

DISPLAY UNTIL MAY 15, 2012

Cities of Portland and Gresham  
Multnomah County, Oregon

TO SUBMIT PUBLIC TESTIMONY THERE ARE FIVE WAYS TO COMMENT

# Consolidated Plan Action Plans FY 2012-13



2011  
2016

Funded by HUD



# One-Year Action Plan FY 2012-13

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In compliance with HUD regulations, the Portland Consortium presents these Action Plans for FY 2012-13. The members of the Portland Consortium are the City of Portland, the City of Gresham and Multnomah County (representing the unincorporated portions and smaller cities within its boundaries). These plans represent the second set of Action Plans in the 2011-2016 multi-year cycle of coordinated planning by the Portland Consortium. HUD requires that the Consortium establish priorities for the allocation of federal resources.

## **DRAFT PRIORITIES FOR THE SECOND ONE-YEAR ACTION PLAN OF THE 2011-2016 CONSOLIDATED PLAN FOR MULTNOMAH COUNTY, GRESHAM AND PORTLAND**

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

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

#### **Gresham-specific rental housing sub-priorities:**

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

#### **Portland-specific rental housing sub-priorities:**

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

- Work with community partners to leverage family-wage construction jobs and other opportunities for economic participation created by housing production to advance the Portland Housing Bureau’s equity goals.

**Multnomah County-specific rental housing sub-priority:**

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

**Consortium Priority 2: 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.
- We will work to prevent homelessness through limited interventions like rent assistance, foreclosure and eviction prevention, and low-cost repairs that make housing safe and accessible for low-income owners and renters is cost-effective and makes sense.
- We will shift resources from less-focused, more costly programs to strategies with a proven track record for efficiency and success.
- We will ensure that investments under this priority equitably benefit all communities experiencing homelessness or the threat of homelessness.
- We will work to reduce time spent in shelter beds waiting for housing placement by better aligning programs like rental assistance that help move people into permanent housing.

**Multnomah County-specific homelessness prevention sub-priority:**

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

**Consortium Priority 3: 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.
- We will 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.
- We will focus investments on cost-effective programs that are effective in helping existing low-income minority homeowners maintain the health and safety of their homes.

**Portland-specific homeownership sub-priority:**

- Focus investments on families from Portland’s communities of color to address the low rates of minority homeownership that have resulted

from historic legal barriers and current institutional patterns and practices.

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

**Consortium Priority 4: 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 5: Invest in comprehensive, evidence-based programs that assist adults and youth to improve their economic condition by increasing their incomes and assets.**

**Multnomah County-specific economic opportunity sub-priority:**

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

**City of Gresham Priority 6: 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 7: Increase economic opportunities through redevelopment and job-creation activities.**

**Multnomah County Priority 8: Invest in infrastructure and public facilities development to stabilize and revitalize low- and moderate-income communities.**

The following federal resources are subject to the Plan:

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

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

1. Expanding the supply of affordable housing for low- and very low-income families with an

emphasis on rental housing;

2. Building state and local non-profit capacity to carry out affordable housing programs; and
3. Providing coordinated assistance to participants in the development of affordable low-income housing.

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

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

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

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

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

#### **INTER-AGENCY AND JURISDICTIONAL CONSULTATION**

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

#### **Federal Funding Oversight Committee**

The Consortium's Citizen Participation Plan was amended to create a new multi-jurisdictional committee, the Federal Funding Oversight Committee. Each jurisdiction appoints two members to the FFOC. The FFOC is charged with overseeing the public involvement process on the development of confederated and joint elements of the Plan, including the priorities, the anti-poverty strategy and

the other strategies and the analysis of impediments to fair housing. The FFOC also recommends allocation of Continuum of Care (CoC) funds and acts as the primary decision-making group for the CoC. This maximizes coordination of Consolidated Plan resources, including the Emergency Solutions Grant, with the Continuum of Care. Independent plan elements, such as each jurisdiction's annual action plan, will be overseen by the jurisdiction-specific advisory committees.

#### Consortium Staff

The Portland Housing Bureau provides lead staff for the Consortium. Also supporting the Consortium is an inter-agency team representing the Portland Bureau of Planning & Sustainability, Home Forward, Multnomah County and Gresham's Department of Urban & Design Planning. In addition, in the course of Plan Development, Portland staff undertook extensive consultation with the Oregon Department of Housing and Community Services, Metro regional government, the surrounding counties (Clark, Clackamas and Washington), social service agencies providing services in Multnomah County, non-profit developers, for-profit developers and service organizations.

#### **REQUIRED CONSULTATION FOR THE CONSOLIDATED PLAN**

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

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

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

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

The Portland City Council is the policy-making entity for the Portland Housing Bureau. Because all members of Portland City Council are democratically elected officials, PHB is unable to meet the homeless participation requirement under § 576.405(a). In order to meet the requirements under § 576.405(b), PHB consults with homeless and formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under the Emergency Solutions Grant through periodic consultation with the regional Coordinating Committee to End Homelessness (CCEH). CCEH meets monthly to oversee the ongoing implementation of the regional Ten-Year Plan to End Homelessness and includes representation by homeless and formerly homeless individuals.

## INSTITUTIONAL STRUCTURE

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

## PARTNER ORGANIZATIONS AND AGENCIES

PARTNER ORGANIZATIONS AND AGENCIES		
Organization / Agency	Product	Market Segment
U.S. Dept of Housing & Urban Development	Program funds, loan guarantees	Low- and moderate-income housing and community development activities
Coalition for a Livable Future	Equity advocate, equity atlas	All
Conventional Lenders	Private and public/private partnership housing, single family mortgage loans	All
Corporation for Supportive Housing	Policy recommendations & best practices	Chronically homeless persons
Ecumenical Ministries of Oregon	Shared housing, advocacy on poverty and homelessness issues	Low-income households, families and individuals experiencing homelessness
Enterprise Community Partners	Technical assistance for neighborhood and nonprofit developers, limited predevelopment loans	80% MFI or below

Equity Investors	Equity participation as owner or joint venture partner for housing developments, tax credit investments	Development for households at 50-60% MFI
Federal Consumer Financial Protection Bureau of the Department of the Treasury	Created in 2010, the CFPB is charged with empowering consumers with the information about the costs and features of financial services that they need to make sound financial decisions.	Mortgages, credit cards, other consumer financial products and services.
Federal Funding Oversight Committee	Preside at public hearings on shared elements of Consolidated Plan, make recommendations to the jurisdictions based on findings that Citizen Participation Plan was followed and Action Plans are reasonable	Con Plan Process
Fair Housing Council of Oregon	Education on fair housing, audit testing, enforcement of federal housing law	Rental, homeownership and financial services
Federal Interagency Council on Homelessness	Program funds for efforts to end chronic homelessness	Chronically homeless persons
Federal Home Loan Bank	Wholesale source of long-term credit for housing	All
Federal Home Loan Mortgage Corporation (FHLMC) / Government National Mortgage Association (GNMA)	Conduit for single family and multi-family loans	Low- and moderate-income households
Federal National Mortgage Association (FNMA)	Conduit for single family and multi-family loans	Low- and moderate-income households

Organization / Agency	Product	Market Segment
For-Profit Developers	Most single- and multi-family housing developments	All, but primarily households at or above 80% MFI
Gresham Urban Design and Planning	Federal funds administrator for loans and grants	Very low- to moderate-income neighborhoods and individuals
Gresham Community Development and Housing Subcommittee (CDHS)	Policy recommendations	Very low-, low- and moderate-income households
Government National Mortgage Association	Conduit for single family and multi-family loans	Low- and moderate-income households
Oregon Housing Alliance	State-wide advocacy for Opportunity Agenda, including new resources to increase housing affordability for renters & first-time homebuyers	0-80% MFI, with an emphasis on 0-30% MFI
Housing and Community Development Commission (HCDC) (1991-2010)	Until it was dissolved in December 2010, HCDC provided policy advice, plans and reports required by HUD	Advocate for system change to benefit very low-, low- and moderate-income households; advocate for increasing number of minority homeowners
Home Forward	Developer and funder of affordable housing in Multnomah County, Public Housing, HOPE VI, Section 8 programs, Shelter + Care, bonding capacity	Very low- and low-income rental housing, limited low-income homeownership
Housing Development Center (HDC)	Technical assistance with affordable housing development	Low- and moderate-income housing

Human Solutions, Inc.	Transitional housing, job training and rent assistance, advocacy	Low-income and homeless families
Metropolitan Service District (Metro)	Technical assistance for housing and transportation policy and planning, including planning for sustainable development	All incomes, with a special focus on affordable housing to households with income of 80% MFI and below, and housing located in town centers along mass transit

Organization / Agency	Product	Market Segment
Multnomah County Commission on Children, Families & Community	Anti-Poverty Framework, School-Age Policy Framework and the Early Childhood Framework	Very low-income (30% MFI and below) families
Multnomah County Department of County Human Services (DCHS)	Administration of federal, state and local service funds; direct social service delivery; contact for social service delivery, policy recommendations, coordination of County housing programs, housing development grants (Strategic Investment Program), sale/lease of surplus county properties for special needs and supportive special needs housing in Multnomah County; administration of community development funds, donation of tax-foreclosed properties, social service delivery grants	Services and/or supportive housing for low-income elderly, physically disabled, mentally ill, alcohol or drug addicted, and developmentally disabled <sup>2</sup> and /or homeless family shelters and transitional housing
Neighborhood Partnership Fund	Technical assistance to local nonprofit CDCs, administration of Bridges to Housing program	80% MFI and below; Bridges to Housing limited to high need homeless families who are high

		resource users
Network for Oregon Affordable Housing (NOAH)	Line of credit for working capital, bridge and construction loans; maintain preservation database and provides technical assistance on preservation of expiring use properties	Primarily below 80% MFI
Nonprofit Developers (CDCs)	Single- and multi-family housing, both homeownership and rental	Primarily below 80% MFI
Operation HOME	Strategies, support and technical assistance	Minority homeownership
Oregon Corporation for Affordable Housing (OCAH)	Housing production support and technical assistance, capital general for tax-credit purchase	Low-income
Oregon Opportunity Network (OregonON)	Affordable housing policy, technical assistance, advocacy for new resources	Low- and moderate-income housing and community development activities and training, statewide scope

Organization / Agency	Product	Market Segment
Portland Bureau of Development Services (BDS)	Regulatory oversight of building, housing and zoning codes	All

Portland Housing Advisory Commission	Portland-specific policy advice	All, with an emphasis on housing for households not served by the private marketplace
Portland Housing Bureau (PHB)	Contract administrator for federal loan and grant programs and tax increment financing, operating support to community nonprofit developers, leading policy initiatives, such as Operation HOME	Rental and homeownership, community development, homeless persons; serve households below 80% MFI; uses TIF affordable housing set-aside to fund 0-60% rental development and 0-100% homeownership programs
Portland Bureau of Planning and Sustainability (BPS)	Long range policy and Comprehensive Plan, Portland Plan, neighborhood and community planning, administration of tax abatement programs	All
Portland Development Commission (PDC)	Urban renewal agency, focusing on economic development activities	All
Portland Housing Center (PHC)	Information, education and counseling for prospective homeowners and renters, financial services products	Low- and moderate-income people
Portland Proposal Review and Project Advisory Committee	Economic Opportunity Initiative project selection and policy recommendations	Low-income people

<p>State of Oregon Department of Housing and Community Services (OHCS)</p>	<p>Permanent financing via bonds, gap funding via the Housing Trust Fund, Oregon Affordable Housing Tax Credits and Federal Low-Income Tax Credits; short-term financing for acquisition of preservation properties through the Oregon Housing Preservation Fund; administer federal stimulus programs including Neighborhood Stabilization and “Hardest Hit” program</p>	<p>Very low– and low-income rental and homeownership</p>
<p>Unlimited Choices</p>	<p>Rehab and repair of homes, tenant advocacy</p>	<p>People with a physical disability, people who qualify as low- and moderately low–income by HUD guidelines</p>

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

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

### **CITIZEN PARTICIPATION**

As required by federal regulations, a Citizen Participation Plan (CPP) describing the overall framework for public involvement was adopted by the participating jurisdictions in May 2005. The CPP was amended in May 2011. Further amendments have been proposed as part of this Consolidated Plan cycle. The revised Citizen Participation Plan is appended to this Plan in Appendix B, Citizen Participation Plan.

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

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

### **THE ROLE OF ADVISORY BOARDS**

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

Jurisdiction staff engages in an ongoing process of coordination and consultation so they can provide

these advisory bodies with historical information, policy options, and well-thought-out recommendations. Both Multnomah County and the City of Portland participate in the Coordinating Committee to End Homelessness, the group charged with overseeing Home Again, the Ten Year Plan to End Homelessness in Portland and Multnomah County, and making funding recommendations in the Continuum of Care process.

**THE PUBLIC PROCESS FOR THIS PLANNING CYCLE**

Date	Event
April 5, 2012	Multnomah County Hearing on One Year Action Plan 2012-2013
April 12, 2012	Public hearings on community needs for the 2012-2013 Action Plan
April 15, 2012	First draft of the 2012-2013 Action Plan Priorities and Strategies released to the public for 30-Day Comment Period. FY2012-2013 Action Plans for the City of Portland, Multnomah County and the City of Gresham also released.
April 18, 2012	Public hearing for the FY2011-2012 Action Plan for the City of Portland.
April 25, 2012	County-wide public hearing on the Principles and Priorities to guide the Plan, Federal Funding Oversight Committee presided.
May 1, 2012	City of Gresham Hearing on One Year Action Plan 2012-2013
May 10, 2012	Multnomah County Hearing on One Year Action Plan 2012-2013
May-June 2012	The City Councils of Portland and Gresham and the Multnomah County Board of Commissioners adopted the 2012-2013 Action Plan, the Fair Housing Plan, and the FY2012-2013 Action Plans.

## **MINORITY BUSINESS OUTREACH**

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

## **MONITORING**

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

## **CITY OF PORTLAND: CDBG, ESG, HOME AND HOPWA**

PHB provides monitoring for CDBG, ESG, HOME and HOWPA-funded projects. Monitoring activities may include program performance, fiscal accountability and regulatory compliance and may involve internal file review and/or on-site reviews. An objective of all internal file reviews and on-site reviews is to ensure that the City will meet the goals and objectives set forth in the Consolidated Plan. Program Managers select the projects to be site-monitored for program performance and regulatory compliance based on completion of internal file reviews. Program Managers work with fiscal staff to determine which projects will also receive a fiscal review, which generally fall into the following categories: projects which receive large amounts of City funding, projects which are administered by unsophisticated or inexperienced organizations, projects which appear to be having difficulties in meeting contract or program requirements, and projects which require more intensive technical assistance receive priority in establishing a monitoring schedule.

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

## **HOME**

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

## **ESG PERFORMANCE STANDARDS**

In establishing the coordinated Short Term Rent Assistance (STRA) program, the Coordinating Committee to End Homelessness (CCEH) developed two primary performance standards for short-term rent assistance activities under the Ten-Year Plan to End Homelessness (and subsequently within the Continuum of Care (CoC)):

1. Number of households placed or retained in permanent housing
2. Percentage of assisted households retaining permanent housing at 3, 6, and 12 months post-subsidy

Performance data are recorded by STRA providers in the regional HMIS and reported via the

standardized Shared Housing Assessment Report. Cumulative STRA program performance standards for housing retention are 90% of assisted households at 3 month post-subsidy, 80% at 6 months, and 70% at 12 months.

ESG activities will be evaluated using these existing performance standards. As HUD provides a detailed regulatory framework for implementation of the HEARTH Act via the Continuum of Care Interim Rule, PHB and the local CoC will collaborate to develop shared CoC and ESG program performance standards that align with community-level performance standards established through that regulatory framework.

## **MULTNOMAH COUNTY**

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

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

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

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

## **GRESHAM MONITORING**

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

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

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

- All contracts include provisions for providing written reports to the City on a regular basis. Delays in reporting may result in the City delaying payment of invoices until the required reports are provided.
- Periodically, the City sponsors an informal meeting for all public service and housing service providers to better coordinate service among agencies and to provide a forum for discussing mutual interests or concerns. Typically, a good portion of the meeting is spent discussing contractual requirements such as revisions to reporting forms or other HUD changes.
- For all housing projects for which the City provides funding for construction, the City assigns a building inspector to monitor the progress of the project in the field and to review all invoices for payment. Community Revitalization staff continue to monitor overall progress.
- The City of Gresham will complete an annual risk assessment of its CDBG sub-recipients. The purpose of this risk assessment is to identify which sub-recipients will require comprehensive monitoring during the program year. The risk assessment uses the following criteria to identify high-risk sub-recipients which will require comprehensive monitoring:
  - those who are new to CDBG programs and have never received CDBG funding previously;
  - those who have experienced turnover in key staff positions;
  - those with previous compliance or performance problems;
  - those carrying out high-risk activities; and
  - those undertaking multiple CDBG activities for the first time.

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

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

**(FOOTNOTES)**

<sup>1</sup> In 2012, the Median Family Income (MFI) for a four-person household in the Portland Metropolitan Statistical Area is \$73,000. The income of a four-person household at 80% MFI is \$58,400. The income of a four-person household at 50% MFI is \$36,500.

<sup>2</sup> Developmental disabilities is used in a broad sense to include a wide range of cognitive disabilities.

## Needs Assessment and Housing Market Analysis Updates

### Updated Analysis of Affordability for Low-Income Renters

The major challenge facing low-income renters in the Portland-Vancouver Metropolitan Service Area (MSA) was a continuing tightening of the market. The most noteworthy indication of this has been the extremely low rental housing vacancy rate which the U.S. Census Bureau places at 3.4%. Other realtor surveys<sup>1</sup> place apartment vacancy rates at just 2.5%. Low vacancy rates have led to increased rents and limited rental availability. Strains on the rental market affect all households but disproportionately affect extremely low-income households.

In 2012 the fair market rent (FMR) for a two bedroom apartment in the Portland-Vancouver MSA increased from \$839 to \$891. The general standard of affordability endorsed by HUD is that a unit is considered affordable if the cost of rent and utilities totals no more than 30% of the renter's income. Thus to afford rent at \$891, the hourly wage a worker would have to earn to meet the HUD standard of affordability rose from \$16.13 to \$16.70. This is 189% of the minimum wage (\$8.80 per hour).

The housing wage was created by the National Low Income Housing Coalition (NLIHC) to show the hourly wage needed to afford the FMR. Since 1998, NLIHC has been issuing an annual report, "Out of Reach" comparing wages to rents. The recently published Out of Reach 2012 illustrates the tremendous growth of renter households in the wake of the worst economic downturn since the Great Depression. The report finds that nationally, renter households have increased by nearly 4 million between 2005 and 2012. This increase has created "the perfect storm of growing need and rising costs, and illustrates why it is more important than ever that we provide a supply of affordable rental homes at the scale that families require in the places that need them<sup>2</sup>."

In the Portland-Vancouver Metropolitan Service Area, the supply of affordable housing is inadequate to address the growing needs of low-income renters. Metro's recent Regional Inventory of Regulated Affordable Housing places the current four-county inventory of regulated affordable housing at 38,089 units. This constitutes 4.5 percent of the total housing stock (861,640 total housing units the four-county area<sup>3</sup>). There are currently 15,039 Housing Choice Vouchers (Section 8 Vouchers) in use in the four-county area.

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<sup>1</sup> National Association of Realtors

<sup>2</sup> National Low Income Housing Coalition, Out of Reach 2012.

<sup>3</sup> Metro, 2011 Regional Inventory of Regulated Affordable Housing

Table 1. Regulated Affordable Housing by County (2011)<sup>4</sup>

County	Number of Sites	Total Units	Unregulated Units	Regulated Units	Share of four-county regulated units	Total Housing Stock (2010 Census)	Regulated units as share of total housing stock
Clackamas	285	3,735	16	3,719	9.6%	156,945	2.4%
Clark	150	5,975	769	5206	13.4%	167,413	3.1%
Multnomah	783	24,333	1,338	22,990	59.1%	324,832	7.1%
Washington	256	7,030	40	6,975	17.9%	212,450	3.3%
	<b>1,474</b>	<b>41,073</b>	<b>2,163</b>	<b>38,890</b>		<b>861,140</b>	<b>4.5%</b>

In Multnomah County alone, HUD estimates there are 85,290 low-income renter households<sup>5</sup>. Thirty-five thousand of these households are estimated to be extremely low-income (ELI) renters. This means that for every 100 ELI household in Multnomah County in search of an apartment, there are roughly 50 apartments available. We estimate that an additional 11,500 rental units are needed to overcome this shortage.

Table 2 shows a snapshot from Metro's Regional Housing Inventory of the number of vouchers in each of the four counties. Voucher numbers are not added to the total inventory of affordable units as in many cases vouchers are used in regulated affordable units (not increasing the total affordable inventory available).

