce time spent in shelter beds waiting for housing placement by better aligning programs like rental assistance that help move people into permanent housing.

Multnomah County-specific homelessness prevention sub-priority:

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

### **CONSORTIUM PRIORITY THREE: HOMEOWNERSHIP**

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

- We will promote fair and non-discriminatory access to quality affordable homeownership for all households in all neighborhoods throughout Multnomah County.
- Maximize the impact of investments in homeownership by focusing on strategies like limited down payment assistance and the community land trust model that fairly balance the level of public investment against the goals of assisting a greater number of households and ensuring that assisted families can sustain their ownership over time.
- Focus investments on cost-effective programs that are effective in helping existing low-income minority homeowners maintain the health and safety of their homes.

Portland-specific homeownership sub-priority:

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

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patterns and practices.

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

### **CONSORTIUM PRIORITY FOUR: SHORT-TERM SHELTER**

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

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

### **CONSORTIUM PRIORITY FIVE: ECONOMIC OPPORTUNITY**

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

Multnomah County-specific economic opportunity sub-priority:

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

### **CITY OF GRESHAM PRIORITY SIX: INFRASTRUCTURE DEVELOPMENT**

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

### **CITY OF GRESHAM PRIORITY SEVEN: ECONOMIC OPPORTUNITIES**

**Increase economic opportunities through redevelopment and job-creation activities.**

### **MULTNOMAH COUNTY PRIORITY EIGHT: INFRASTRUCTURE**

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