Table 2: Snapshot of Housing Choice Vouchers by County (2011)

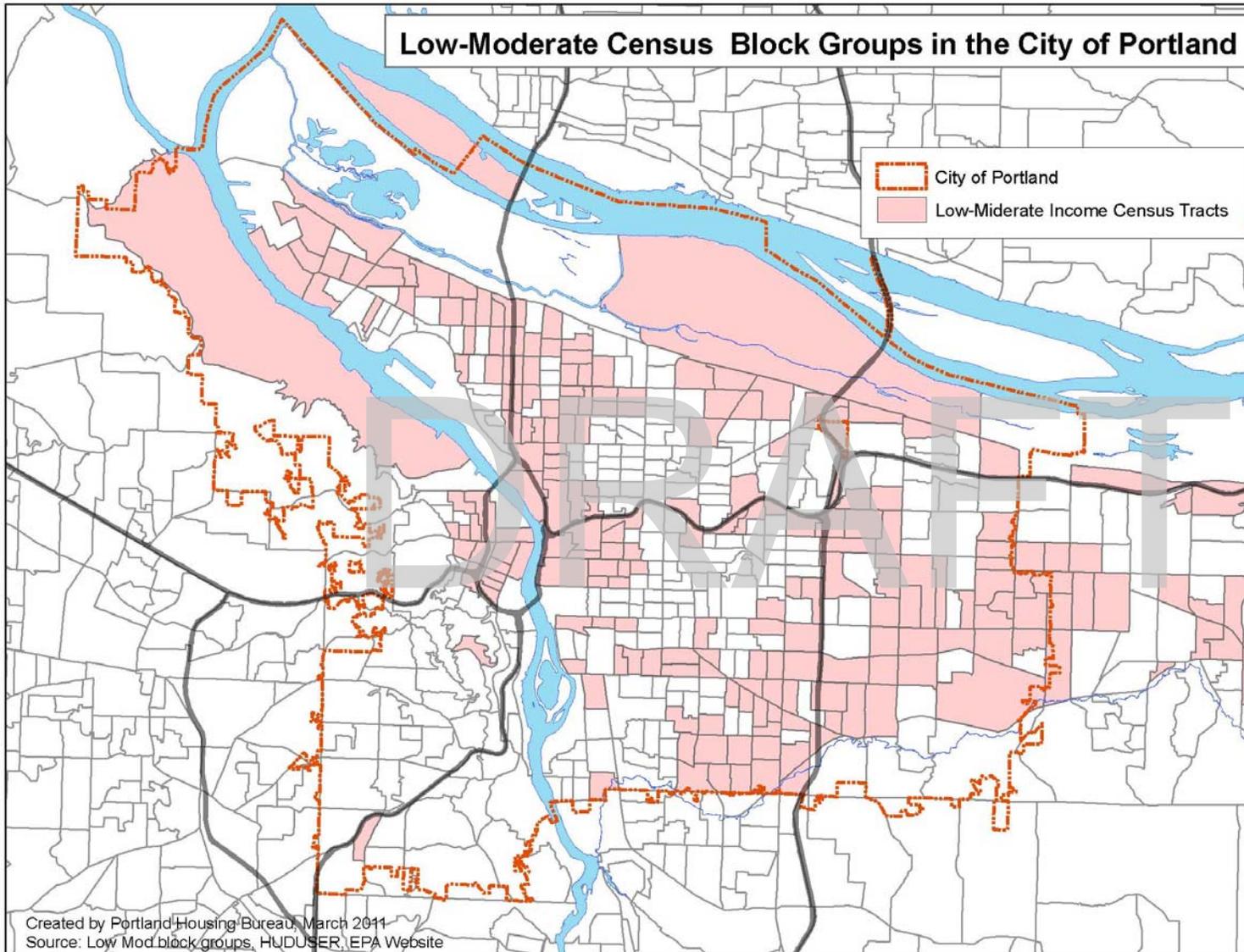
County	Number of Housing Choice Vouchers (Snapshot)
Clackamas	1,569
Clark	2,523
Multnomah	8,510
Washington	2,437
<b>Total</b>	<b>15,039</b>

<sup>4</sup> 2011 Regional Inventory of Regulated Affordable Housing

<sup>5</sup> HUD 2009 Consolidated Planning CHAS data

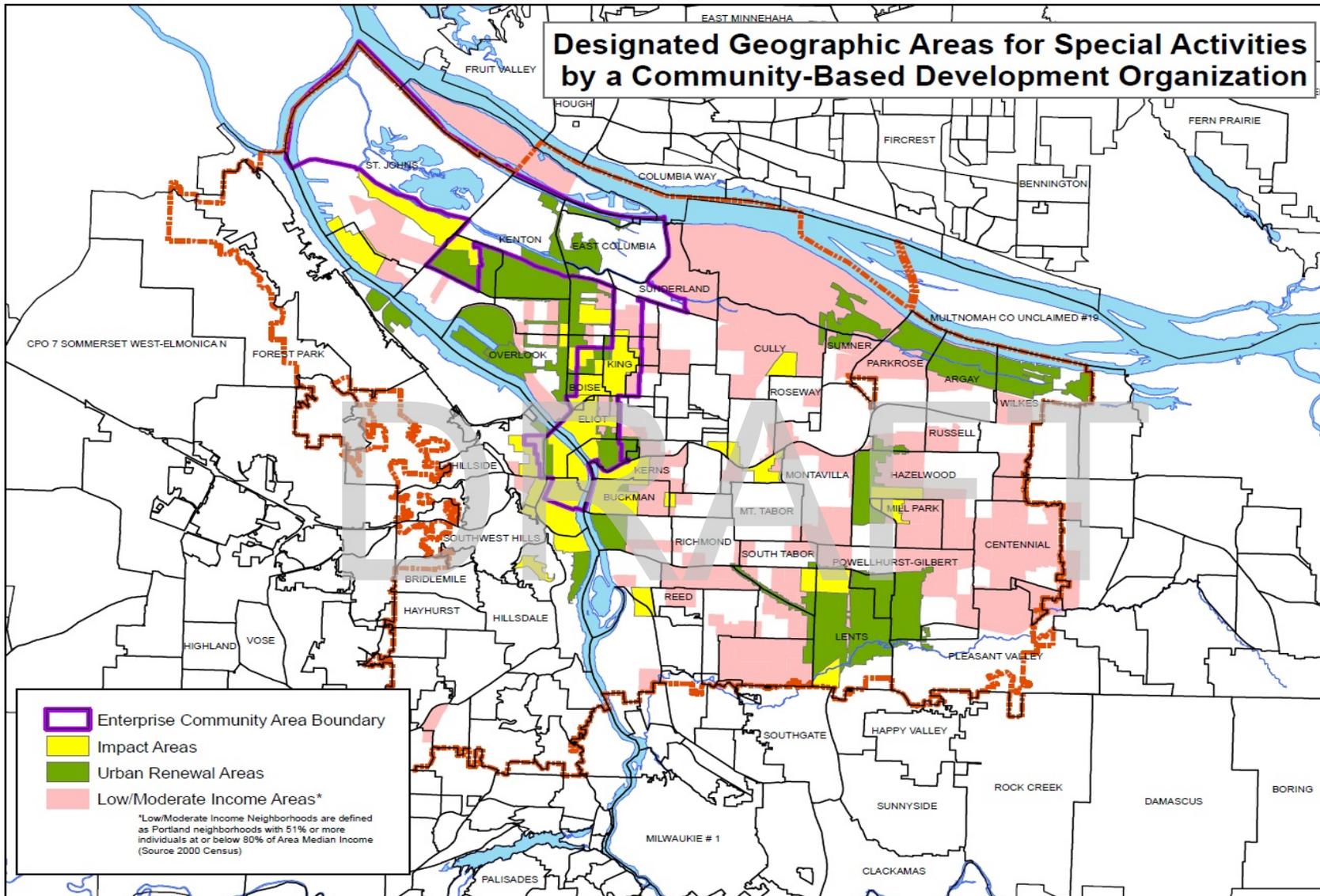
Multnomah County's low-income census tracts are depicted in Map 1. The majority of the jurisdictions' federal resources are dedicated toward serving low-income households and individuals.

**Map 1.**



Map 2 illustrates designated areas for special activities by a Community-Based Development Organization.

Map 2.



Created by City of Portland, Portland Housing Bureau May 2011

Concentrations of ethnic groups based by census tracts have been depicted in the following maps 3 - 6. A concentration is defined as any tract having a greater ethnic population than twice the County average. As noted in prior analysis, there are fewer tracts with concentrations of African-Americans than in 2000.

Maps 3-6 are based on 2010 Census data, and contain an acknowledged undercount of communities of color. To address these undercounts the Coalition of Communities of Color(CoCC) and Portland State University (PSU) have conducted research to establish more accurate numbers through “community-validated population counts.”<sup>6</sup> The CoCC and PSU have administered counts in the following communities: African American, Native American, Latino, Asian and Pacific Islander, African immigrants and refugee, and Slavic.

Table 3 summarizes the size of the undercount of each community.

Table 3: Community Verified Undercounts<sup>6</sup>

<b>Community</b>	<b>Percentage Undercount</b>
Native American	47.2%
Latino	12.2%
Asian & Pacific Islander	6.5%
Slavic	31.6%
African American	18%
African Immigrant & Refugee	64.7%

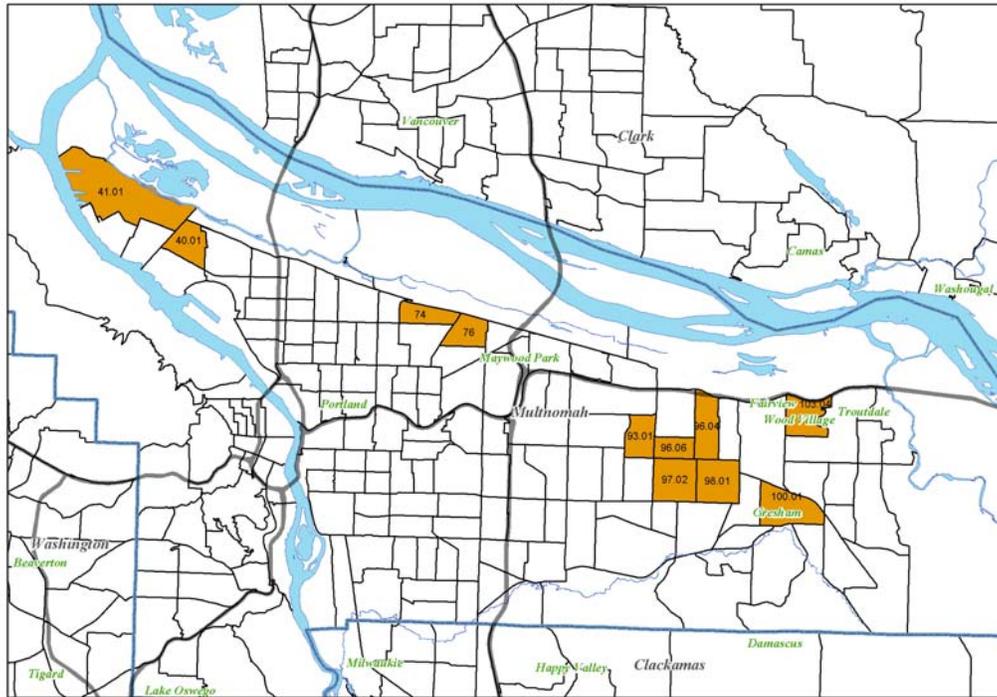
The CoCC and PSU have published a series of “Unsettling Profile” reports that contains the details of the method used to establish the undercount for each community.

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<sup>6</sup> Ann Curry-Stevens, Summary of Undercount Issues & Introducing “Community Validated Population Counts” in Multnomah County, March 2, 2012

**Map 3 : Concentrations of Hispanic Americans in Multnomah County, 2010**

**Concentrations of Hispanic/Latino Americans  
in Multnomah County, 2010**



**Map 4 : Concentrations of Asian Americans in Multnomah County, 2010**

**Concentrations of Asian Americans  
in Multnomah County, 2010**





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

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

**Instructions:**

Ending chronic homelessness continues to be a HUD priority. CoCs can do this by creating new permanent housing beds that are specifically designated for this population. In the FY2010 NOFA, chronically homeless persons were defined as an unaccompanied homeless individual with a disabling condition, or a family where at least one adult member had a disabling condition, who has either been continuously homeless for at least a year OR has had at least four episodes of homelessness in the past three (3) years.

CoCs are to describe the short-term and long-term plans for creating new permanent housing beds for chronically homeless persons who meet the definition of chronically homeless. CoCs will also indicate the current number of permanent housing beds designated for chronically homeless persons. This number should match the number of beds reported in the FY2011 Housing Inventory Count (HIC) and enter into the Homeless Data Exchange (HDX). CoCs will then enter the number of permanent housing beds expected to be in place in 12 months, 5 years, and 10 years. These future estimates should be based on the definition of chronically homeless.

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

- How many permanent housing beds are currently in place for chronically homeless persons?** 595
- In 12 months, how many permanent housing beds designated for chronically homeless persons are planned and will be available for occupancy?** 735
- In 5 years, how many permanent housing beds designated for chronically homeless persons are planned and will be available for occupancy?** 1,600
- In 10 years, how many permanent housing beds designated for chronically homeless persons are planned and will be available for occupancy?** 2,000

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

The City, County, and Home Forward (the new name for the Housing Authority of Portland) collaborate extensively with community stakeholders on an ambitious affordable housing agenda, including units set aside for chronically homeless persons. The 10-Year Plan goal to create 1,600 new permanent supportive housing units for chronically homeless individuals is also included in the community's Consolidated Plan. The City Council and County Commission endorsed this goal and committed staff resources to achieve it. Hundreds of units (40% of goal) have opened or are in the multi-year development process. Within the next twelve months, at least two new projects will come online, adding approximately 140 new units of PSH for chronically homeless individuals.

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

The City, County, and Home Forward will continue to collaborate extensively with community stakeholders on the affordable housing agenda, including units specifically set aside for chronically homeless persons. The City will continue to staff the work of the CoC planning group, including convening stakeholders when permanent supportive housing (PSH) funding opportunities are announced. Hundreds of PSH units for chronically homeless persons have already opened or are in the multi-year development process. A signature project, the Bud Clark Commons, opened in June 2011 and includes 130 PSH units devoted 100% for chronically homeless. If chronic homelessness is not ended by 2015, the City, County and Housing Authority will work to increase the supply of permanent supportive housing through partnerships with the Veterans Administration, County Health Department, State Offices of Housing & Human Services and other public and private entities.

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

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

**Instructions:**

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

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

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

**What is the current percentage of participants remaining in CoC-funded permanent housing projects for at least six months?** 84

**In 12 months, what percentage of participants will have remained in CoC-funded permanent housing projects for at least six months?** 80

**In 5 years, what percentage of participants will have remained in CoC-funded permanent housing projects for at least six months?** 80

**In 10 years, what percentage of participants will have remained in CoC-funded permanent housing projects for at least six months?** 80

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

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

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

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

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

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

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

**Instructions:**

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

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

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

**What is the current percentage of participants in CoC-funded transitional housing projects will have moved to permanent housing?** 76

**In 12 months, what percentage of participants in CoC-funded transitional housing projects will have moved to permanent housing?** 73

**In 5 years, what percentage of participants in CoC-funded transitional housing projects will have moved to permanent housing?** 75

**In 10 years, what percentage of participants in CoC-funded transitional housing projects will have moved to permanent housing?** 77

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

The local CoC focuses heavily on permanent housing placement and retention, with many of our SHP-funded transitional housing units allowing households to "transition in place." Programs assist households to find scattered-site units and provide up to two years of assistance to support housing retention. Households then either transition to a permanent subsidy or have increased household income to continue paying rent on their own. The CoC's success with this strategy is dependent upon available permanent housing and employment. In the coming year, we expect high unemployment and a tighter rental housing market may make continued high performance more challenging. The CoC will continue to collaborate with community stakeholders on affordable housing goals, including units set aside for homeless households. If the percentage begins to more significantly decrease over time, the CoC will evaluate causes and take steps to correct it.

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

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

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

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

**Instructions:**

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

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

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

**What is the current percentage of participants in all CoC-funded projects that are employed at program exit?** 22

**In 12 months, what percentage of participants in all CoC-funded projects will be employed at program exit?** 23

**In 5 years, what percentage of participants in all CoC-funded projects will be employed at program exit?** 24

**In 10 years, what percentage of participants in all CoC-funded projects will be employed at program exit?** 25

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

Our 10-Year Plan includes goals regarding increasing economic opportunity for homeless persons. In recent years, the CoC has set specific numeric goals on numbers of homeless persons to receive job training as well as numbers of homeless persons employed. One SHP project, Central City Concern's Employment Recovery Project, focuses on connecting adults with jobs at program exit. The local Economic Opportunity Initiative increases job training and placement, including supported employment programs. Home Forward (the new name for the Housing Authority of Portland), currently uses its Moving to Work status and strong relationships with Multnomah County-funded anti-poverty providers and the local Workforce Investment Board to leverage flexible housing assistance with assertive engagement and job training and placement activities. The Portland EMSA recently received a HOPWA SPNS grant to replicate this work among people living with HIV/AIDS. The CoC will continue these promising initiatives.

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

Oregon still experiences higher-than-national-average unemployment rates, with little job growth projected until 2012. The local job market will be tighter than ever. People with special needs or with inconsistent employment histories will continue to be especially challenged. In this context, the work of the local Economic Opportunity Initiative will be increasingly important. This initiative is integrated into the work of the City's broader economic development commission, ensuring that the focus on employment opportunities for homeless individuals will be reflected in the broader economic development agenda. The CoC will continue to support existing successful employment programs and work to increase capacity not just for recently employed persons, but especially for those who need supported employment opportunities. Similarly, the CoC will look to expand upon successful pilots integrating mainstream employment resources through the local Workforce Investment Board.

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

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

##### Instructions:

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

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

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

**What is the current total number of homeless households with children as reported on the most recent point-in-time count?** 537

**In 12 months, what will be the total number of homeless households with children?** 520

**In 5 years, what will be the total number of homeless households with children?** 200

**In 10 years, what will be the total number of homeless households with children?** 0

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

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

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

When possible, we will expand successful prevention and rapid re-housing programs like the Short Term Rent Assistance program. We will continue the Rapid Re-Housing demonstration program through renewable funding. Two new permanent housing bonus projects proposed in this application will add nearly 30 units of flexible PSH for families, helping us achieve the community's 10-Year Plan goal to create 600 new PSH units for homeless families with special needs. The creation of this new PSH for families will significantly reduce the number of homeless families by 2015. The City, County, and Home Forward will continue to work together with other partners to increase the supply of permanent housing for families, including PSH, through partnerships with the VA, County Health Department, State and more. We expect these efforts to align with increased federal resources and system alignment anticipated in the new Federal Strategic Plan to End Homelessness.

## 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.*

## 2011-2016 Consolidated Plan Priorities

- 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

## 2011-2016 Consolidated Plan Priorities

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

## 2011-2016 Consolidated Plan Priorities

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:

## 2011-2016 Consolidated Plan Priorities

- 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.**

## **City of Portland Strategy**

### **Homeowner Access & Retention: Homebuyer & Foreclosure Programs**

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

#### **HOMEBUYER & Foreclosure Education & Counseling PROGRAM NEEDS**

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

#### **HOMEBUYER & Foreclosure Education & Counseling PROGRAM DESCRIPTION**

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

#### **PROGRAM TOOLS**

- Homebuyer education and counseling, including an overview of the home-buying process, financial literacy tools, credit counseling and foreclosure-prevention; introduction to the range of available loan products, including both private-market loan products and publicly subsidized loan products; and information about the availability of direct and indirect forms of financial assistance;
- Foreclosure prevention counseling;
- Minority homebuyer fairs directed to the African American, Latino, Native American, Asian/Pacific Islander, and immigrant communities.

#### **PROGRAM SELECTION**

PHB will select contractors to carry out homebuyer & foreclosure education & counseling programs through competitive Request for Proposals, or renewal of performing contracts.

#### **PROGRAM PARTICIPANTS**

- Prospective homebuyers with household incomes at or below 80 percent Median Family Income (MFI) are eligible to receive homebuyer services. PHB's education, counseling and outreach programs emphasize serving households from minority communities.
- PHB will undertake affirmative outreach efforts to increase the participation of people from historically underserved populations.
- PHB will continue efforts to reach residents of public housing, low income households, people of color, and other historically underrepresented populations with information about homebuyer and foreclosure education & counseling activities by encouraging our partners to share our program information through community bulletin boards, newsletters, fliers, community meetings and other forms of communication.
- PHB will continue efforts to reach residents of manufactured housing and mobile home parks.

### **POTENTIAL BARRIERS**

Affordability: although housing prices and interest rates have dropped significantly since 2008, homes are still more than low- and median-income households can afford. This Homebuyer and Foreclosure Education and Counseling strategy will refer homebuyers to available sources of publicly-funded financial assistance and other direct and indirect subsidies to reduce the cost of homeownership. Currently, the City's sources for direct financial assistance are limited to tax increment funding, available only in urban renewal areas, and small amounts of NSP and CDBG funds.

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

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

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

### **PARTNER AGENCIES AND ORGANIZATIONS**

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

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

### **COMMUNITY PARTNERS**

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

### **COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

Some urban renewal areas have funding available to directly assist homebuyers. The City of Portland and Multnomah County offer several limited term tax exemption programs for new construction. The City of Portland offers some SDC waivers. The City of Portland offers a federal Mortgage Credit Certificate reduction program. Information about all of these programs may be found at: [Homeownership](#)

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

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

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

### **THE NEIGHBORHOOD STABILIZATION PROGRAM**

Oregon Housing & Community Development designated the City of Portland as a guaranteed sub-recipient of the Neighborhood Stabilization Program 1 (NSP1). The city formed a consortium with Multnomah County, and with the help of its community partners provided

financial assistance to first-time home buyers earning up to 120 percent of MFI, funded acquisition, rehabilitation and redevelopment of foreclosed properties for new homeowner households at or below 80 percent MFI.

With NSP3, the third round of NSP funding, the State of Oregon awarded the City funding to spend on financial assistance and the acquisition and rehab of homes for first time homebuyers.

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

The Homebuyer Program provides services throughout the City of Portland but target-markets its services to historically underserved populations through its work with its community based non-profit partners. Note that NSP funding to homebuyers, including direct financial assistance, is available only in specific state-designated target areas of the city. The City funds additional direct financial assistance but it is only available in urban renewal areas and uses no federal monies.

**MONITORING**

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

## **City of Portland Strategy**

### **HOUSING ACCESS & STABILIZATION: PREVENTION & RAPID RE-HOUSING**

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

#### **HOMELESSNESS PREVENTION AND RAPID REHOUSING NEEDS**

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

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

One of the key factors behind the increase in homelessness is housing cost burden, or “rent burden.”

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

A recent evaluation of the Short Term Rent Assistance (STRA) Program, administered by the Housing Authority of Portland, supports the need for short-term rent assistance. Every agency that administers STRA funds exhausts its funds shortly after receiving them, and continues to turn away households requiring assistance.

#### **HOMELESSNESS PREVENTION AND RENT ASSISTANCE DESCRIPTION**

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

Funding covers expenses such as move-in and move-out; first and last month’s rent and security deposits; short- and medium-term monthly rent and/or utility assistance (full or partial,

including such costs in arrears); and other related expenses. Funds may not be used to subsidize other rental assistance programs such as Section 8.

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

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

### **PROGRAM TOOLS**

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

### **PROJECT SELECTION**

Home Forward (the new name for the Housing Authority of Portland) administers the Short Term Rent Assistance Program (STRA). At the time STRA was created, Home Forward held a competitive RFQ/RFP procurement process to identify the provider agencies that would distribute the funds to households in need. Home Forward selected 19 agencies. Home Forward is currently conducting a new RFP in to select provider agencies for a five-year period beginning in July 2012.

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

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

### **PROGRAM ELIGIBILITY**

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

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

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

- Homeless or at risk of homelessness

The Emergency Solutions Grant (ESG) Interim Rule includes additional, more stringent limitations on eligible activities, recipients, and units. Draft FY2012-13 policies and procedures for rapid re-housing assistance responsive to this interim rule are attached as Exhibit A, and will apply only to the administration of ESG funds within this strategy.

#### **POTENTIAL BARRIERS**

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

#### **PARTNER AGENCIES AND ORGANIZATIONS**

Home Forward: administers STRA, a tenant-based short-term rent assistance program

Multnomah County Human Services: partner in STRA

City of Gresham: partner in STRA

Many community-based non-profit agencies currently participate in STRA, providing shallow rent assistance, move-in costs, security deposits, and other flexible financial assistance to support households at or below 50 % MFI in permanent housing.

#### **COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

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

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

Prevention and Rapid Rehousing services are available county-wide.

#### **MONITORING**

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

## Exhibit A – Draft Written Standards for Provision of ESG Assistance

- ✓ **Eligible Participants:** Household must be homeless as defined below, and lack the financial resources and support networks needed to obtain immediate housing or remain in existing housing without ESG assistance. Household needs to be at or below 30% AMI, must be recertified annually, and must meet with a case manager not less than once per month while receiving assistance.
- ✓ **Eligible Expenses:** ESG can be used to provide rent assistance, rent arrears, application and move-in fees, utility assistance, utility arrears, security and utility deposits, last month's rent, moving costs and limited storage. ESG may be used to pay application fees and move-in fees if they are directly related to obtaining housing for eligible ESG participants and they are required by the landlord as a condition of occupancy.
- ✓ **Term and Level of Assistance:** Rent and utilities-up to 24 months in any 3-year period; rent and utility arrears-up to 6 months which counts against the total limit of 24 months; storage is limited to 3 months; deposits are limited to two months' rent. Within these limits, agencies have broad discretion to determine the type, amount, and duration of assistance to any specific households. Such determinations should be based in collaborative assessment of household needs and reflective of household's permanent housing stability plan and STRA system-wide housing retention goals.
- ✓ **Eligible Units:** Unit must be rent reasonable and rent cannot exceed the Fair Market Rent. The property owner must enter into a lease with the tenant *and* a rental assistance agreement with Home Forward. Unit must meet minimum habitability standards. The unit must pass a lead-based paint visual assessment if the unit was built before 1978 and there's a child under 6 and/or a pregnant female in the household. STRA agencies cannot conduct initial eligibility assessments for households that later reside in ESG-assisted housing owned by the STRA agency.
- ✓ **Billing:** Monthly, agency should bill Home Forward using a Reimbursement Request form provided by Home Forward. Bills should be submitted by the 15<sup>th</sup> of the month. All bills within a quarter must be submitted by 15 days after the quarter ends or your agency may not be reimbursed for those billings.
- ✓ **Monitoring:** All agencies will be monitored during the 2012-2013 fiscal year. The following will be reviewed:
  - Required documents in client files
  - If your agency is using internal staff to complete inspections and lead visual assessment, staff qualifications will be checked

## 1. **Client Eligibility**

- **Rapid Rehousing**

- Initial consultation must be conducted
- Household income must be at or below 30% Area Median Income
- HH must be homeless and have assessment that concludes the household lacks the financial resources and support networks needed to obtain immediate housing or remain in existing housing
- For purposes of eligibility for ESG Rapid Re-housing assistance, “Homeless” means:
  - (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
    - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
    - (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
    - (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
- Beyond these eligibility restrictions, agencies may retain broad discretion for determining which eligible client households to serve with ESG resources. Such decisions should be made in compliance with written agency policy and procedure, fair housing law and the STRA program’s “no wrong door” policy. Decisions should also reflect the agency’s stated target populations and service levels described in their STRA program application and contract, and should be made in consideration of other available resources within and external to the agency to serve eligible households. In general, the documentation burden associated with ESG funds is such that agencies may wish to reserve these resources for households that are likely to require longer periods of medium-term rent assistance.

- **Eligibility checks for Households**

Beginning in January 2014, STRA agencies must conduct the following eligibility checks:

ESG limits households to 24 months of rent and 24 months of utility assistance in any three-year period. Additionally, ESG limits rent and utility arrears to 6 months of assistance. In order to make sure a household does not exceed these limits, new ESG clients will require an eligibility check with the Portland Housing Bureau if the household has received rent or utility assistance from another STRA agency in the previous 18-months.

When a new household comes to your agency and you are screening them for eligibility, you must ask the household if they have received rent or utility assistance from any other agency/organization in the last 18 months.

If they have not, you don't need to do anything more. If they say they have, contact Hunter at the Portland Housing Bureau. He will check ServicePoint to see if the household has been served by another agency with ESG funds and if they have remaining ESG eligibility. Hunter's phone number is (503) 823-2381. If you cannot reach Hunter, call Wendy Smith.

Please begin checking eligibility only from January 1, 2014, forward. Prior to that point, it is not necessary.

Remember, this eligibility check is only required if the household has received rent or utility assistance from another agency in the last 18 months. It is not required for all households.

- **Housing stability case management**
  - While providing ESG rapid re-housing assistance to a household, you must require the household to meet with a case manager not less than once per month to assist the household in ensuring long-term housing stability; and
  - Develop a plan to assist the household to retain permanent housing after the ESG rent assistance ends
  - The plan should address client-level needs for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers
  
- **Recertification**
  - Recertification is required no less than annually. You may choose to recertify the prior to the end of the first year of the assistance as long as the client is recertified at least annually.
  - At recertification,
    - Complete all supporting documentation [forms currently under development]
    - Document ongoing barriers to stable housing (you do not need to get third party documentation)
  - Please note that in situations where there is a break in assistance, the household must be re-evaluated as if they were going through an initial consultation

Information Required

Documentation

Proof of Initial Consultation	[All required documentation currently under development]
Income Documentation	
Assessment concluding household lacks financial resources and support networks needed to obtain or remain in housing	
Documentation of homelessness	
Release of Information	
Proof of eligibility re-certification at least annually	
Documentation of housing stability case management and permanent housing plan	
Other required documents	

## 2. Eligible Services

- **Rental assistance**
  - Guidelines regarding rent payment
    - Agencies can pay up to 24 months of rent payments in a 3-year period
    - “Last month’s rent” – if paid as part of an initial deposit - is a separate eligible service (see below), *not* Rental Assistance.
    - Up to 6 months of the 24 month limit can be rent arrears if the payment is necessary to enable the program participant(s) to move in to an eligible rental unit.
      - ESG funds may be used to pay for late fees associated with rent or utility arrears, as long as the payment enables the program participant become re-housed. However, ESG funds may not be used to pay for damage costs incurred by the tenant.
    - Two levels of rent assistance:  
Short Term: 1-3 months  
Medium Term: 4-18 months
    - No mortgages can be paid
  - General information regarding rental assistance
    - Rental assistance cannot exceed the actual cost of rent which must be in compliance with rent reasonable standards and cannot exceed the Fair Market Rent
    - For the purposes of ESG, the payment becomes arrears when it is paid after the month for which it is due. If you are providing rental assistance on April 15<sup>th</sup> for April rent, the service type is rent even if the rent was due on April 1<sup>st</sup>. If you are providing rental assistance on May 2<sup>nd</sup> for April rent, then the service type would be rental arrears. Rent arrears assistance should always be in one month increments rounding up in the event that you are only paying a partial month of rent arrears.
    - In order to pay rent arrears, the agency must have the signed lease of the unit where the arrears were incurred and must make sure the rent meets the rent reasonable and Fair Market Rent requirements.

- Agency can pay 100% of rent costs or can choose to pay graduated or declining amounts. Similarly, agency can provide up to the maximum number of months of assistance or may choose to provide fewer months. Such decisions should be made in collaboration with the assisted household and reflective of assessed needs and the household’s permanent housing stability plan. Agencies are strongly encouraged to work actively and collaboratively with assisted households to determine the least amount of assistance necessary to maintain housing stability and provide only that level of support.
  - Client/household must have a signed lease/rental agreement in place
    - Not all adult household members must be on the lease. However, the head of household must be on the lease, and all household members must be included in eligibility determinations.
    - All household members on the lease must be screened for eligibility even if unrelated.
  - If the lease expires, it must have a clause addressing the continuance of the agreement to a month to month arrangement. If the lease doesn’t contain such a clause, in order to confirm that the automatic renewal is current and still in place, agency staff must request either a current lease or a statement from the landlord confirming that the lease and automatic renewal remain in force.
  - The property owner must enter into a Rental Assistance Agreement with Home Forward (See [document currently under development]).
  - Payments must be made to a third party but cannot be paid to collection agencies or other third-party debt collectors
  - Agencies CANNOT use ESG to pay the current tenant portion of subsidized rent. However, ESG CAN be used to pay rental arrears of the tenant portion of subsidized rent.
  - Other than late fees associated with arrears, late fees cannot be paid with ESG funds
  - ESG funds cannot be used to pay for damages to a unit
- Unit Requirements
- Must pass rent reasonable test (See [document currently under development] for instructions and calculation worksheet)
  - Rent cannot exceed the Fair Market Rent. Rent includes monthly rent, any fees required for occupancy under the lease (other than late fees or pet fees), and, if the tenant pays separately for utilities, the monthly utility allowance (See [document currently under development] for instructions and calculation worksheet)
  - Must pass lead based paint visual assessment if unit was built before 1978 and there’s a child under the age of 6 and/or a pregnant female in the household (See [document currently under development])
  - Must meet habitability standards (See [document currently under development]).
  - Note: If Home Forward inspects the unit, the Home Forward inspector will do both the lead-based paint visual assessment and check the habitability standards.
  - A habitability standards check and/or the lead-based paint assessment must be completed annually. If Home Forward inspects the unit, the unit must be inspected annually.
  - STRA agencies cannot conduct initial ESG eligibility assessments for households that later reside in ESG-assisted housing owned by the STRA agency.

Information Required

Documentation

Written Rental Agreement / Lease	[All required documentation currently under development]
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Rental Assistance Agreement between property owner and Home Forward	
Documentation that unit is rent reasonable	
Documentation that rent does not exceed Fair Market Rent	
Lead-based paint statement of disclosure	
Lead-based paint statement of receipt	
Proof unit has passed lead-based paint visual assessment if the unit was built before 1978 and there's a child under age 6 and/or a pregnant female in the unit	
Proof unit meets habitability standards if your agency has placed the household into a new unit	
If Home Forward is doing the inspection, proof the unit passes inspection	
Client assistance information	

- **Utility Assistance**

- Households can receive up to 24 months of utility payments in a 3-year period.
- Up to 6 months of the 24 month limit can be utility arrears. For the purposes of ESG, the payment becomes arrears when it is paid after the month for which it is due. Utility arrears assistance should always be in one month increments rounding up in the event that you are only paying a partial month of utility arrears.
- In order to pay utility arrears your agency should have the following: utility bill(s), proof that the ESG applicant is responsible for the utility payments, and the length of time the utility payment covers.
- If a household is determined eligible for ESG rental assistance, it is appropriate to identify an assistance plan that includes payment of both rent and utilities-even in the absence of a utility shut off notice. Agency staff should include documentation in the case file (case notes are fine) why payment of the utilities is necessary (for instance the household has no resources to pay utilities and/or any existing income must be used for other household needs such as food) and how it will help to achieve the goal of stabilizing the household.
- Eligible utilities include gas, electric, water, sewage. Garbage and other heating utilities are not eligible.
- If ESG funds are used to pay utilities during a month, more than one utility can be paid (for instance the agency could pay both water and electricity if the household was eligible for both and each was paid with ESG funds only). When determining the "month" of the bill, use the billing cycle dates as the month-you don't have to use a calendar year month.

- Payments must be made to a third party but cannot be paid to collection agencies or other third-party debt collectors
- Program participant or a member of his/her household must have an account with a utility company or proof of responsibility in his/her name to make utility payments (such as cancelled checks or receipts in his/her name from a utility company)
- Agencies can pay late fees and reconnection fees associated with utility arrears

Information Required

Documentation

Proof of utility payment responsibility	Copies of bills, cancelled checks, receipts in his/her name from a utility company; shut-off notice and lease for utility only assistance.
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- **Application and Move-in Fees, Last Month’s Rent, and Security and Utility Deposits**

- Agencies can pay application and move-in fees as long as they are directly related to obtaining housing for eligible ESG program participants and they are required by the landlord as a condition of occupancy.
- If last month’s rent is required up-front as a condition of occupancy, it may be paid as this type of eligible service – it is not Rent Assistance.
- Security and utility deposits can be paid on behalf of households moving into either subsidized or unsubsidized housing
- Payments must be made to a third party

Information Required

Documentation

Client assistance information	Supporting documents for client assistance amounts and dates of service such as copies of check requests or copies of Home Forward forms or receipts
Documentation that application and move-in fees are required as a condition of occupancy	Written and signed rental agreement or other written documentation of fee requirement

- **Moving Cost Assistance**

- Truck rental
- Hiring a moving company
- Short-term storage fees for a maximum of 3 months or until the program participant is in housing, whichever is shorter. Payment of temporary storage fees in arrears is not eligible.
- Moving costs are eligible for ESG payment only if they are accrued *after* the household begins receiving case management services and *before* the household moves into permanent housing.

Information Required

Documentation

Services procured	Bills from rental company and/or storage unit
Client assistance information	Supporting documents for client assistance amounts and dates of service such as copies of check requests or copies of Home Forward forms or receipts

**3. Terminations**

Agencies may terminate the assistance of a program participant who violates program requirements. Agencies may resume assistance to a program participant whose assistance was previously terminated. Agencies must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases. In terminating assistance to a program participant, the agency must provide a formal process that recognizes the rights of individuals receiving assistance. This process must, at a minimum, consist of the following:

- Written notice to the program participant containing a clear statement of the reasons for termination;
- A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
- Prompt written notice of the final decision to the program participant.

**4. How to Access ESG funds**

- Document that client/household is eligible, using the guidelines above.
- Document that unit is eligible, obtain documentation of lease and rental assistance agreement and arrange for your agency to make payment
- Agency issues check to landlord, utility company or other eligible institution. Checks may not be written directly to the client/household.
- Monthly, agency should bill Home Forward using a Reimbursement Request form provided by Home Forward. Bills should be submitted by the 15<sup>th</sup> of the month. All bills within a quarter must be submitted by 15 days after the quarter ends or your agency may not be reimbursed for those billings.

**5. Ensure client file includes all of the following:**

Proof of Initial Consultation	[All required documentation currently under development]
Income Documentation	

Assessment concluding household lacks financial resources and support networks needed to obtain or remain in housing	
Documentation of homelessness	
Release of Information	
Proof of eligibility re-certification at least annually	
Documentation of housing stability case management and permanent housing plan	
Client assistance information	
Other required documents	
<b>For Rental Assistance:</b>	
Written Rental Agreement / Lease	[All required documentation currently under development]
Rental Assistance Agreement between property owner and Home Forward	
Documentation that unit is rent reasonable	
Documentation that rent does not exceed Fair Market Rent	
Lead-based paint statement of disclosure	
Lead-based paint statement of receipt	
Proof unit has passed lead-based paint visual assessment if the unit was built before 1978 and there's a child under age 6 and/or a pregnant female in the unit	
Proof unit meets habitability standards if your agency has placed the household into a new unit	
If Home Forward is doing the inspection, proof the unit passes inspection	

<b>For Application and Move-in Fees, Last Month's Rent, and Security and Utility Deposits</b>	
Documentation that application and move-in fees are required as a condition of occupancy	[All required documentation currently under development]
<b>For Utility Assistance:</b>	
Proof of utility payment responsibility	[All required documentation currently under development]
<b>For Moving Cost Assistance:</b>	
Services procured	[All required documentation currently under development]

## City of Portland Strategy

### Housing Access & Stabilization: Access & Stabilization Services

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

#### GENERAL HOUSING SERVICES NEEDS

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

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

#### Specific Need for Benefits Eligibility Services

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

#### Specific Need for Fair Housing Services

The most recent Analysis of Impediments to Fair Housing (AI) was completed in 2011. An Executive Summary is included on Page 90 of this *Plan*. The full text of the AI and exhibits is available on line at [www.portlandonline.com/phb/fairhousing](http://www.portlandonline.com/phb/fairhousing).

#### Specific Need for Access, Placement & Retention Services

On average, 3,500 searches for housing are completed each week on [www.housingconnections.org](http://www.housingconnections.org), illustrating the demand for an affordable housing locator.

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

#### ACCESS AND STABILIZATION PROGRAM DESCRIPTION

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

### **Benefits Eligibility Services**

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

### **Fair Housing Services**

PHB funds Fair Housing education and enforcement activities.

PHB funds translation services to ensure that community members with limited English proficiency can participate in PHB's programs.

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

### **Access, Placement & Retention Services**

PHB employs many access, placement and retention strategies.

Housing Connections, a web-based housing locator, currently lists over 54,000 units in the four-county Portland-Vancouver metro region with a special focus on affordable, accessible and special needs units. Housing Connections includes a housing services database to assist households to find services that will help them obtain and maintain housing.

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

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

focused on households that have participated in a training designed to help them be successful tenants.

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

PHB funds a renter's rights hotline and tenant education. Tenants who understand their rights and responsibilities may be in a better position to retain their housing.

## **PROGRAM TOOLS**

### **BENEFITS ELIGIBILITY**

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

### **FAIR HOUSING**

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

### **ACCESS, PLACEMENT AND RETENTION**

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

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

## **PROJECT SELECTION**

PHB funds programs that:

- Streamline access to information about housing opportunities, rental assistance and service linkages.
- Have a proven ability to promote housing stability, particularly for households at 0-30% MFI.
- Provide services that affirmatively further fair housing and reduce disparities in access to housing opportunities.

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

## **PROGRAM ELIGIBILITY**

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

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

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

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

## **POTENTIAL BARRIERS**

Cuts in federal funding or changes to the formulae for entitlement grants would reduce the federal funds available to provide housing services. A tighter rental market with lower vacancy rates could reduce the willingness of property owners and managers to participate in programs like RentWell, or the Risk Mitigation Pool. They could be less willing to rent to households that do not meet their standard rental criteria.

## **PARTNER AGENCIES AND ORGANIZATIONS**

The Contractors for FY 2012-13 are listed in the Action Plan:

- Fair Housing Council of Oregon provides fair housing education, outreach, and enforcement..
- Legal Aid Services of Oregon represents tenants with fair housing complaints
- Home Forward (the new name for the Housing Authority of Portland) administers RentWell.
- Ecumenical Ministries of Oregon operates the Shared Housing Program.
- 211info performs an outreach function for Housing Connections to renters and agencies; provides phone and email support to renters, agencies and landlords; and

provides data quality review. 211info also provides these services for people with limited English proficiency.

- Community Alliance of Tenants operates the Renter’s Rights Hotline.
- The Portland Housing Advisory Commission provides policy oversight.
- Central City Concern and Outside In provide benefits eligibility services.
- IRCO provides translation services.

#### **COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

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

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

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

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

#### **MONITORING**

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

## **City of Portland Strategy**

### **Housing Access & Stabilization: Supportive Housing & Extended Rent Assistance**

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

#### **Need for Supportive Housing & Extended Rent Assistance:**

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

#### **Supportive Housing & Extended Rent Assistance Program Description**

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

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

#### **Program Tools**

- Street outreach
- Initial assessment
- Meals
- Housing placement assistance
- Benefits eligibility counseling and advocacy
- Up to 24 months of rent assistance for individuals and families experiencing chronic homelessness (the Key Not A Card program)
- Access to permanent supportive housing units at the Bud C. Clark Resource Access Center
- Supportive services to support housing retention
- Access to other services offered at the Bud C. Clark Resource Access Center through the Access & Stabilization Program

- Bridgeview transitional program for homeless persons with serious and persistent mental illnesses.

### **Project Selection**

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

### **Program Eligibility**

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

### **Potential Barriers**

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

### **Partner Agencies and Organizations**

Home Forward (the new name for the Housing Authority of Portland) administers 130 units of permanent supportive housing at the Apartments at Bud Clark Commons .

Transition Projects provides meals and services at the Bud Clark Commons Resource Access Center.

### **Complementary Local, Regional, and National Efforts**

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

**Geographic service Areas (Including areas of low-income families and/or racial minority concentration)**

This program is available to participants from throughout Multnomah County.

**Monitoring**

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

## City of Portland Strategy

### Housing Access & Stabilization: Shelter & Emergency Services

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

#### **SHELTER & EMERGENCY SERVICE NEEDS**

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

#### **SHELTER & EMERGENCY SERVICES PROGRAM DESCRIPTION**

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

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

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

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

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

#### **PROGRAM TOOLS**

- Initial assessments and appropriate referrals
- Meals
- Case management/individualized plans to achieve goals
- Guest beds with specialized services provided by partner organizations
- Sleeping facilities (including severe weather and seasonal shelter)
- Permanent housing placement services

- Household furnishings, or help accessing furnishings & household supplies
- Follow-up/retention support
- Short-term rent assistance
- Linkage to mental health services or on-site mental health services
- Linkage or direct access to medical care and medications
- Linkage to benefits assistance and employment services
- Linkage or direct access to alternative health care
- Linkage to chemical dependency services and detox
- Tuberculosis testing
- Transportation assistance
- The Bud C. Clark Resource Access Center
- Transitional housing units (except Alcohol and Drug Free units)
  - Family unification services (transitional housing only)
  - Children’s services (transitional housing only)
- child care (transitional housing only)
- life skills training (transitional housing only)

**PROJECT SELECTION**

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

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

Some Emergency Shelter Activities are funded with Emergency Solutions Grant (ESG) funds. Pursuant to Federal regulation, ESG funds must be matched by local funds. In FY 2012-2013, total ESG is \$782,156. Approximately \$419,634 will be available for Shelter & Emergency Services, with the remainder allocated to Rapid Re-housing and general administration activities. Local match invested in homeless program areas may include approximately \$9.5 million in City of Portland General Fund, and \$1.1 million in CDBG, and \$387,000 in HOME for a total of more than \$11 million, well exceeding the required match for ESG funded projects.

**PROGRAM ELIGIBILITY**

Single adults, youth, and families who are homeless are eligible for shelter & emergency services. The City of Portland funds Shelter and Emergency Services primarily for adult men and adult women, and also provides City general funds for youth shelter and transitional housing. Multnomah County is the lead funder and oversight body for the Homeless Youth System, programs for homeless families with children, and domestic violence programs. Shelter and emergency services for large families with

children and people with motor disabilities are available through the Short Term Rent Assistance Program administered by the Housing Authority of Portland.

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

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

### **POTENTIAL BARRIERS**

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

### **PARTNER AGENCIES AND ORGANIZATIONS**

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

### **COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

The Shelter & Emergency Services program is part of the local Continuum of Care. The program's increased emphasis on linking clients to permanent housing is consistent with local, state, and national initiatives to end homelessness. Because HUD has not yet issued regulatory guidance regarding the definition of centralized or coordinated assessment systems the program does not yet attempt to respond to ESG requirements for coordination with such systems.

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

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

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

## **MONITORING**

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

## **City of Portland Strategy**

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

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

#### **HOPWA NEEDS**

**In the Portland Eligible Metropolitan Statistical Area (EMSA), seven adjoining counties in Northwest Oregon and Southwest Washington, there are more than 4,256 People Living with HIV/AIDS.**

HOPWA funds are intended to address the housing and housing-related service needs of PLWHA. Research by the National AIDS Housing Coalition shows that having a safe, stable place to call home is a key structural factor affecting access to treatment and health behaviors among PLWHA. In contrast with people who are homeless or at risk of homelessness, PLWHA who have housing stability as a result of receiving rent assistance demonstrate reduced HIV risk behaviors and improved health care outcomes.<sup>1</sup> Furthermore, homelessness places people at heightened risk of HIV infection.

The Multnomah County Health Department's Health Assessment and Evaluation Group reported that as of December 31, 2010, an estimated 4,256 individuals with HIV/AIDS lived in the Portland EMSA.<sup>1</sup> This number includes 2,625 people living with a diagnosis of AIDS (PLWA), and 1,631 people living with HIV, who are HIV positive, but whose condition does not meet the diagnostic criteria for AIDS (PLWH). 440 new AIDS cases and 466 new HIV cases (non-AIDS) were reported during the last three years (1/1/08 through 12/31/10).

<sup>1</sup> See [www.nationalaidshousing.org](http://www.nationalaidshousing.org) "Examining the Evidence: The Impact of Housing on HIV Prevention and Care," 2008.

Because the Center for Disease Control (CDC) estimates that 21 percent of people infected with HIV are unaware of their HIV status, the true number of PLWH in the EMSA is probably closer to 1,974.

Although HIV is still primarily a disease of men, 12.7 percent of HIV cases and 13.4 percent of AIDS cases diagnosed from 2008 through 2010 occurred in women.

HIV in the EMSA continues to primarily impact adults. Youth (persons aged 13 to 24) now make up 5.5 percent of PLWH. Persons aged 50 and older account for 38.1 percent of all PLWHA in the EMSA.

Overall, the demographics of the PLWHA in the EMSA has remained fairly constant over the past several years, with only slight increases in the percentages of Hispanic and older PLWHA. In the Portland EMSA, HIV has disproportionately impacted Blacks/African Americans. Blacks/African Americans account for only 2.9 percent of the population, but make up 8.2 percent of PLWA and 8.8 percent of PLWH—almost three times higher.

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

**Summary: Living Cases of People Living with HIV and AIDS Aware as of 12/31/2010**

<i>Race/ethnicity for Census Comparison</i>	Clackamas HIV/AIDS		Clark HIV/AIDS		Columbia HIV/AIDS		Multnomah HIV/AIDS		Washington HIV/AIDS		Yamhill HIV/AIDS		Skamania HIV/AIDS		EMA HIV/AIDS	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Hispanic	32	9.8	33	7.3	2	7.5	246	8.5	110	21	9	19.1			432	10.2
American Indian/Alaskan Native	5	1.6	6	1.3	0	0	31	1	0	0	0	0			42	1
Asian	3	1	11	2.4	0	0	58	2	9	1.7	0	0			81	1.9
Black/African American	17	5	39	8.6	2	7.5	251	8.7	40	7.6	2	4.3			351	8.2
Native Hawaiian/Pacific Islander	1	0.3	0	0	0	0	9	0.3	2	0.4	0	0			12	0.3
White	260	81	357	78.9	23	85	2,263	78.4	359	68.7	35	74.5			3,297	77.5
Multiracial	2	1	5	1.1	0	0	25	0.8	3	0.6	1	2.1			36	0.8
Unknown	1	0.3	2	0.4	0	0	1	0.03	0	0	0	0			4	0.1
<b>Total</b>	<b>321</b>	<b>100</b>	<b>453</b>	<b>100</b>	<b>27</b>	<b>100.0</b>	<b>2,884</b>	<b>100</b>	<b>523</b>	<b>100</b>	<b>47</b>	<b>100</b>	<b>1</b>	<b>100.0</b>	<b>4,256</b>	<b>100</b>
<b>Gender</b>																
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Male	274	85	371	82	23	85	2,632	91	442	85	39	83			3,781	89
Female	47	15	82	18	4	15	252	9	81	15	8	17			474	11
<b>Total</b>	<b>321</b>	<b>100</b>	<b>453</b>	<b>100</b>	<b>27</b>	<b>100</b>	<b>2,884</b>	<b>100</b>	<b>523</b>	<b>100</b>	<b>47</b>	<b>100</b>	<b>1</b>	<b>100.0</b>	<b>4,256</b>	<b>100</b>

Age Group																	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
0-12 years		0	0	0	0	0	0	3	0.1	4	0.8	0	0			7	0.2
13-19 years		3	1	1	0.2	0	0	9	0.3	5	0.9	1	2			19	0.4
20-44 years		139	43	194	42.8	10	37	1,133	39.3	263	50.3	21	45			1,760	41.4
45+ years		179	56	258	57	17	63	1,739	60.3	251	48	25	53			2,469	58
Total		321	100	453	100.0	27	100	2,884	100	523	100	47	100	1	100.0	4,256	100

Source: HIV/AIDS Reporting System (eHARS), data extract 7/1/2011 Capizzi

The Clark and Skamania data is from Washington State Department of Health, Jeff Carr, data extract 2/28/11

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

## **HOPWA PROGRAM DESCRIPTION**

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

- Supportive services including the following
  - Permanent Housing Placement
  - Housing Case Management
- Facility-Based Transitional Housing
- Project-Based Rental Assistance
- Tenant-Based Rental Assistance
- Short-Term Mortgage, Rent and Utility Assistance

## **PROJECT SELECTION**

The Portland EMSA currently allocates approximately 65 percent of its HOPWA funds to rental assistance, 25 percent to supportive services, 7 percent to project sponsor administration and 3 percent to Grantee Administration. This allocation formula is reviewed annually.

The City of Portland released a Request for Proposals(RFP) for supportive services in the spring of 2009. The contracts awarded through that RFP are renewable for up to a total of four years, dependent on contractor performance. The City is working with Ryan White Part A Fund staff at Multnomah County to improve resource coordination and alignment. When that work concludes, the City will determine its future selection process.

## **PROGRAM ELIGIBILITY**

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

## **POTENTIAL BARRIERS**

All HIV/AIDS service organizations have recently seen significant increases (110 percent over the last two years) in clients, and funding has not kept pace with demand. The service system is being bombarded with clients whose needs are severe and ongoing, a phenomenon that has been exacerbated during the recent economic downturn.

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

The Oregon Health Plan (OHP) provides a comprehensive package of medical and dental services for the federally mandated Medicaid population. More than 400 PLWHA were recently shifted from the Oregon Medical Insurance Pool (OMIP), a high-risk pool that provides fewer benefits and significantly lower reimbursement rates than OHP onto the Medicaid rosters during a brief period of open enrollment. The transition of clients from OMIP to OHP took a significant amount of case management effort to ensure clients were not lost in the process. Medicaid reimbursement for dental care has been reduced by 10 percent and mental health services are being increasingly targeted to those with the most severe need, restricting the ability to provide preventive counseling. Case managers spend as much as 50 percent of their time helping clients to obtain and maintain health coverage, instead of providing actual case management.

In Washington, Basic Health Plan, a state-sponsored program that provides low-cost healthcare coverage through private health plans with premiums on a sliding scale has had a waiting list since mid-2009 and is not currently enrolling new clients. This program does not cover dental care. Presently this program is highly vulnerable. In September 2011, the Washington Health Care Authority submitted optional budget cuts to the Governor including elimination of Basic Health Plan and suspension of pharmacy coverage for Medicaid covered adults for 18 months. The State of Washington anticipates cutting more than \$5 million from HIV services, which will eliminate supplemental insurance coverage and co pays, leaving only support insurance to cover antiretroviral medications and eliminating coverage of other medications for clients without insurance. All of these costs will be shifted to clients. It will also end community services and dental care for PLWHA.

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

## **PARTNER AGENCIES AND ORGANIZATIONS**

- Cascade AIDS Project (CAP) is the largest provider of HIV/AIDS services in the EMSA. Among other activities, CAP provides case management to 59 units of HOPWA-funded permanent supportive housing at the following sites: Carriage Hill, Cornerstone, McCoy Village, Nathaniel's Way, PCRI scattered sites, Project Open Door, Madrona Studios with Central City Concern, Outside In Transitional units, Northwest Housing Alternatives, Villa Capri and Howard House with Catholic Charities and the Sandy Apartments with Luke-Dorf. CAP partners with Home Forward, Clackamas County Housing Authority and Washington County Department of Housing to operate 80-85 Shelter Plus Care units for people living with HIV/AIDS in the Portland EMSA. CAP also offers eviction prevention, utility and mortgage assistance; manages and disburses Ryan White emergency rental assistance for eviction

prevention and move in costs; operates a tenant education program; and provides furniture and/or moving assistance.

CAP has partnered with other public and private non-profit agencies to work with those facing multiple barriers, such as PLWHA exiting the criminal justice system, PLWHA with mental health diagnoses who need permanent supportive housing and PLWHA experiencing chronic homelessness. CAP is working with the City to administer a HOPWA Special Project of National Significance (SPNS) grant, Springboard to Stability, Self-Sufficiency, and Health (S4H), using a short-term rental assistance model to transition people into permanent housing combined with employment services through Working Choices and collaboration with Worksystems, Inc. CAP's Working Choices program offers employment networking, one-on-one job search coaching, and connection to other mainstream employment services.

- Central City Concern (CCC) owns and operates permanent supportive alcohol/drug free housing for PLWHA. CCC functions as both the housing and the service provider and partners with Cascade AIDS Project for provision of additional services. In addition, Ryan White Part A funds support the Healthshare Program which provides 96 rental months of alcohol and drug free housing as well as substance abuse treatment support for 32 PLWHA living in CCC properties.
- Clark County Public Health (CCPH) operates a housing case management program and a supportive housing program.
- Multnomah County Health Department enjoys a longstanding collaborative relationship with the City of Portland's HOPWA program, allowing for coordination of resources and funding to maximize the efficiency and benefit of public dollars. The County administers the Ryan White Part A fund, and the STD/HIV/Hepatitis C Program. The County also runs an African-American Sexual Health Equity Program (AASHEP), and a number of evidence-based interventions to reduce transmission between men.
- Outside In provides long-term transitional housing and case-management to HIV+ youth and have an on-site housing facility.

- Our House of Portland provides the only housing in Oregon with on-site sub-acute care for people living with advanced HIV/AIDS. Our House provides food, support services and specialized care with funding from a variety of sources. Our House provides a continuum of care for people with HIV/AIDS through the following programs:
  1. Our House of Portland: a 14-bed specialized residential care facility located in Portland where 24-hour nursing services are provided to those with advanced HIV/AIDS. Residents from this facility come from all over the state of Oregon.
  2. Swan House: a 5-bed adult foster care facility located in Clackamas County where care in a group setting is provided for those with HIV/AIDS that are not quite able to live independently and need assistance with many of the daily tasks of medication management, money management, etc.
  3. The Neighborhood Housing and Care Program (NHCP): an innovative program where rental assistance, nursing, social work and Occupational Therapy services are provided to those with HIV/AIDS who want to continue living independently. Services are provided on a regular basis (frequency depends on client acuity) and is custom-tailored to the needs of each client.
  4. Community Services: include Esther’s Pantry, a food bank for HIV + individuals, and Tod’s Corner, a thrift shop for the same population. Our House also provides assistance with pet care and cremations.

**COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

This program complements other local efforts to meet the needs described above by partnering with Ryan White Part A Planning Council efforts to provide a continuum of care and services.

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

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

## MONITORING

A description of the Portland Housing Bureau's Monitoring program is in Section One.

HOPWA Performance Chart 1	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Housing Subsidy Assistance</b>					
Tenant-Based Rental Assistance	31	31	31	31	31
Households in permanent housing facilities that receive operating subsidies/leased units	64	64	64	64	64
Households in transitional/short-term housing facilities that receive operating subsidies/leased units	2	2	2	2	2
Households in permanent housing facilities developed with capital funds and placed in service during the program year	0	0	0	0	0
Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year	0	0	0	0	0
Short-term Rent, Mortgage and Utility payments	55	55	55	55	55
<b>Total Housing Subsidy Assistance</b>	<b>152</b>	<b>152</b>	<b>152</b>	<b>152</b>	<b>152</b>
<b>Housing Development (Construction and Stewardship of facility based housing )</b>					
Facility-based units being developed with capital funding but not opened (show units of housing planned)	0	0	0	0	0
Stewardship Units subject to sixty-year use agreements.	24	24	24	24	24
<b>Total Housing Developed</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>
<b>Supportive Services</b>					
Supportive Services provided by project sponsors	300	300	300	300	300

also delivering HOPWA housing assistance					
<b>Total Supportive Services</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>
<b>Housing Placement Assistance Activities</b>					
Housing Information Services	0	0	0	0	0
Permanent Housing Placement Services	46	46	46	46	46
<b>Total Housing Placement Assistance</b>	<b>46</b>	<b>46</b>	<b>46</b>	<b>46</b>	<b>46</b>
<b>Other Activities</b>					

## **City of Portland Strategy**

### **Housing Production & Preservation: Asset Management & Loan Servicing**

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

#### **Asset Management & Loan Servicing Needs**

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

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

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

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

- Informed underwriting based on current data and historical track records
- Alignment of financing tools with project type, e.g. grants, loans, amortized repayment, cash flow repayment.
- Alignment of underwriting assumptions for tenant services, physical maintenance, quality management, and reserves.
- Rightsizing non-profits borrowers' loan portfolios to reflect the projects ability to pay, which in turn assures long term sustainability.

#### **Asset Management & Loan Servicing Program Description**

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

### **1. Long-Term Financial Stability**

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

### **2. Compliance**

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

- Regulatory Compliance
  - Tenant Household Income
  - Project Rent Compliance
- Financial Compliance
  - Project Financial Performance
  - NOI (Net Operating Income)
  - DCR (Debt Coverage Ratio)
  - Reserve Account Contributions and Withdrawals
- Affirmative Marketing
  - Affirmative Marketing/Tenant Screening
  - Management Practices
- Physical Property Inspections
- Capital Needs Assessments

### **3. Industry Collaboration**

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

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

One example of this is the Streamlining Initiative. It is a group effort to streamline the project compliance process to minimize borrower impact and maximize partnerships. The Streamlining Initiative is a consortium of government and non-profit affordable housing funders such as the

Oregon Housing and Community Services (OHCS), Home Forward, the Network for Oregon Affordable Housing (NOAH), HOME jurisdictions. Through these efforts, for 2011 the number of inspections went from 227 to 105, estimated property management hours spent went from 12,485 to 5,775, with an estimated savings of \$134,200. This process continues to improve and is currently co-managed by PHB and OHCS. The successes from the Streamlining efforts have received national attention to the point where HUD has begun a national pilot.

#### **4. Links to Services**

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

#### **Program Tools**

- Updated underwriting guidelines and compliance objectives
- Industry conversations
- Loan restructures to include a comprehensive review to identify financial hardships
- A coordinated approach to Housing Finance, Asset Management, and Loan Servicing
- Regular review of project financials
- Tenant surveys
- Affirmative Marketing Re-certification forms

#### **Funding and/or Restructure Requests**

A project may submit funding and/or restructure requests as follows:

1. A project sponsor may apply through a competitive Notice of Funds Availability (NOFA) process to fund both, capital needs and restructure how its debt to the City is to be repaid; or for the development of a new affordable housing project.
2. A project sponsor may notify the Asset Management and Loan Servicing team that it is unable to service its debt to the City and request technical assistance. Following a financial review and, often, an organizational assessment, the team submits the request to PHB's Housing Investment Committee for determination.
3. During its periodic review of the City's affordable housing portfolio, the Asset Management and Loan Servicing team may identify projects experiencing financial hardships and will work with sponsors to identify possible solutions.

#### **Program Eligibility**

Asset management and loan financing programs are available to partners that own and/or manage publicly funded housing affordable to households with incomes below 80% MFI. The

programs are particularly intended for agencies with housing stock subject to the City's sixty-year affordability requirements.

### **Potential Barriers**

The main limiting factor to the success of the Asset Management & Loan Servicing Program is funding availability. Proposed federal budget cuts and changes to allocation formulae have reduced funding the City has available to undertake these activities.

The industry needs to identify capital resources which would allow a complete recapitalization for all projects in need of assistance. Although the Asset Management & Loan Servicing Program can assist agencies in developing sustainability plans for the projects in their portfolios, a sustainability plan must be implemented consistently over time in order to be successful. Inadequate or deferred project maintenance could jeopardize the sustainability of the project. In addition, high costs associated with vacancies and turnover rates, unanticipated damage to units, high insurance premiums, high utility costs, and other market conditions may affect the long-term financial viability of the project.

### **Partner Agencies and Organizations**

- The State of Oregon is a key partner in efforts to align financing with project types and to streamline compliance.
- The Housing Development Center (HDC) assists non-profit partners by providing technical assistance on development, restructuring, compliance and asset management.
- The Community Development Law Center assists with the development of model property management agreements.
- Oregon Opportunity Network is an important partner in efforts to develop new underwriting standards. Its members have participated in open and honest discussions, and have provided the City with historical project performance data and with current cost estimates for activities including tenant services, physical maintenance, and quality property maintenance.

### **Complementary Local, Regional and National Efforts**

The importance of preserving affordable housing stock has been acknowledged on a national level, as the increasing cost of new construction makes preservation imperative. While certain high profile efforts focus on extending periods of affordability (see Housing Preservation & Development Preservation and Rehab strategies), maintaining the financial health of rent-restricted properties is equally important. See generally, *Resource Mapping: Charting a Course to Successful Social Housing in Portland, Oregon*. The Enterprise Foundation, January 2004.

### **Geographic Service Areas (Including areas of Low-Income Families and/or Racial/Minority Concentration)**

City-wide

**MONITORING**

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

## **Home Forward**

Home Forward has several rent assistance programs designed to increase housing affordability serving approximately 9,200 households throughout Multnomah County. Rent assistance programs include approximately 8,200 Section 8 Housing Choice Vouchers (HCV), 512 Mod Rehab units and 500 Shelter Plus Care units, as well as additional households which directly benefit from Home Forward rent assistance dollars funneled through Short Term Rent Assistance programs throughout the community. The largest of these programs, commonly known as Section 8, is the Housing Choice Voucher Program which assists approximately 8,200 households by offering individuals and families an opportunity to find an approved house or apartment to rent in the private market and negotiate a lease directly with the owner. Home Forward then pays the subsidized portion of the monthly rent.

### **Need For Housing Choice Voucher (Section 8)**

Approximately 980 households remain on the Section 8 waiting list for the Housing Choice Voucher program. The last time the Section 8 waiting list opened was fall 2006, when nearly 10,000 households signed up in less than three weeks. This program is intended to address housing needs for people who enter the program with incomes below 50% (Median Family Income) MFI. However, 75 percent of participants have incomes between 0 and 30 percent MFI. The Housing Choice Voucher program also serves a significant number of special needs households; approximately 48 percent of HCV participants are disabled and/or elderly. Approximately 18 percent of the program participants are non-English speaking.

### **Housing Choice Voucher PROGRAM DESCRIPTIONS**

The Housing Choice Voucher program is designed to offer increased tenant choice by providing participants with a rental subsidy to use in the private market. Participants pay a minimum of 30 percent of their adjusted income towards rent and utilities, and Home Forward pays the remainder of the rent directly to the landlord. This program also provides service referrals and assistance to both tenants and landlords, including quarterly landlord trainings.

As a housing authority with Moving to Work (MTW) status, Home Forward uses its deregulation status to pursue initiatives that fulfill MTW objectives to increase the number of households served, move families to self-sufficiency and improve operating efficiencies. Key initiatives include pursuing reforms to simplify rent calculations for Home Forward participants to make them more equitable and easy to administer and to remove disincentives to work. Rent Reform applies to work-able Public Housing households, as well as Section 8 Housing Choice Voucher households. At the outset of

this new rent reform program, participants will pay a minimum of 27.5 percent of their gross income toward rent and utilities, with the percentage increasing in stages to 31 percent over four years for work-able participants.

Home Forward also has allocated a small pool of rent assistance funds to pilot programs that include a Landlord Guarantee Fund that compensates landlords in a tenant's first two years should the tenant move out and leave damages beyond normal wear and tear and several rent assistance programs that pair housing assistance and services for hard-to-house populations and for work-able participants.

Home Forward actively seeks to encourage its Section 8 participants and public housing residents to become involved in the agency's policy deliberations through membership on its Resident Advisory Committee. In addition to the advisory committee, the agency routinely involves participants and residents on committees specific to a redevelopment or policy issues. For instance, residents and participants served on the Community Advisory Committees that guided Home Forward through several HOPE VI redevelopments, and they were involved in shaping our Rent Reform initiative.

#### **PROGRAM TOOLS TABLE:**

The Housing Choice Voucher program serves an approximate total of 8,200 households throughout Multnomah County through a variety of voucher types. Generally speaking, they are divided into two types: tenant-based and project-based voucher assistance.

- Tenant-based vouchers are portable and can be moved anywhere in the country. This includes VASH vouchers for homeless veterans, as well as other specialized Housing Choice Vouchers.
- Project-based voucher (PBV) assistance provides rental subsidies while a household is renting a designated unit. The subsidy stays in the building. Each PBV awarded means one less voucher available for the tenant-based program via the Section 8 waitlist. Project-based voucher assistance generally serves approximately 1,400 households with a focus on serving people with special needs or significant rental barriers, including the homeless, individuals coming out of treatment for addictions, persons with disabilities or mental illness, victims of domestic violence and others.

SRO Single Room Occupancy units (Moderate Rehabilitation program) is a separate program administered by Home Forward for 512 units at designated buildings serving mostly single persons with some units designated as alcohol/drug-free.

Shelter Plus Care (S+C) is a permanent housing program that provides rental assistance and supportive services to 500 households. Home Forward administers S+C in partnership with a variety of non-profit social service agencies. To qualify an applicant

must be a client of one of the sponsoring agencies, homeless at the time of referral and an adult with a disability.

GOALS (Greater Opportunities to Advance, Learn, and Succeed) is a goal-setting, coaching and asset-building family self-sufficiency program that addresses the effects of generational and new-immigrant poverty, multi-cultural employment-related issues, and financial literacy needs. This program serves up to 350 participant families from both the Housing Choice Voucher and Public Housing programs.

### **PROGRAM SELECTION**

Housing Choice Voucher participants are selected in accordance with Home Forward's Section 8 Administrative Plan and HUD regulations and requirements for special use vouchers, such as VASH and Family Unification Vouchers. Project-based vouchers are awarded to property owners through a competitive process

### **PROGRAM ELIGIBILITY**

- Must be between 0 and 50 percent MFI at admission. However 75 percent of participants are currently between 0 and 30 percent MFI.

### **POTENTIAL BARRIERS**

- Uncertain federal funding commitments due to efforts to reduce the federal deficit.
- In Multnomah County, Home Forward estimates that only one out of every three households that qualify for rental assistance actually receives a voucher due to waiting list and funding restrictions.
- An overall decrease in services to low-income Multnomah County residents, resulting from federal, state and local budget cuts, has reduced support for Housing Choice Voucher participants as they work towards successful tenancy.
- Rents in some areas of Multnomah County continue to be higher than many households can afford, even if household members are working full time.
- Not all landlords are willing to rent to Section 8 Housing Choice Voucher holders. Section 8 subsidy does not constitute protection under current Fair Housing laws.

### **PARTNER AGENCIES AND ORGANIZATIONS**

Rent Assistance partners with a wide variety of entities:

- Service providers, such as Multnomah County, Veterans Administration, Central City Concern, Human Solutions, Friendly House and others.
- Non-profit and for-profit housing providers including REACH CDC, Rose CDC, PCRI, Guardian Management and others.
- Rental associations such as Metro Multi-family Housing and Rental Housing Association of Greater Portland.
- Partner jurisdictions such as the Portland Housing Bureau, Multnomah

County, and the City of Gresham.

### **COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

Home Forward's Rent Assistance programs are part of the continuum of housing programs available in Multnomah County. Housing Choice Voucher tenant-based assistance focuses on housing affordability and choice while project-based assistance focuses on special needs housing, supportive and assisted housing and "no net loss" initiatives. These resources play key roles in the implementation of the Ten Year Plan to End Homelessness.

Short Term Rent Assistance (STRA) is a program for which Home Forward has served as the conduit and administrator for more than four years. Home Forward does not provide funds directly to families but serves as a contract administrator working with local community agencies that provide a range of services including emergency hotel vouchers and rent payment to help with eviction prevention, with a focus on housing retention.

- Agencies are identified and selected through a competitive RFP process. Providers with an array of specialized services, target populations and demographic and geographic areas of service are selected. Examples of a few current STRA agencies include: Cascade AIDS Project, Catholic Charities / El Programa Hispano, Insights Teen Parent Program, County Development Disabilities Services and Volunteers of America (serving as a lead for collaboration of DV agencies).
- Funds are used to help very low-income people in Multnomah County who are homeless or at risk of eviction. To be eligible, a family must earn less than half of the typical income for a family of the same size in the Portland area. Eligibility is determined by the service provider agency administering the STRA funds.

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

Multnomah County, Oregon, including the cities of Portland, Gresham, Fairview, Troutdale and Wood Village.

### **MONITORING**

Home Forward submits annual Moving to Work plans and reports for approval to the U.S. Department of Housing and Urban Development (HUD). In addition, HUD periodically audits various aspects of Home Forward's operations for compliance with federal regulations, fair housing requirements and program management. In addition, the organization is subject to annual financial and management audits by the independent accounting firm of Macias, Gini, & O'Connell.

Home Forward is committed to the goal of preserving, developing and managing housing that serves as a long-term community asset and increases the housing choices

for low-income individuals and families. Home Forward has strategically acquired or developed in excess of 3,305 units of Affordable Housing and 526 units of Special Needs Housing.

Affordable Housing: While the properties vary substantially in size, design and location, they all serve the common purpose of providing housing for people with incomes that range from 0 to 80 percent of the Area Median Family Income.

Special Needs Housing: At the core of Home Forward’s mission is a special responsibility to those who experience barriers to housing because of income, disability or other special need. In keeping with our mission and with the assistance of financial partners and service providers, we have developed and own over 526 units of transitional and permanent housing spread among 35 properties throughout the county. Included in the Special Needs units are 236 shelter beds at three properties.

### **AFFORDABLE HOUSING NEEDS**

Affordable Housing: There is a high demand for units affordable throughout the affordability ranges from 30 to 80 percent MFI. Occupancy for Home Forward’s entire portfolio has been between 97 and 98 percent.

Special Needs Housing: There is a high demand for these units. Service providers manage access to this housing through their respective agencies. These programs are intended to address housing needs for households with a range of incomes up to 80 percent MFI, including individuals with special housing needs.

### **AFFORDABLE HOUSING PROGRAM DESCRIPTION**

Affordable Housing: The Real Estate Operations team at Home Forward oversees a portfolio of 3,305 apartment units in 35 properties throughout Multnomah County. In most cases, the properties utilize professional third-party management firms in a fee-management arrangement. Home Forward staff manages select properties in this portfolio.

Special Needs Housing: The Special Needs Portfolio consists of 526 units that range from homeless shelters to permanent supportive housing, wholly owned by Home Forward and master-leased to partner agencies.

### **PROGRAM TOOLS**

- Professional Property Management: eight different third-party management firms leverage the efforts of Home Forward’s asset managers and handle the day-to-day operations of the properties.
- Resident Services Coordination: selected properties have formal resident services coordination.

Partner Agencies/Master Leasing: a master lease is the critical tool for partnering with service agencies to operate and manage the Special Needs portfolio.

## **PROGRAM SELECTION**

Projects are selected that meet agency policy and financial goals. This includes supporting jurisdictional goals, maintaining affordability, leveraging other public investments, as well as projects that use Home Forward resources efficiently and are sound long-term investments.

## **PROGRAM ELIGIBILITY**

This housing is available to serve diverse households ranging from individuals with incomes of 0 percent MFI needing supportive housing to working families with incomes up to 80 percent MFI.

## **POTENTIAL BARRIERS**

- Increasing fixed expenses — insurances, utilities and payroll.  
Difficulty in satisfying the demand for rental options targeted to households at 30 percent MFI or below.
- Need for resident services coordination across the portfolio.
- Waning local development resources coupled with increasing capital needs in the existing portfolio of affordable housing resulting in less available subsidy for creation of new units.

## **PARTNER AGENCIES AND ORGANIZATIONS**

- Multiple service agencies that provide case management and, in some cases, manage the housing in the Special Needs portfolio.
- Property management companies that manage the Affordable Housing properties.

## **COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

This housing, which includes very affordable supportive housing as well as housing affordable to higher income households, is part of the continuum of housing available in Multnomah County.

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

Multnomah County, Oregon, including the cities of Portland, Gresham, Fairview, Troutdale and Wood Village.

## **MONITORING**

Home Forward submits annual Moving to Work (MTW) plans and reports for approval to the U.S. Department of Housing and Urban Development (HUD). In addition, HUD periodically audits various aspects of HOME FORWARD's operations for compliance with

federal regulations, fair housing requirements and program management. In addition, the organization is subject to annual financial and management audits by the accounting firm of Macias, Gini, & O'Connell.

### Public Housing

The goal of the Public Housing program is to provide decent, safe, sanitary housing to these low-income residents and to encourage successful residency.

### **NEED FOR PUBLIC HOUSING**

The clearest evidence of the need for public housing is the waiting lists for units. Waiting lists are kept by bedroom size at each of Home Forward's public housing communities. Waiting lists range from one year to up to 10 years, depending on the size of the unit. For example, waits for multiple bedroom units are over three years at most properties. Home Forward opens a waiting list when the wait time drops under a year. Typically, due to the size of its waiting lists, Home Forward only is able to open waiting lists at three to four of its 44 public housing properties each year.

### **PUBLIC HOUSING PROGRAM DESCRIPTION**

The public housing program of Home Forward is composed of a portfolio of over 2,707 apartments and single-family dwellings throughout Multnomah County that are owned and operated by the housing authority. Rents for these properties are approximately 30 percent of the household's monthly income. To qualify, applicant household income must be less than 80 percent of the median income for the Portland Metropolitan Area. However, 88 percent of public housing residents earn less than 30 percent of the median income. Seniors and/or persons with a disability make up 64.8 percent of the heads of households.

In 2007, Home Forward began an initiative to preserve this important housing resource. The current funding mechanism for public housing, which consists of an annual operating subsidy and a capital grant appropriated through Congress, is not adequate to operate and maintain public housing. Home Forward's preservation initiative involved selling the agency's scattered site single-family units, replacing them with units in multi-family buildings that are more efficient to operate, and addressing the significant capital needs across the remainder of the portfolio. By the close of the initiative four years later, Home Forward sold all of its 154 scattered site units and replaced or had in development an equal number of new units. The agency also has begun to address the backlog of capital needs, completing more than \$17 million of renovations at 20 family properties. This work was aided by \$6.4 million federal stimulus funds for public housing capital projects. Home Forward is awaiting approval from HUD to allow for the conversion of its 10 public housing high rises to project-based Section 8 operating subsidy. This subsidy change will allow the agency to create a tax credit ownership structure and leverage debt and equity to fund critical renovations. The agency is also exploring ways to leverage a portion of its public housing portfolio with partnering agencies to improve housing retention for our

residents who are aging at home.

As a housing authority with Moving to Work status, Home Forward uses its deregulation status to pursue initiatives that fulfill the MTW objectives of increasing the number of households served, moving families to self-sufficiency and improving operating efficiencies. Accordingly, in public housing, the next phase of rent reform will explore looking at a revised utility allowance, possible flat rents for work-focused households and revisions to the management of the escrow accounts for the family self-sufficiency programs.

Home Forward actively seeks to encourage its public housing residents and Section 8 participants to become involved in the agency's policy matters through membership on its Resident Advisory Committee. In addition to the advisory committee, the agency routinely involves participants and residents on committees specific to a redevelopment or policy issue. For instance, residents and participants served on the Community Advisory Committees (CAC) that guided Home Forward through its earlier HOPE VI redevelopments, New Columbia and Humboldt Gardens and continue to serve on the CAC currently advising our third HOPE VI redevelopment, Stephens Creek Crossing.

#### **PROGRAM TOOLS**

- Property Management: Home Forward manages its public housing using a site-based approach.
- Resident Service Coordinators: in certain Home Forward public housing properties, Resident Service Coordinators are available to assist residents in accessing the services that they need for successful residency.
- Partnerships with Service Providers: formal and informal relationships with community service providers support residents.

#### **PROGRAM ELIGIBILITY**

Public housing is available for adults who are seniors or have disabilities and families who earn up to 80 percent of MFI.

#### **POTENTIAL BARRIERS**

For quite some time, funding for public housing, which is appropriated annually, has been inadequate to address operating and capital needs. This problem is exacerbated during the many years when the operating subsidy and capital grant have to be prorated below the level HUD deems necessary for successful management of this resource. Given the pressures to reduce the federal deficit, the outlook for the annual appropriations levels for the operating subsidy and capital fund over the coming years is highly uncertain.

#### **PARTNER AGENCIES AND ORGANIZATIONS**

- Service providers such as Cascadia Behavioral Healthcare, Portland Impact and Northwest Pilot Project provide case management to some of the residents in public housing.

A private screening company assists with the intake process for new residents entering public housing.

### **COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

This housing is part of the continuum of affordable housing in Multnomah County.

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

Multnomah County, Oregon including the cities of Portland, Gresham, Fairview, Troutdale and Wood Village.

### **MONITORING**

Home Forward submits annual Moving to Work plans and reports for approval to the U.S. Department of Housing and Urban Development (HUD). In addition, HUD periodically audits various aspects of Home Forward's operations for compliance with federal regulations, fair housing requirements and program management. In addition, the organization is subject to annual financial and management audits by the accounting firm of Macias, Gini, & O'Connell.

### **RESIDENT SERVICE PROGRAMS**

The primary focus of the Resident Services Programs is to provide housing stability and crisis intervention, as well as to provide services designed to engage residents within their own communities. Home Forward's resident services provide a pathway to self-sufficiency for residents who are work-ready and support successful tenancy for those who are not. Family programs promote success in school, improved employment, asset-building, and higher education. Programs for seniors and persons who have disabilities assist them to remain self-sufficient, maintain quality of life and age-in-place.

### **RESIDENT SERVICE NEEDS**

Family programs address the effects of generational and new-immigrant poverty, self-confidence, multi-cultural employment-related issues, financial literacy needs and asset-building.

Programs for senior residents and residents with disabilities respond directly to the day-to-day needs of those residents living in Home Forward housing and focus on maintaining quality of life, and in the case of seniors, addressing aging-in-place issues.

### **RESIDENT SERVICE PROGRAM DESCRIPTION**

- GOALS and Opportunity Housing Initiative (OHI) Family Self-Sufficiency: goal-setting, coaching and asset-building.
- After-school (and holiday) Homework Clubs: school attendance and success; youth employment and training opportunities.
- Congregate Housing Supportive Services (CHSP): meals, housekeeping,

personal care and case management.

- Resident Services Coordinators—housing stability, community engagement, and health and wellness coordination in several public housing and affordable housing communities.

### **PROGRAM TOOLS**

- Strong community partnerships
- On-site service coordination
- Information and referral
- Volunteers
- Meal delivery
- Coaching
- Transportation
- Job training and placement
- Educational/programs
- Case management
- Health screenings

### **PROGRAM ELIGIBILITY**

These programs are available for Home Forward public housing residents and Section 8 participants and, in some cases, residents of properties in Home Forward’s affordable housing portfolio.

### **POTENTIAL BARRIERS**

Declining grant resources and restrictions on who can be served with grant funds limit the reach of these programs.

In addition, because of the significant role played by community partners, state and local budget cuts which have destabilized their programs have had an impact on the depth and breadth of services available to Home Forward residents and Section 8 participants.

### **PARTNER AGENCIES AND ORGANIZATIONS**

Home Forward maintains more than 100 community partnerships. A few of the major partners include:

- Portland Community College
- Impact NW
- Oregon Department of Human Services
- Worksystems, Inc.
- Head Start
- Volunteers of America
-

## **COMPLEMENTARY LOCAL, REGIONAL AND NATIONAL EFFORTS**

All Home Forward resident services programs are linked to national, regional and local efforts to meet the needs of similar populations. For instance, the GOALS program is funded through a variety of HUD grants, and is linked to other programs across the country. All GOALS and workforce initiatives are fully linked with the Worksource Career Center systems throughout the region.

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

Multnomah County, Oregon, including the cities of Portland, Gresham, Fairview, Troutdale and Wood Village.

## **MONITORING**

Home Forward submits annual Moving to Work plans and reports for approval to the U.S. Department of Housing and Urban Development (HUD). In addition, HUD periodically audits various aspects of Home Forward's operations for compliance with federal regulations, fair housing requirements and program management. In addition, the organization is subject to annual financial and management audits by the accounting firm of Macias, Gini, & O'Connell.

Additionally, each HUD grant program requires semi-annual reporting to HUD as to program outcomes, usually measured in relation to the work plan submitted with the grant application. Some grants are assisted by grant or partner-funded external auditors who conduct regular monitoring of the grant program progress.

	Portland	Multnomah Co.	Gresham	Total
<b>Federal Entitlement Programs</b>				
CDBG				
Entitlement	9,032,093	289,449	867,201	10,188,743
Program Income	1,064,000		10,000	1,074,000
HCDC Administration				-
Carryover	2,495,476		28,842	2,524,318
HOME				
Entitlement	4,039,704		401,347	4,441,051
Program Income	325,500			325,500
Carryover	1,944,850		408	1,945,258
Emergency Shelter Grant (ESG)	971,609			971,609
HOPWA (7-county metro area)				
Entitlement	1,086,484			1,086,484
Carryover	469,417			469,417
<b>Other Federal Programs</b>	210,340			210,340
Homeless Assistance Continuum of Care/McKinney		\$8,185,023		8,185,023
Supportive Housing Program (SHP)	271,986			271,986
HMIS				-
Rapid Re-Housing for Families Demonstration Program	241,074			241,074
Shelter + Care				-
Lead Based Paint Grant				-
Carry Over	1,344,588			1,344,588
EDI/Section 108 Loan Guarantee			1,500,000	1,500,000
Homelessness Prevention & Rapid Re-Housing	7,424,985			7,424,985
Neighborhood Stabilization Program				-
Program Income	807,330			807,330
Healthy Homes				-
<b>HAP Funding</b>				
Housing Authority of Portland	418,429			418,429
Section 8				
Public Housing Operating Grant				-
Public Housing Capital Grant				-
Public Housing Tenant Rents				-

Congregate Supportive Housing				-
EDSS Supportive Services				-
Apprenticeship Program				-
ROSS: Homeownership Program (GOALS)				-
• Service Coordinators				-
• FSS Coordinators				-
• Youth Programs				-
PILOT				-
ARRA (American Recovery & Re-investment Act)				-
State Funding				-
Low Income Housing Tax Credit 9%				-
Low Income Housing Tax Credit 4%				-
Local Funding	10,556,243			10,556,243
General Fund	479,536			479,536
Indirect Cost - Lead and CDBG	35,129			35,129
Administration				-
General Fund Special Appropriations				-
Housing				-
Homeless				-
Economic Opportunity				-
Tax Foreclosed Properties	139,000			139,000
Housing Investment Fund				-
Headwaters Reserve	961,751			961,751
Risk Mitigation Pool				-
Fresh Start Guarantee	200,000			200,000
Miscellaneous Program Income				-
SDC/LTE/MCC Programs				-
Headwaters Apartment Complex	278,476			278,476
Tax Increment Financing	860,000			860,000
	45,791,819			45,791,819
<b>Total</b>	<b>91,449,819</b>	<b>8,474,472</b>	<b>2,807,798</b>	<b>102,732,089</b>

1 HOME funds are administered by the City of Portland for the Consortium. The amount listed in the Portland column includes the grants to

2 HOPWA funds are administered by the City of Portland on behalf of the seven-county Portland EMSA.

3 Source data: City of Portland "BRASS" Budget System - FY 2012/13 Requested Budget



Multnomah County and Gresham.

**Table 3A  
Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome /Objective*
	<b>Rental Housing Objectives</b>					
DH-2	Create new affordable rental housing Opportunities	CDBG	Units	100		2/1
DH-2	Create new affordable rental housing opportunities	CDBG/HOME	Households	100		2/1
DH-2	Preserve existing supply of rental housing	CDBG	Households	180		2/1
	<b>Owner Housing Objectives</b>					
SL-3	Preserve existing supply of ownership housing	CDBG	Households	1,500		1/1
DH-1	Increase Homeownership	CDBG/HOME	Households	1,300		2/2
DH-1	Preserve existing supply of ownership housing	CDBG	Units	35		3/1
	<b>Homeless Objectives</b>					
SL-1	Availability of suitable living environments	CDBG/ESG	Individuals	2,500		3/1
DH-2	Provide decent affordable housing	HOME	Households	100		2/1
	<b>Special Needs Objectives</b>					
SL-1	Availability of suitable living environments	ESG/CDBG/HOPWA	Households	2,000		3/1
	<b>Public Services Objectives</b>					
DH-1	Increase Homeownership	CDBG	Households	1,100		2/2
SL-3	Preserve existing supply of ownership housing	CDBG	Households	500		3/1
DH-1	Fair Housing Activities	CDBG	Individuals	5000		2/1
	<b>Economic Development Objectives</b>					
EO-1	Economic Opportunity with Purpose of New or Improved Availability/Accessibility - Workforce	CDBG	Individuals	1,500		3/3
EO-1	Economic Opportunity with Purpose of New or Improved Availability/Accessibility - Microenterprise	CDBG	Individuals	500		3/3
	<b>Other Objectives</b>					

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3

<b>Economic Opportunity</b>	EO-1	EO-2	EO-3
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**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period							
							CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS</b>	Goal	11/12	12/13	13/14	14/15	15/16				
Homeless households	2,500						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-homeless households	2,000						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	280						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Total Beneficiaries</b>	4,780						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>RENTAL GOALS</b>										
Acquisition of existing units	50						<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	100						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Rehabilitation of existing units	180						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	150						<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
<b>Total Affordable Rental</b>	480						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>HOME OWNER GOALS</b>										
Acquisition of existing units	10						<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Production of new units	33						<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	1,500						<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	1,300						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Affordable Owner</b>	2,843						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS</b>										
Acquisition of existing units	60						<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	133						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

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

Rehabilitation of existing units	1,680						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	150						<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Homebuyer Assistance	1,300						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Goals</b>	3,323						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>OVERALL HOUSING GOALS</b>										
Annual Rental Housing Goal	480						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal	2,843						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	3,323						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	Requested FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Housing									
Homebuyer Education and Counseling	Native American Youth Association, Minority Homeownership Assistance Collaborative, Portland Housing Center, and Proud Ground	Education and counseling for individuals navigating the first-time homebuying process.	All Funds	\$763,425	\$735,036	Affordability for the purpose of creating decent affordable housing.	1,385	6,925	Households
Homebuyer Downpayment Assistance	Native American Youth Association, Minority Homeownership Assistance Collaborative, Proud Ground, Asian and Pacific Islander Community Improvement Association, Habitat for Humanity	The downpayment assistance program advances first-time homebuyer and minority homeownership by filling gaps in the market.	All Funds	\$ 2,609,407	\$ 1,949,822	Affordability for the purpose of creating decent affordable housing.	285	1,425	Households

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Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Rental Housing									
Rental Housing Access and Stabilization	Portland Housing Bureau	Provide financing to construct, rehabilitate and preserve a range of affordable rental housing.	All Funds	\$3,004,368	\$1,262,147	Affordability for the purpose of creating decent affordable housing.	100	500	Housing Units
Rental Housing Preservation	Portland Housing Bureau	Provide financing to preserve a range of affordable rental housing	All Funds	\$8,341,004	\$13,923,530	Affordability for the purpose of creating decent affordable housing.	150	750	Housing Units
Rental Housing New Construction	Portland Housing Bureau	Provide financing to produce a range of affordable rental housing	All Funds	\$62,383,336	\$34,476,341	Affordability for the purpose of creating decent affordable housing.	100	500	Housing Units
Rental Housing Rehabilitation	Portland Housing Bureau	Provide financing to produce a range of affordable rental housing	All Funds	\$16,208,519	\$7,836,842	Affordability for the purpose of creating decent affordable housing.	180	900	Housing Units

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Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Housing Services									
Homeowner Repair and Rehabilitation	Portland Housing Bureau, Community Energy Project, Unlimited Choices, Rebuilding Together Reach Community Builders	The goals of the Homeowner Repair and Rehabilitation program are to increase the habitability and safety of housing for low-income elderly and disabled households while simultaneously preserving the housing stock for future residents.	All Funds	\$2,622,447	\$1,841,874	Accessibility for the purpose of creating decent affordable housing.	1,500	7,500	Housing Units
Healthy Homes	Multnomah County	The primary goal of the HUD-funded Healthy Homes program is to decrease exposures to multiple household hazards which contribute to asthma exacerbations and other serious illnesses among children under the age of 6 in Portland's distressed communities of Multnomah County.	All Funds	\$2,632,762	\$1,951,817	Accessibility for the purpose of creating decent affordable housing.	50	250	Housing Units

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Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Economic Development: Community Economic Development									
Economic Opportunity Microenterprise Growth	Portland Development Commission	Intensive training, technical assistance and access to capital to assist microentrepreneurs in achieving living wage income levels.	CDBG	\$666,054	\$550,000	Accessibility for the purpose of creating economic opportunity.	95 participants will raise their incomes by 25% in three years.	140 participants will raise their incomes by 25% in three years.	People
Economic Opportunity Workforce Development	Portland Development Commission	Short-term intensive training, placement, and long-term retention in career track jobs, with employer involvement in to insure that the program graduates are the workers they need.	CDBG	\$1,405,584	\$1,405,000	Accessibility for the purpose of creating economic opportunity.	300 participants will raise their incomes by 25% in three years.	1500 participants will raise their incomes by 25% in three years.	People
Economic Opportunity Program Delivery	Portland Development Commission	Program delivery costs for Economic Opportunity Initiative	CDBG	\$304,396	\$300,000	Accessibility for the purpose of creating economic opportunity.	NA	NA	Na

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Project Name	Contractor	Description	Funding Source	FY 211-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Homeless Facilities & Services									
Shelter and Emergency Services	TPI, CCC, JOIN, NW Pilot Project, Multnomah County	Agencies will provide homeless services and homeless prevention services.	All Funds	5,107,303	4,528,060	Accessibility for the purpose of creating a suitable living environment.	1,640	19,680	People
Supportive Housing	Multnomah County	Supportive housing services for homeless, chronically mentally ill people.	All Funds	\$4,305,175	\$3,673,821	Accessibility for the purpose of creating a suitable living environment.	591	2,955	People
Homeless Prevention and Rapid Rehousing	Home Forward, TPI, NWPP	Provide HOME Tenant Based Rental Assistance and short-term rent assistance to homeless, at risk of homelessness, or disabled low-income families and individuals; does not include program administration costs.	All Funds	\$3,169,716	\$3,181,700	Accessibility for the purpose of creating a suitable living environment.	2,211	11,055	People

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Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Administration									
Administration and Support	PHB	Portland Housing Bureau administration and support	All Funds	\$7,911,486	\$6,381,281				

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# City of Gresham 2012-2013 Action Plan

## EXECUTIVE SUMMARY

The City of Gresham is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Gresham's Fiscal Year 2012-2013 funding allocation includes \$867,201 in CDBG Funds and \$28,842 in carryover funds and \$10,000 in estimated program income for a total of \$906,043.

The one-year *Action Plan* is an annual document that describes the City of Gresham's HUD-funded projects and community development related activities that will be conducted within the community to implement the Multnomah County Consortium *2011-2016 Consolidated Plan for Housing and Community Development* in the upcoming fiscal year.

Funding will be used for public services including transitional housing, mentoring for elementary school aged children and support programs for Latino families. Funding will also be used to provide needed infrastructure in the Rockwood Neighborhood and blight abatement throughout the neighborhoods of Gresham. A youth center in Rockwood will receive funding for roof repair. Funding has also been allocated to make critical home repairs and accessibility adaptations for low income and senior homeowners.

Community Development Block Grant funding in 2012/2013 will also be used for job training, placement and coaching of income eligible residents and will provide funding for a storefront improvement program in a blighted portion of the downtown.

The City of Gresham also receives HOME funding as part of the Multnomah County, Gresham and Portland Consortium. The City's Fiscal Year 2012-2013 funding allocation includes \$401,347 in HOME funds and \$408 in carryover funds for a total of \$401,755. Funding is allocated for the provision of tenant based rental assistance, and for the rehabilitation of a 72-unit low- and moderate-income apartment complex in Gresham.

## Citizen Participation and Consultation

The City of Gresham allocated its CDBG and HOME funds through a competitive process. The Community Development and Housing Subcommittee, a seven-person citizen advisory group, along with a Technical Advisory Group reviewed and scored all applications. The CDHS forwarded its funding recommendations to the Gresham City Council. The public comment period for the draft 2012/2013 Action Plan began on March 31<sup>st</sup> and ran through April 30<sup>th</sup>, 2012. The draft plan was posted on the City's website and was available to the public at City Hall and the local libraries. A public hearing was held on May 1, 2012.

The public comment period and the public hearing were noticed in the Legal Notices of *The Oregonian* and *The Gresham Outlook*.

## **Geographic Distribution and Allocation Priorities**

In the City of Gresham, six census tracts showed areas with more than 20 percent of the individuals living at or below the poverty level with four of those tracts showing a poverty level of above 34%. The sidewalk infill project is located in the high poverty census tract, 97.02 showing a poverty rate of 24.3%. The intersection of SE 182<sup>nd</sup> and Main borders the Census Tract 98.01 with a poverty level of 34.1% and which is 29% Hispanic.

The PAL Youth Center, located at 424 NE 172<sup>nd</sup> is in the high poverty census tract of 96.06 (39% in poverty), which is also heavily Hispanic (34% of the population). Many of the clientele who come for services at El Programa Hispano and Human Solutions live in the high poverty census tracts in Gresham. And those being served by El Programa Hispano, over 4000 annually, are Hispanic.

The Foster Grandparent Program provides mentors for elementary school children at Hall Elementary School, located in Census Tract 98.01 which exhibits a poverty rate of 34.1% It is 29% Hispanic.

The Blight Abatement Crew will be operating throughout Gresham but primarily in the CDBG qualified Census Tracts, which are high poverty census tracts. Much of the work will be done in the downtown slum and blight designated area and in the Rockwood Urban Renewal Area.

Approximately 25 % of the 2012/2013 CDBG funds will be used in the Rockwood URA and the designated areas of slum and blight in Gresham.

**TABLE 3B ANNUAL HOUSING COMPLETION GOALS**

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	138	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	132	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Rental Goals</b>	270	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>					
Acquisition of existing units				<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Owner Goals</b>	49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>					
Homeless	72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Affordable Housing</b>	72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL HOUSING GOALS</b>					
Annual Rental Housing Goal	270	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	319	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

Project Name	Contractor	Description	Funding Source	FY 2012-2013 Amt	Outcome Description	Outputs	Indicator
<b>City of Gresham - CDBG Funded Projects</b>							
<b>Housing</b>							
Blight Abatement Program	City of Gresham	Removal of graffiti and overgrown vegetation that are a threat to public health and safety.	CDBG	\$75,000	Sustainability for the purpose of improving suitable living environment.	1,000	Housing Units
Adapt-A-Home Rehab	Unlimited Choices, Inc.	Removal of barriers to create accessible housing for approximately 25 low-income Gresham Households with physical disabilities.	CDBG	\$100,000	Accessibility for the purpose of providing decent affordable housing.	25	Housing Units
Mend-A-Home	Unlimited Choices, Inc.	Provision of emergency home repair to very low- and low-income owner occupied housing.	CDBG	\$80,000	Affordability for the purpose of providing decent affordable housing.	20	Housing Units
Rental Assistance	Home Forward	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	CDBG	\$6,658	Affordability for the purpose of providing decent affordable housing.	5	Housing Units
Rental Assistance	Human Solutions, Inc.	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance.	CDBG	\$32,000	Affordability for the purpose of providing decent affordable housing.	125	Housing Units
<b>Economic Development</b>							
Living Solutions	East County Solutions	East County Solutions, as a CBDO, will provide 75 very low-income residents with job placement and follow-up job coaching as well as life skills and job training. Program graduates will secure and retain living wage employment, become self-sufficient and contribute to the economic well being of Gresham. The program will increase the pool of skilled, reliable workers available to Gresham employers, and decrease employers' training and turnover costs.	CDBG	\$220,000	Accessibility for the purpose of creating economic opportunity.	75	Number of People

Project Name	Contractor	Description	Funding Source	FY 2012-2013 Amt	Outcome Description	Outputs	Indicator
Storefront Program	City of Gresham	Project will continue a downtown storefront improvement program, which will provide architectural assistance to property and business owners to improve storefront facades.	CDBG	\$5,000	Sustainability for the purpose of eliminating blighted areas.	1	Number of Businesses
<b>Public Improvements/Facilities</b>							
PAL Youth Center Upgrade	Police Activities League of Greater Portland (PAL)	Provision to replace the roof on the northern section of the Youth Center. This section of roofing has not been fully replaced since the school building was built – certain portions were repaired previously, but not replaced	CDBG	\$38,488	Accessibility for the purpose of creating a suitable living environment.	1	Public Facility
Sidewalk Infill & Replacement	City of Gresham	Provision of sidewalk construction. Depending on remaining resources, other high priority replacement projects would be considered within the Urban Renewal area, including instances where a Notice of Violation has been issued but the property owner is not financially able to complete the replacements.	CDBG	\$58,000	Accessibility for the purpose of creating a suitable living environment.	4,281	Number of People
Fountain Interest	City of Gresham	Provision for repayment of Section 108 Loan on the Children's Fountain	CDBG	\$10,000	Accessibility for the purpose of creating a suitable living environment.		
<b>Public Services</b>							
El Programa Hispano	Catholic Charities	Provides support for Latinos to overcome short-term crisis and gain the skills needed to become self-sufficient.	CDBG	\$44,530	Promote healthy, stable families and individuals.	5,000	Number of People
Foster Grandparents	Metro Family Services	Improve the lives of 30 low-income vulnerable young children and 6 older adults through maintaining the evidence-based grandparent mentoring program. Program matches skilled and caring seniors with children who face multiple barriers.	CDBG	\$15,000	Promote healthy, stable families and individuals.	36	Number of People
Transitional Housing	Human Solutions	Provides transitional housing to 72 extremely low-income homeless family members that face significant barriers to permanent housing. This project will also provide educational groups with free on-site childcare for 45 low-income residents on self-sufficiency and housing stability topics such as money management and housing readiness.	CDBG	\$48,068	Promote healthy, stable families and individuals.	117	Number of People

Project Name	Contractor	Description	Funding Source	FY 2012-2013 Amt	Outcome Description	Outputs	Indicator
<b>Administration</b>							
City/Staff/Contract Expenses	City of Gresham	Funds would be used for staff costs and costs associated with fair housing and audit testing.	CDBG	\$163,440	NA	N/A	N/A
Consolidated Plan	City of Portland	Administrative / staff support of the Federal Funding Oversight Committee and the Con/Action Plan.	CDBG	\$10,000	NA	N/A	N/A
<b>City of Gresham - HOME Funded Projects</b>							
<b>Housing Development/Rehabilitation</b>							
CHDO Operating Expenses	Human Solutions, Inc.	Provision of operating support for Human Solutions, a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness in the City of Gresham.	HOME	\$25,000	Accessibility for the purpose of creating a suitable living environment.	N/A	N/A
Village Square Apartments	Innovative Solutions, Inc.	Provision for additional funding to rehabilitate 72 units of affordable housing by replacing roofs and venting, rotted stair stringers and reconfiguring patio railings to improve safety and also install 24 fans in the units to reduce moisture.	HOME	\$152,000	Affordability for the purpose of providing decent affordable housing.	72	Housing Units
<b>Homeless Prevention</b>							
Rent Assistance	Home Forward	Provision of one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to approximately 7 extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled Gresham Households.	HOME	\$24,081	Affordability for the purpose of providing decent affordable housing.	7	Housing Units
Rental Assistance	Human Solutions, Inc.	Provide rent assistance to prevent homelessness by providing 100 very low and low-income Gresham households either short-term (1 month) or long-term (up to 4 months) tenant based rent assistance. Each month names are drawn randomly and served after eligibility determination in the order their names are draws, without preference or discrimination	HOME	\$160,000	Affordability for the purpose of providing decent affordable housing.	125	Number of households
<b>Administration</b>							

Project Name	Contractor	Description	Funding Source	FY 2012-2013 Amt	Outcome Description	Outputs	Indicator
City/Staff/Contract Expenses	City of Gresham	Funds would be used for staff costs and contracts to administer the HOME program and to manage projects.	HOME	\$21,820	N/A	N/A	N/A
Portland HOME Administration	City of Portland	Funds would be used for staff costs.	HOME	\$18,314	N/A	N/A	N/A

# **Executive Summary Multnomah County 2012-2013 Annual Action Plan**

Multnomah County's Annual Action Plan for 2012-13 is the second year of the 2011-2016 Consolidated Plan. This year's Action Plan has an estimated CDBG allocation of \$289,449.

## **Funding Priorities**

Multnomah County allocates CDBG funds through a competitive process. Applications are reviewed and ranked by an appointed Technical Advisory Group. Their ratings are submitted to the Policy Advisory Board (PAB) that is made up of a member from each of the small cities in the jurisdiction and one member from the Board of County Commissioners.

Keeping in mind the funding priorities of the 5-year strategies for Multnomah County, the PAB recommended the following percentages to use in the allocation of funds:

- Housing 35%
- Public Facilities Improvements 30%
- Public Services 15%
- Administration 20%

These percentages may be adjusted according to funding factors, applications received, and current needs of the community.

## **Geographic Distribution**

Multnomah County's jurisdiction consists of the small cities in East County; Fairview, Maywood Park, Troutdale, Wood Village, and unincorporated Lake Oswego and has been qualified as an *Exception Area*, where the area meets or beats the Upper Quartile Percentage of poverty for all areas of Multnomah County (37.8%). Following are the low- mod percentages for each of the cities:

- Fairview 52.4%
- Lake Oswego 24.0%
- Maywood Park 16.4%
- Troutdale 31.0%
- Wood Village 44.2%
- Rest of County 25.4%

While currently only Fairview and Wood Village qualify to receive funding as an Exception Area, very low and low-mod-income citizens in the whole jurisdictional area may receive benefits from housing and public services projects.

### **Citizen Participation**

The County convenes two public hearings; one held on April 5, 2012 at the Wood Village City Hall and the second on May 10, 2012 before the Board of County Commissioners. Combined hearings with the City of Portland and the City of Gresham are held at various times and locations. The hearings are publicized in local newspapers, online and flyers are placed in the commons areas of local the city halls and other public agencies.

Following are three main priorities identified by stakeholders and the public that reflect the needs of the community. All funded projects are tied to at least one of these priorities:

- **Priority 1:** Invest in housing programs that focus on providing decent, stable housing for those with greatest need.
- **Priority 2:** Invest in infrastructure and public facilities improvements development that promotes stabilizing and revitalizing low-income communities.
- **Priority 3:** Support social services operations for organizations assisting homeless families, low-income citizens, and special needs populations to help expand economic opportunities.

Public input helped to identify the jurisdiction's top needs as follows:

- **Housing Needs:** Improvement/rehabilitation of residential housing to maintain and increase housing stock in low-income neighborhoods.
- **Community Development Needs:** Public Facilities and infrastructure improvements to help in the stabilization of small communities by improving water and sewer lines, roads and sidewalks, and parks.
- **Social Services Needs:** support for homeless service providers that includes transitional housing, operation and support for addressing fair housing barriers, and support of basic needs social services including information and referral.

The table on the proceeding page identifies the 2012-2013 funded activities. This table names the project, funding priority, funding sources, outcome description and 1 to 5-year goals.

Multnomah County is committed to efficiently administering and utilizing CDBG funds in the east Multnomah County area by conscientiously soliciting and choosing projects that will best serve the low-moderate residents while working closely with our community partners.

**Table 3A Summary of Specific Annual Objectives**

**Grantee Name: Multnomah County**

<b>Decent Housing with Purpose of New or Improved Availability/Accessibility (DH-1)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>
<b>DH 1.1</b>	Addresses the need for improved accessibility to decent housing by offering rehabilitation assistance to very low-income persons.	CDBG	2011	Number of low-income households assisted.	22		%
			2012		20		%
			2013				%
			2014				%
			2015				%
<b>MULTI-YEAR GOAL</b>							%
<b>DH 1.2</b>	Addresses the need for improved availability for decent housing by offering accessibility measures for elderly and persons with disabilities.	CDBG	2011	Number of units made accessible.	23		%
			2012		20		%
			2013				%
			2014				%
			2015				%
<b>MULTI-YEAR GOAL</b>							%
<b>DH 1.3</b>	Public Service activity funded to increase availability and accessibility to housing by support for fair housing enforcement and services.	CDBG	2011	Number of persons served	55		%
			2012		55		%
			2013				%
			2014				%
			2015				%
<b>MULTI-YEAR GOAL</b>							%
<b>DH 1.4</b>	Public Service activity funded to provide access to improved housing through transitional housing and services for homeless families.	CDBG	2011	Number of persons served	35		%
			2012		40		%
			2013				%
			2014				%
			2015				%
<b>MULTI-YEAR GOAL</b>							%
<b>Decent Housing with Purpose of New or Improved Affordability (DH-2)</b>							
<b>DH 2.1</b>	Public Service activity funded to provide access decent housing with purpose of improved affordability by providing energy education in low-cost small measure weatherization techniques.	CDBG	2011	Number of persons served	120		%
			2012		35		%
			2013				%
			2014				%
			2015				%
<b>MULTI-YEAR GOAL</b>							%

<b>Suitable Living Environment with Purpose of New or Improved Availability/Accessibility (SL-1)</b>							
<b>SL1.1</b>	Improve the sustainability of a suitable living environment by constructing new sidewalks in low-income neighborhood.	CDBG	2011	Number of persons assisted.	1100		%
			2012		--		%
			2013				%
			2014				%
			2015				%
			<b>MULTI-YEAR GOAL</b>				
<b>SL1.2</b>	Improve the availability and sustainability of a suitable living environment by providing connection between neighborhood and public access with new sidewalks and accessibility at each end.	CDBG	2011	Number of persons served.	840		%
			2012		1750		%
			2013				%
			2014				%
			2015				%
			<b>MULTI-YEAR GOAL</b>				
<b>Economic Opportunity with Purpose of New or Improved Availability/Accessibility (EO-1)</b>							
<b>E.O.1</b>	Public Service activity funded to provide advocacy and support for low-income Latinos.	CDBG	2011	Number of persons served.	200		%
			2012		200		%
			2013				%
			2014				%
			2015				%
			<b>MULTI-YEAR GOAL</b>				

**Table 2B**

**Multnomah County Priority Community Development Needs**

<b>Priority Need</b>	<b>Priority Need Level</b>	<b>Unmet Priority Need</b>	<b>Dollars to Address Need</b>	<b>5 Yr Goal Plan/Act</b>	<b>Annual Goal Plan/Act</b>	<b>Percent Goal Completed</b>
Acquisition of Real Property	L					
Disposition	L					
Clearance and Demolition	L					
Clearance of Contaminated Sites	L					
Code Enforcement	L					
Public Facility (General)	M					
Senior Centers	M					
Handicapped Centers	M					
Homeless Facilities	M					
Youth Centers	M					
Neighborhood Facilities	M					
Child Care Centers	M					
Health Facilities	M					
Mental Health Facilities	M					
Parks and/or Recreation Facilities	H			5	0	20%
Parking Facilities	L					
Tree Planting	L					
Fire Stations/Equipment	L					
Abused/Neglected Children Facilities	L					
Asbestos Removal	L					
Non-Residential Historic Preservation	L					
Other Public Facility Needs	L					
Infrastructure (General)	H					
Water/Sewer Improvements	H			5	0	20%
Street Improvements	M					
Sidewalks	H			5	1	20%
Solid Waste Disposal Improvements	L					
Flood Drainage Improvements	M					
Other Infrastructure	M					
Public Services (General)	H					
Senior Services	H			600	55	20%
Handicapped Services	M					
Legal Services	M					
Youth Services	M					
Child Care Services	M					
Transportation Services	L					
Substance Abuse Services	L					
Employment/Training Services	L					
Health Services	L					
Lead Hazard Screening	L					
Crime Awareness	L					
Fair Housing Activities	H			275	55	20%
Tenant Landlord Counseling	M					
Other Services-Emerg. Svc.	H			2500	200	20%
Economic Development (General)	L					
C/I Land Acquisition/Disposition	L					
C/I Infrastructure Development	L					
C/I Building Acq/Const/Rehab	L					
Other C/I	L					
ED Assistance to For-Profit	L					
ED Technical Assistance	L					
Micro-enterprise Assistance	L					
Other	L					
Transit Oriented Development	L					
Urban Agriculture	L					

Grantee Name: <b>Multnomah County</b> Program Year: <b>2012</b>	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>						
Homeless households	10		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	55		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	20		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	40		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	40		X	<input type="checkbox"/>		
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	40		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Housing</b>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL HOUSING GOALS</b>						
Annual Rental Housing Goal	10		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	40		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	50		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Multnomah County  
Action Plan 2012-13-DRAFT**

Project Name	Contractor*	Description	Funding Source	FY2012-13 Allocation	Outcome Description	One Year Goal	Five Years Goal	Indicator
<b>Public Facilities &amp; Improvements</b>								
Pedestrian Access Development	City of Wood Village	Provides connection between low-moderate income neighborhood and public access with upgrade of sidewalks and ADA accessibility at each end.	CDBG	\$66,575	Accessibility for the purpose of creating a sustainable living environment	1750 People	4,200 people	People
<b>Public Services</b>								
Transitional Housing Project	Human Solutions, Inc.	Transitional housing with services for homeless families.	CDBG	\$24,220	Accessibility for the purpose of providing improved decent housing	40 People	315 People	People
Info & Referral and Emergency Services Project	Catholic Charities/EI Programa	Provides I&R, emergency svc. and advocacy to Latino population	CDBG	\$7,502	Availability of support and advocacy for economic opportunity	200 People	1000 People	People
Fair Housing Project	Fair Housing Council of Oregon	Fair housing services including outreach, enforcement, education and training	CDBG	\$5,952	Accessibility and availability for the purpose of providing decent housing	55 People	275 People	People
DIY Small Measure WX & Energy Ed Workshops	Community Energy Projects, Inc.	Program provides energy education and training in low-cost small measure WX	CDBG	\$5,726	Accessibility for the purpose of providing decent affordable housing	35 People	600 People	People
<b>Housing Services</b>								
Adapt-a-Home	Unlimited Choices, Inc.	Performs accessibility measures in homes of people with disabilities	CDBG	\$55,600	Accessibility for the purpose of providing decent affordable housing	20 homes	115 homes	Housing Units
Mend-a-Home	Unlimited Choices, Inc.	Provides critical home repairs for low-income homeowners	CDBG	\$63,075	Accessibility for the purpose of providing decent affordable housing	20 homes	115 homes	Housing units
<b>Administration</b>								
Administration tasks for Consolidated Plan	City of Portland/PHB	Administration and staff support for the Consolidated Plan/Annual Action Plans	CDBG	\$3,400	N/A	N/A	N/A	N/A
General Administration	Multnomah County/DCHS Community Services Division	Administration and staff support CDBG program and general project oversight	CDBG	\$54,450	N/A	N/A	N/A	N/A
Contingency	N/A	In case of Project Overruns	CDBG	\$2,949	N/A	N/A	N/A	N/A

**DRAFT CITIZEN PARTICIPATION PLAN 2011-2016 CONSOLIDATED PLAN**  
**4-13-12**

MULTNOMAH COUNTY, CITY OF PORTLAND, AND CITY OF GRESHAM

I. OVERVIEW

This Citizen Participation Plan is a framework and process for public involvement. The goal is to involve all interested local citizens as planners, advisors, and partners in the development and implementation of the housing and community development programs of all the jurisdictions in the Consortium: Multnomah County, the City of Gresham, and the City of Portland. The Plan focuses on public involvement in the Consolidated Plan process, because the Five-Year Consolidated Plan and Annual Action Plans, when approved by the County Commission and the City Councils of the Cities of Portland and Gresham, govern the allocation of federal funds.

The Plan anticipates that each jurisdiction in the Consortium will have local jurisdiction-specific processes for local issues, and for selection of CDBG/HOME projects.

This Plan describes what the three jurisdictions will do to encourage public participation in the development and amendment of the Five-Year Consolidated Plan and Annual Action Plans, and in the review of their accomplishments. It describes how the jurisdictions will hold public meetings and hearings; provide notice and access to meetings and hearings; publish relevant information; provide access to information and records; provide an opportunity for public comment; offer technical assistance; and receive and process complaints.

This Plan recognizes that citizen participation is an integral component of the Five-Year Consolidated Plan effort. Participation by people who are low-income or who live in low- and moderate-income neighborhoods is especially important.

This Plan replaces all previous Citizen Participation Plans approved as part of the Consolidated Plan.

II. DEFINITIONS

ACTION PLAN

The Consolidated Plan Action Plan is an annual plan that describes how federal formula funds are going to be spent during the fiscal year to carry out the strategies set out in the Five-Year Consolidated Plan.

#### AREA MEDIAN INCOME

The area median income is the median income for the Portland Metropolitan Statistical Area. It is revised annually by HUD. Find it on the Portland Housing Bureau's website, [www.portlandonline.com/phb/mfi](http://www.portlandonline.com/phb/mfi) or contact the Portland Housing Bureau (PHB) for this information. Contact information is listed at the end of this Plan.

#### BLIGHTED AREA

A geographic area where infrastructure, commercial buildings, residences and/or economic activity are below standard.

#### CAPER

The Consolidated Annual Progress Report (CAPER) is an annual report required by HUD to document the jurisdictions' progress at implementing their Consolidated Plan Annual Action Plan and reaching the goals set in the Five-Year Consolidated Plan.

#### CDBG

Community Development Block Grant is a formula grant that HUD provides annually to PHB, the City of Gresham, and Multnomah County to administer, subject to regulatory requirements. It can be used for a variety of housing and community development-related purposes. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

#### CONSORTIUM FOR THE CONSOLIDATED PLAN

The Consortium for the Consolidated Plan (Consortium) includes the City of Gresham, the City of Portland, and Multnomah County, Oregon. By agreement of the jurisdictions, PHB is the lead agency in the Consortium, and administers public participation activities unless otherwise specified.

#### ESG

Emergency Shelter Grant is a formula grant that HUD provides annually to PHB to administer for Portland and Multnomah County. It can be used for various activities addressing homelessness, subject to regulatory requirements. The allowed uses of these funds have expanded over time to include certain homelessness prevention and rapid re-housing activities. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

#### FEDERAL POVERTY LEVEL

The Federal Poverty Level roughly equates to 17% MFI. More information about the Federal Poverty Guidelines is available on the U.S. Department of Health and Human Services website: <http://aspe.hhs.gov/poverty/>.

#### FIVE YEAR CONSOLIDATED PLAN

The Consolidated Plan is a planning document required by HUD. It is intended to establish a unified vision for community development for a five-year period, and to set out coordinated strategies to achieve the three goals established for HUD by the U.S. Congress: (1) provide decent housing; (2) provide a suitable living environment; and (3) expand economic opportunities. It has certain required sections, including a Housing Market Analysis and a Housing Needs Assessment.

#### FORMULA GRANT

Federal formula grants include CDBG, HOME, ESG, and HOPWA. McKinney-Vento has a formula portion and a competitive portion, but is not considered a formula grant. They are awarded based on a formula that takes into account factors such as number of households in poverty, age of housing stock, population and economic growth, and in the case of HOPWA, the number of reported cases of people with AIDS in the metropolitan area. The U.S. Congress appropriates federal grants annually so grant amounts may vary from year to year. Each grant fund is subject to specific regulatory requirements.

#### GRESHAM CITY COUNCIL

Gresham's City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Gresham housing and community development programs. Gresham's City Council has full budgetary authority over the Gresham Department of Urban and Design Planning (UDP) and must approve UDP's budget, including UDP's allocation of HUD funds.

#### GRESHAM COMMUNITY DEVELOPMENT AND HOUSING SUBCOMMITTEE

The City of Gresham Community Development and Housing Subcommittee (CDHS) is a volunteer citizen advisory committee that has primary responsibility for citizen participation, and provides guidance to the Gresham City Council on policy related to community development and housing for low, very low and extremely low income persons. The CDHS also participates in establishing the criteria for competitive RFP processes, and recommends projects to be funded with federal CDBG/HOME funds.

The CDHS consists of seven to eleven members, appointed by the Mayor with the approval of the Council. The City of Gresham strives to recruit - members representing a broad spectrum of the population including -low income residents, residents of pre-qualified areas, minorities, and persons associated with neighborhood organizations, agencies, religious organizations,

and persons affiliated with the industrial, real estate or financial sectors.- Members serve for staggered three-year terms.

Gresham maintains a mailing list of persons/organizations interested in the CDBG/HOME programs. Names are added upon request. An “Agenda Only,” or “Full Packet” (agenda, minutes, and current work items) may be requested. This list is updated by the CDHS and Gresham staff on an annual basis.

1. Agendas or packets are distributed to persons/organizations on the mailing list the week prior to the meeting.
2. Gresham will send agenda or packets to neighborhood associations, Gresham representatives on the Federal Funding Oversight Committee and to interested non-profits and individuals on the mailing list.

#### GRESHAM DEPARTMENT OF URBAN AND DESIGN PLANNING (UDP)

The City of Gresham Department of Urban and Design Planning (UDP) administers the following formula grants from HUD: CDBG and HOME, as well as the Neighborhood Stabilization Program. UDP also participates in the planning of a formula grant available through the McKinney-Vento Homeless Assistance Act and provides grant administration for housing and community development programs funded by the City of Gresham’s General Fund.

#### HOME

HOME is a formula grant that HUD provides annually to PHB to administer on behalf of the HOME Consortium, which includes Multnomah County and Gresham. It can be used for a variety of housing development-related purposes, subject to regulatory requirements. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

#### AUTHORITY OF PORTLAND (HAP)

The Housing Authority of Portland is the local public housing authority. It was designated a moving-to-work agency in 1999 and is not required to file a Public Housing Authority plan.

#### HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Housing Opportunities for Persons With Aids is a formula grant that HUD provides annually to PHB to administer on behalf of a seven-county Expanded Metropolitan Service Area (EMSA), including Multnomah, Washington, Clackamas, Columbia, and Yamhill Counties in Oregon and Clark and Skamania Counties in Washington. It can be used for a variety of housing and services for people living with HIV and their families. The HOPWA formula reflects, among other factors, the number of reported cases of people with AIDS in the EMSA. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

## HUD

The U.S. Department of Housing and Urban Development is the federal agency charged with making grants of CDBG, HOME, ESG, HOPWA, and McKinney funds.

### LOW-INCOME HOUSEHOLD (DEFINED BY CONGRESS)

A low-income household has household income that is 50% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes. For example, in 2010, the median income for a four-person household was \$71,200. A low-income four person household had income below \$35,600. Find the area median income table on PHB's website: [www.portlandonline.com/phb/mfi](http://www.portlandonline.com/phb/mfi) or contact PHB for this information. Contact information is listed at the end of this Plan.

### LOW- AND MODERATE-INCOME NEIGHBORHOODS

A low- and moderate-income neighborhood is a geographic area composed of one or more census tracts where more than 51% of the households have incomes that are 80% or below the area median income published annually by HUD. Find a list of low-income neighborhoods on PHB's website, [www.portlandonline.com/PHB](http://www.portlandonline.com/PHB) or contact PHB for this information. Contact information is listed at the end of this Plan.

### McKinney-Vento Funds

The local Continuum of Care for people experiencing homelessness is funded through the McKinney-Vento Homeless Assistance Act. While funding levels are set by formula, additional federal "bonus" funds to pay for development of new permanent supportive housing projects may be available on a competitive basis. Jurisdictions in the Consortium participate in the planning of the annual McKinney-Vento application. This application is separate from the Consolidated Plan, although the Needs Assessment incorporates elements of the McKinney-Vento application. McKinney-Vento funds may be used to fund housing and services for people experiencing homelessness, subject to regulatory requirements. The U.S. Congress appropriates this grant annually so grant amounts may vary from year to year.

### MODERATE-INCOME HOUSEHOLD

A moderate-income household has household income that is 80% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes. For example, in 2010, the median income for a four-person household was \$71,200. A moderate-income four-person household had income below \$56,950. Find the area median income table on PHB's website, [www.portlandonline.com/phb/mfi](http://www.portlandonline.com/phb/mfi) or contact PHB for this information. Contact information is listed at the end of this Plan.

#### MULTNOMAH COUNTY COMMISSION

The Multnomah County Commission is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other Multnomah County Portland housing and community development, social service, and anti-poverty programs. The Multnomah County Commission has full budgetary authority over all of Multnomah County's Departments and must approve their budgets, including the allocation of HUD funds.

#### POLICY ADVISORY BOARD OF MULTNOMAH COUNTY

The Policy Advisory Board (PAB) of Multnomah County is made up of representatives from each of the five participating cities of Fairview, Maywood Park, Troutdale, Wood Village and Lake Oswego. (A small section of Lake Oswego is located in Multnomah County and has been included since program inception). All PAB meetings are open to the public. The PAB establishes the criteria for competitive RFP processes, and recommends projects to be funded with federal housing and community development funds in Multnomah County.

#### PORTLAND CITY COUNCIL

Portland's City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Portland housing and community development programs. Portland City Council has full budgetary authority over PHB and must approve PHB's budget, including PHB's allocation of HUD funds.

#### PORTLAND HOUSING BUREAU (PHB)

The Portland Housing Bureau-administers the following formula grants from HUD: CDBG, HOME, ESG, and HOPWA. PHB also participates in the planning of a formula grant available through the McKinney-Vento Homeless Assistance Act and provides grant administration for housing and community development programs funded by the City of Portland's General Fund. PHB is the lead agency in the Consortium for the Consolidated Plan, and administers public participation activities unless otherwise specified.

#### REGULATORY REQUIREMENTS

Regulatory requirements include both statutory and administrative rule provisions that govern how each formula fund can be spent. Typical regulatory requirements limit the type of activities that can be funded; cap the amount that may be spent on planning, administration, and public services; and specify the populations that may be served. For information about the regulatory requirements for a specific formula fund, contact PHB. Contact information is listed at the end of this Plan.

#### IV. UPDATING OF THE CITIZEN PARTICIPATION PLAN

The Citizen Participation Plan will be reviewed at least every five years to ensure that it is meeting the goal of involving citizens in the development and implementation of the Consortium's housing and community development programs.

### III. CITIZEN PARTICIPATION STRUCTURE

#### A. Federal Funding Oversight Committee (FFOC)

The FFOC is an inter-jurisdictional committee made up of 6 public members, two appointed by each jurisdiction in the Consortium. *In making appointments, jurisdictions are encouraged to take into account the income, racial, ethnic and cultural diversity of the jurisdiction.* FFOC members are expected to provide a balanced, citizen-based perspective on the matters delegated to it.

The role of the FFOC shall be to:

- Hold public hearings as required by this plan;
- Recommend the allocation of federal housing and community development formula funds to the jurisdictions in the Consortium;
- Recommend the allocation of federal funds to address homelessness pursuant to the Continuum of Care to the jurisdictions in the Consortium.

#### B. Portland Housing Advisory Commission (PHAC)

PHAC is a volunteer commission made up of 12 people who live or work in Portland. The members are appointed Portland City Council. With respect to federal housing and community development funds, the primary purpose of PHAC shall be to hold hearings on Portland-specific community needs and Portland-specific proposed strategies and activities.

Find out more about PHAC at PHB's website: [www.portlandonline.com/PHB](http://www.portlandonline.com/PHB) or contact PHB. Contact information is listed at the end of this Plan.

#### C. Community Development and Housing Subcommittee of the Gresham Planning Commission (CDHS)

CDHS is a volunteer commission made up of people who live and work in Gresham. The members are appointed by the Gresham City Council. With respect to federal housing and community development funds, the primary purpose of the CDHS shall be to hold hearings on Gresham-specific community needs and Gresham-specific proposed strategies and activities.

#### D. Multnomah County Board of Commissioners (County Board)

The elected County Board will serve as the primary entity to hold hearings on County-specific community needs and/or County-specific proposed strategies and activities. The County Board may designate another entity to carry out these responsibilities by posting a notice on the PHB website.

#### B. Office of Neighborhood Involvement

PHB, as the lead jurisdiction in the Consortium, will coordinate its citizen participation efforts with the City of Portland's Office of Neighborhood Involvement (ONI). ONI is responsible for maintaining an up-to-date address and e-mail list for recognized neighborhood representatives and broadcasts public notices to a broad array of individuals and organizations. PHB will use ONI's web-based notification system for notices related to the Five-Year Consolidated Plan and the Action Plans. This system allows people in areas affected by proposals to receive timely notice.

#### C. Community/Neighborhood Plans

Portland's Bureau of Planning and Sustainability is responsible for developing community and neighborhood plans for the City of Portland. Gresham's Department of Urban and Design Planning performs these and other functions. The Cities of Fairview, Wood Village, and the other unincorporated areas of Multnomah County also perform these functions. The jurisdictions in the Consortium encourage the involvement of low-income individuals in community and neighborhood planning efforts. The jurisdictions will consult adopted community and neighborhood plans as they develop their housing and community development programs. Not all neighborhood needs or strategies can be met through HUD formula funding because of regulatory requirements and because only limited funds are available at any given time. To the extent that community and neighborhood plans prioritize activities that are eligible for HUD funding, serve national objectives, and fall within the Consortium's adopted Priorities, the jurisdictions will consider funding those activities.

#### D. Competitive Allocation Panels

When the jurisdictions sponsor competitive grant programs, they will ensure that citizens are involved in developing criteria and recommending funding awards. For all competitive allocation panels, the jurisdictions will ensure that low-income citizens and/or interests are represented.

- Portland-specific provisions: If a competitive grant program within Portland is geographically based, PHB will recruit citizens that reflect the diversity of the

specific geographic area to serve on an allocation panel. All allocation panels will include representation from communities of color.

- Gresham-specific provisions: In carrying out community development programs, the City of Gresham contracts with organizations and agencies that carry out activities in its neighborhoods and throughout the City. Gresham expects that contractors will consult with neighborhood associations and other community groups as necessary prior to undertaking activities.
- Multnomah County-specific provisions: In carrying out community development programs, Multnomah County contracts with organizations and agencies that carry out activities in its neighborhoods and small cities. It is Multnomah County's expectation that contractors will consult with neighborhood associations and other community groups as necessary prior to undertaking activities.

#### G. Special Committees

Any jurisdiction or public agency may create specific task-oriented *ad hoc* committees from time to time to focus on specific issues.

#### H. Other Citizen Commissions and Organizations

All of the jurisdictions have a commitment to citizen participation and involvement as evidenced by their appointment of citizens to numerous boards and commissions. As much as possible, the jurisdictions will identify boards and commissions with common interests and solicit their input before making a substantial change in policy or programs. The jurisdictions will not consult with every Board and Commission on every issue, but will seek input from citizens who may be involved in related policy or program development.

### IV. PUBLIC MEETINGS AND HEARINGS RELATED TO THE DEVELOPMENT OF THE FIVE-YEAR CONSOLIDATED PLAN/ANNUAL ACTION PLAN

The jurisdictions will encourage participation by low- and moderate-income persons living in blighted areas, where CDBG funds are to be used, and in low/moderate-income areas by:

- Holding community meetings sponsored by the FFOC, PHAC, the CDHS, or the County Board at accessible locations served by public transit
- Consulting with lay advisory groups through staff contacts
- Consulting with service providers that serve community residents
- Providing technical assistance to groups representing low/moderate-income persons to assist them in developing proposals for use of funds

- Using the ONI network of neighborhood associations and its web-based notification system

The jurisdictions may conduct surveys and focus groups as needed.

The jurisdictions will encourage participation by minorities and non-English speaking persons by:

- Making translation services available at hearings upon request. To arrange the service, please contact PHB at least 3 days in advance. See contact information listed at the end of the Plan.
- Conducting meetings in areas of minority concentration as identified by maps, updated with Census/American Community Survey data.
- Publishing public hearing notices in non-legal sections of ethnic publications. The jurisdictions may select ethnic publications reasonably circulated to reach people who might or will benefit from public funds, but the jurisdictions need not advertise in every ethnic publication.

The jurisdictions may broadcast information about meetings on ethnic radio or TV stations.

The jurisdictions may conduct meeting in languages other than English.

The jurisdictions may publish meeting notices in languages other than English.

The jurisdictions will encourage participation by public and assisted housing residents by:

- Consultations with the Housing Authority of Portland (HAP) resident advisory board.
- Inviting them to attend community meetings sponsored by the FFOC, the PHAC, the CDHS, the jurisdictions, or HAP.

The jurisdictions may hold focus groups.

When HAP is no longer a Moving-to-Work jurisdiction, the jurisdictions will provide information to HAP about activities related to its development by:

- Consultations with HAP management and resident advisory boards prior to undertaking and during activities that will have an impact on HAP residents.
- Ensuring coordination and consistency with capital improvement schedules in HAP plans.
- Convening information meetings with affected HAP residents.
- Providing opportunities for affect HAP residents to comment on proposed activities.

The jurisdictions will make the citizen participation plan accessible to person with disabilities upon request by:

- Providing large print editions for visually impaired persons.
- Ensuring that public inspection copies are placed in locations accessible to persons with mobility limitations.
- Making "signing" translators available at hearings upon request. To arrange this service, please contact the jurisdiction at least 3 days prior to the hearing. Contact information is at the end of this Plan

The jurisdictions will publicize the expected assistance, and the activities to be undertaken, including the amount benefiting low/moderate-income persons, by:

- Publishing a notice in at least two local newspapers or media outlets of the availability of a summary and the text of the Consolidated Plan and annual Action Plans on-line or, by request, in hard copy.
- Posting a summary and the text of the Consolidated Plan and annual Action Plans on PHB's website
- E-mailing a summary and/or the text of the Consolidated Plan and annual Action Plans to interested stakeholders, community groups and other parties that have requested to be so notified.
- Having copies of the Consolidated Plan and annual Action Plan available at Consortium offices for distribution to the public free of charge.
- Placing copies of the Consolidated Plan and annual Action Plan in public libraries.

The jurisdictions will receive and consider public comments by:

- Providing at least a 30 day period for public comments.
- Providing for at least two public hearings during the program year, during development of the Consolidated Plan and/or annual Action Plan:
  - . The Consortium shall hold at least one joint hearing before FFOC in the fall on community needs. The jurisdictions may hold supplemental local hearings on community needs.
  - The Consortium shall hold at least one joint hearing before FFOC in Winter/Spring to establish priorities. The jurisdictions may hold supplemental local hearings on priorities.

- If the Consortium is adopting a new Consolidated Plan or Analysis of Impediments to Fair Housing, it shall hold at least one joint hearing before FFOC in the spring on the draft plan(s).
- Each jurisdiction shall hold at least one local hearing on its annual Action Plan.
- Each jurisdiction shall hold at least one local hearing on its annual Consolidated Performance Report.
- Additional joint hearings may be held by agreement of the jurisdictions. The jurisdictions may also elect to hold a single joint hearing before the FFOC in lieu of multiple local hearings.
- Find out the dates of FFOC hearings on PHB's website; [www.portlandonline.com/PHB](http://www.portlandonline.com/PHB) or contact PHB. Contact information for all jurisdictions is included at the end of this Plan.
- Including the name and mailing address of a contact person for public comments in public hearing notices.
- Posting the name and e-mail address of a contact person for public comments on PHB's website.
- Attaching a summary of public comments to the Consolidated Plan and annual Action Plan along with the jurisdiction staff responses.

#### V. PUBLIC MEETINGS AND HEARINGS RELATED TO SUBSTANTIAL AMENDMENTS TO THE FIVE-YEAR CONSOLIDATED PLAN/ANNUAL ACTION PLAN

A substantial amendment to an Annual Action Plan is defined as:

- a. Adding a new project;
- b. Changing the method of distributing federal funds;
- c. Changing the amount budgeted for a project by plus or minus \$750,000 or 25% of the total federal housing and community development funds budgeted for the project, whichever is greater. A change to the budget as a result of a cost under-run does not require a substantial amendment;
- d. Changing the purpose, scope, location, or intended beneficiaries of a new project. A minor change in location is not a substantial amendment if the purpose, scope and intended beneficiaries remain essentially the same;

- e. Changing from one eligible activity to another. If capital dollars are simply used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does not constitute a substantial amendment; or
- f. Allocating guaranteed loan funds to a project.

The jurisdictions will process amendments and substantial amendments to the Consolidated Plan and annual Action Plan by:

- a. Publishing a summary of the substantial amendment in the local media -; and
- b. Posting a summary of the substantial amendment on the jurisdiction's website; and
- c. Having copies of the summary and/or text of the substantial amendment available at the jurisdiction's office for distribution to the public free of charge; and
- d. E-mailing a summary and/or the text of the substantial amendment to interested stakeholders, community groups and other parties that have requested to be so notified.
- e. The summary of the amendment shall include the name, e-mail, and mailing address of a contact person for public comments.

The jurisdictions will receive and consider public comments on substantial amendments by providing for a 30-day public inspection/comment period for substantial amendments. The 30-day public inspection/comment period for substantial amendments shall commence on the date the summary of the amendment is posted on the jurisdiction's website.

After the close of the comment period, the jurisdiction shall prepare a summary of public comments to the substantial amendment along with the jurisdiction's responses.

*Note: Amendments and substantial changes to the use of ESG and HOPWA funds may require review by other planning bodies since eligible activities and recipients are countywide (ESG) or multi-county (HOPWA).*

## VI. PUBLIC MEETINGS AND HEARINGS RELATED TO PERFORMANCE REPORTS

The jurisdictions will provide reasonable notice of performance reports to the public by:

- Providing a 15 day public comment period for performance reports
- Publishing a notice in the local media -of the availability of a summary and the text of the performance report on-line or by request, in hard copy. Contact information is included at the end of this Plan

- Posting a summary and/or the text of the performance report on the jurisdiction's website
- E-mailing a summary and/or the text of the performance report to interested stakeholders, community groups and other parties that have requested to be so notified
- Having copies of the performance report available at the jurisdiction's office for distribution to the public free of charge

The jurisdictions will receive and consider public comments on performance reports by:

- Holding a public hearing to provide additional opportunity for public comment on performance reports
- Including the name and mailing address of a contact person for public comments in hearing notices
- Posting the name and e-mail address of a contact person for public comments on the jurisdiction's website
- Attaching a summary of public comments to the performance reports along with the jurisdiction's responses

## VII. PUBLIC HEARINGS

The jurisdictions will handle public hearings and provide reasonable notice to citizens by:

- Publishing a notice of public hearings in the –local media and a selection of ethnic publications reasonably calculated to reach people who might or will benefit from public funds at least 15 days in advance of the hearing
- Including a statement in the notice that the purpose of the public hearing is to address housing and community development needs, to establish priorities, or to review development of proposed activities and program performance, whichever is appropriate
- Holding hearings at a time and place that may be reached by public transportation and is convenient to people who might or will benefit from public funds, including people with disabilities and minorities
- Providing for accommodation of disabled persons at hearings
- Making "signing" translators available at hearings upon request. To arrange this service, please contact PHB or the jurisdiction sponsoring the hearing at least three (3) days prior to the hearing. Contact information is listed at the end of this Plan
- Holding hearings in locations that are accessible to people with disabilities

- Accommodating non-English speaking persons at hearings by providing translator services with reasonable advance notice. To arrange this service, please contact PHB or the jurisdiction sponsoring the hearing at least three (3) days prior to the hearing. Contact information is listed at the end of this Plan
- Allowing citizens to register comments by letter, e-mail, or phone

#### VIII. MINIMIZATION OF DISPLACEMENT

The jurisdictions will minimize displacement of persons as a result of activities assisted with CDBG funds by:

- Committing to implement activities so as to minimize displacement of persons and businesses
- Developing and implementing an anti-displacement strategy
- Providing information as to how and when displacement assistance is to be made available

#### IX. ACCESS TO PUBLIC RECORDS

Each jurisdiction shall ensure full public access to program information provided such information does not infringe upon any individual's rights. Upon request and given reasonable time to respond to requests, information will be available during normal working hours, 8:00 a.m.-5:00 p.m., Monday through Friday, at each jurisdiction. Contact information is listed at the end of this Plan.

The jurisdictions will ensure that adopted consolidated plans, annual Action Plan substantial changes, performance reports and other program records will be available to the public by:

- Posting electronic copies of the current, adopted consolidated plan, including substantial amendments and performance reports on PHB's website
- Keeping spare hard copies of current, adopted consolidated plans, action plans and performance reports that can be distributed free of charge to interested parties upon request
- Providing copies of federal regulations, records of meetings and hearings, and audit reports upon request. Records will be maintained for five (5) years
- Allowing citizens, public agencies and interested parties access to records relating to the consolidated plan and use of funds during the current year and the preceding 5 years

- Making reference copies of the Citizen Participation Plan, the Five-Year Consolidated Plan, the Annual Action Plans, and any performance reports available at County libraries

#### X. COMPLAINT PROCEDURE

For Portland: Complaints, inquiries, and other grievances related to the housing and community development program of the City of Portland can be made by writing, e-mailing, or telephoning to the Portland Housing Bureau. Bureau staff will make every effort to provide a substantive written response to every written citizen complaint within 15 days of its receipt.

For Gresham: Complaints, inquiries, and other grievances related to the housing and community development program of the City of Gresham can be made by writing, e-mailing, or telephoning to the Gresham Department of Urban and Design Planning (UDP). UDP staff will make every effort to provide a substantive written response to every written citizen complaint within 15 days of its receipt.

For Multnomah County: Complaints, inquiries, and other grievances related to the housing and community development program of Multnomah County can be made by writing, e-mailing, or telephoning to the Office of the Chair. The Chair's staff will make every effort to provide a substantive written response to every written citizen complaint within 15 days of its receipt.

#### XI. TECHNICAL ASSISTANCE

The jurisdictions will provide technical assistance as appropriate to groups' representative of persons of low and moderate-income who request such assistance for the preparation of grant applications to the jurisdictions or to HUD. Technical assistance may consist of workshops, one on one assistance, or information and referral. The jurisdictions' provision of technical assistance does not include the preparation of grant applications for individuals or organizations. The jurisdictions' provision of technical assistance will be limited by funds and staff availability.

When any of the jurisdictions initiates a request for proposals, it will provide a pre-application or bidders workshop to ensure that all organizations are aware of the opportunities and limits of the funding source.

#### XII. PUBLIC MEETING LAW

All jurisdictions will comply with Oregon Public Meeting statute, ORS192.610.

### XIII. CONTACT INFORMATION

#### PORTLAND HOUSING BUREAU

421 SW 6<sup>th</sup> Ave, Suite 500

Portland, OR 97204

(503) 823-2375

(503) 823-2387

TDD (503) 823-6868

[PHBinfo@portlandoregon.gov](mailto:PHBinfo@portlandoregon.gov)

<http://www.portlandonline.com/PHB>

Director: Margaret Van Vliet, [Margaret.VanVliet@portlandoregon.gov](mailto:Margaret.VanVliet@portlandoregon.gov)

#### GRESHAM DEPARTMENT OF URBAN AND DESIGN PLANNING

1333 NW Eastman Parkway

Gresham, Oregon 97030

(503) 618-2504

<http://www.greshamoregon.gov/udp>

Community Revitalization Program Coordinator: Louise Dix, [louise.dix@greshamoregon.gov](mailto:louise.dix@greshamoregon.gov)

Director: Unavailable at time of publication. Visit [www.greshamoregon.gov/udp](http://www.greshamoregon.gov/udp)

#### MULTNOMAH COUNTY COMMUNITY DEVELOPMENT

421 SW Oak St. Suite 200

Portland OR 97204

503-988-6295

Housing Development Specialist: Carol Cade, [carol.i.cade@multco.us](mailto:carol.i.cade@multco.us)

Interim Director: Kathy Tinkle, [Kathy.m.tinkle@multco.us](mailto:Kathy.m.tinkle@multco.us)

<b>America's Affordable Communities Initiative</b>	<b>U.S. Department of Housing and Urban Development</b>	OMB approval no. 2535-0120 (exp. 6/30/2010)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used to encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

**Questionnaire for HUD’s Initiative on Removal of Regulatory Barriers**

City of Portland, City of Gresham, and Multnomah County Consortium

**Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties  
[Collectively, Jurisdiction]**

	<b>1</b>	<b>2</b>
<p><b>1.</b> Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a “housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a “housing element,” please enter no. If no, skip to question # 4.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>2.</b> If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>3.</b> Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped “as of right” in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>4.</b> Does your jurisdiction’s zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<p><b>5.</b> If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>6.</b> If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>7.</b> If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>8.</b> Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>” (<a href="http://www.huduser.org/publications/destech/smartcodes.html">www.huduser.org/publications/destech/smartcodes.html</a>)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>9.</b> Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p><b>10.</b> Does your jurisdiction’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction’s “HUD Consolidated Plan?” If yes, attach a brief list of these major regulatory reforms.</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Does your jurisdiction give “as-of-right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or “fast track” permitting and approvals for all affordable housing projects in your community?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>18. Does your jurisdiction allow “accessory apartments” either as: a) a special exception or conditional use in all single-family residential zones or, b) “as of right” in a majority of residential districts otherwise zoned for single-family housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p><b>Total Points:</b></p>		

**City of Portland, City of Gresham, and Multnomah County Consortium**

**Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties**

**Supplemental answer**

***12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.***

**Regulatory Reforms**

In the *Consolidated Plan 2005-2011*, the Consortium identified the need to coordinate housing initiatives within a regional planning framework. It also identified the cumulative impact of local regulations, systems development charges, and revitalization that had the unintended consequence of promoting involuntary displacement.

In the Consolidated Plan 2011-2016, the Consortium affirmed the need for coordinated regional planning. Metro is the regional planning agency. Over the last two years, Metro has coordinated the work of many local governments and community partners, including the Consortium members, around achieving sustainable communities: energy-efficient, equitable communities that both reduce the carbon footprint and offer all residents access to opportunities for good jobs, public transit, quality education, health care and a range of community amenities and services.

While Metro's application to HUD for a Sustainable Communities Initiative Planning Grant was not successful, HUD designated the Metro area a Preferred Sustainability Status Community. Moreover, Metro, its member jurisdictions and community partners have continued to work on a number of projects and proposals to advance the sustainability of this region, including a plan to create regional "opportunity maps" that would illuminate where barriers exist to the creation of communities of opportunity, and what strategies might be effective to address them.

The Portland City Council has continued to lead regional affordable housing efforts, and acted aggressively to keep the cost of housing down and to remove barriers to the development, maintenance, and improvement of affordable housing.

It has also provided incentives to develop maintain and improve affordable housing in our jurisdiction. Specifically, the Portland City Council has acted on the policies detailed below:

**1. Policy for Supporting Regional Affordable Housing Strategy Implementation**

Metro, the regional land-use planning agency, has developed the Regional Affordable Housing Strategy (RAHS). The strategy sets aspirational goals for affordable housing production, and requires each jurisdiction to consider the adoption of various tools to promote development of affordable housing.

Multnomah County, Portland, and Gresham have all adopted the RAHS. In December 2003, Portland reported that it had considered and taken action on most tools. Examples include: density bonuses, reduced parking requirements, private lender participation and loan guarantees, systematic inspections, siting policies, regional revenue option for housing, mobility strategies, partnerships with public schools, weatherization and energy efficiency, and various

financial tools. In June 2004, the City of Portland reported on the outcomes of its amendments to its Comprehensive Plan and implementing ordinances pending at the time of the December 2003 report and the public response to the adoption of these amendments.

*As a result of this policy, Portland is fully implementing the regional affordable housing strategy. Units are counted under specific programs.*

## **2. Policy of Exempting Affordable Housing from Property Taxes**

The Portland City Council has adopted six tax exemption programs allowed under State law. The Bureau of Planning and Sustainability and the Portland Housing Bureau administer these programs which include ones for:

- Low-income housing held by nonprofit organizations;
- Renter rehabilitation;
- Owner rehabilitation in homebuyer opportunity areas;
- New construction of single unit owner occupied housing in homebuyer opportunity areas;
- New transit supportive residential or mixed use development; and
- New multi-unit housing in the Central City and urban renewal areas (URAs).

*As of 2010, the City of Portland has assisted over 14,000 housing units through its residential tax exemption programs. The largest program in terms of units and foregone revenue is the nonprofit program for low income housing.*

*Starting in 2010, the City of Portland, Multnomah County, and other taxing jurisdictions have been engaged in a "Big Look" at the residential tax exemption programs. This policy review is intended to ensure that the exemptions are aligned with the current set of priorities for housing development, including the development of affordable housing.*

## **3. Policy to Assess and Eliminate Unnecessary Regulatory Barriers**

The City of Portland Bureau of Planning and Sustainability was directed to perform periodic and ongoing assessments of the cumulative impact of regulations (zoning and building codes) and infrastructure requirements on the ability of the market to meet housing demand at different price levels. As a result of this assessment, the City of Portland has allowed accessory dwelling units in single family zones since at least the early 1980s and has continued to liberalize the regulations governing them and approved the development of small, detached units on 2,500 sq. ft. lots in R2 and R2.5 zones in the 1990's. The Portland Bureau of Development Services established a moratorium on collecting fees for accessory dwelling units throughout 2010.

*No outcomes are available at this time.*

## **4. Policy to Expedite Housing Development**

The City of Portland Bureau of Development Services was directed in 2003 to adopt a policy to guarantee a ten-day turn around for complete residential building permit applications. *This removed a barrier to development of affordable housing.*

## **5. Policy to Provide Incentives for Mixed-Use, Mixed-Income Development**

The City of Portland Planning Bureau was directed to offer density bonuses, large-unit bonuses, and underground parking bonuses for mixed-use, mixed-income projects in the West End of the Central City beginning in 2002.

## **6. Policy to Exempt Affordable Housing from System Development Charges**

In 1998, the Portland City Council directed the City Parks, Water and Transportation Bureaus to provide complete or partial exemptions to system development charges (SDCs) for affordable housing projects serving households below 60% MFI. For FY 2009-2010, SDC exemptions totaled \$4,067,493.89 in foregone revenue. This reduced the cost of developing a total of 570 units of affordable housing, 356 affordable rental units and 214 homeownership units.

**7. Policy to Mitigate Effects of New Development on Existing Affordable Housing**

In 2001, the Portland City Council adopted a Central City No Net Loss policy, in response to concerns that the economic development of the Central City was squeezing out affordable housing. In FY2009-2010, the city completed two affordable housing preservation projects: Walnut Park and Upshur House. 68 total units were preserved; 67 units were preserved to be affordable to households below 30% MFI, one unit was preserved at above 80% MFI for a property manager unit.

Seven downtown properties have Project-based Section 8 contracts that are due to expire within the term of this 2011-2016 Consolidated Plan. Under Portland’s Preservation Ordinance, the City may purchase the properties to preserve affordability of the 581 units:

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

**8. Portland Plan policies.** Portland is nearing completion of a new 25-Year Portland Plan. The Plan will include policies and both long and short-term implementation activities. Current drafts of the plan would boost affordable housing preservation and new production efforts. For details, please see [www.portlandonline.com/portlandplan](http://www.portlandonline.com/portlandplan).

**The City of Gresham has acted on the policies described below:**

1. The perimeter lot size compatibility standard was removed in 2008, which allows for the construction of housing on smaller lots. This was part of the Residential Districts Review process.
2. In 2011, the plan development requirement for lots that were less than 6000 square feet was removed making it easier to develop subdivisions with minimum lot sizes of 5000 square feet.
3. In 2011, code was changed to permit the overlap of buffers and setbacks for infill development which increased the land available for housing units.

The City of Gresham continues to promote high density residential development within Transit Corridors, Town Centers and Regional Centers. In addition, Gresham allows Community Services Uses (special use housing) in all districts except industrial districts. This action has substantially broadened the range of siting opportunities for special needs housing.



<b>Project Name:</b> Hombuyer Downpayment Assistance						
<b>Description:</b>	IDIS Project #: 1 UOG Code: 411098					
The downpayment assistance program advances first-time homebuyer and minority homeownership by filling gaps in the market. National objective is low/mod households						
<b>Location:</b> Community Wide	<b>Priority Need Category</b> Select one: Owner Occupied Housing					
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b> Native American Youth Association, Minority Homeownership Assistance Collaborative, Proud Ground, Asian and Pacific Islander Community Improvement Association, Habitat for Humanity					
<b>Objective Category</b> <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>					
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve access to affordable owner housing					
	2.					
	3.					
<b>Project-level Accomplishments</b>	04 Households	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type:	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type:	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Not Applicable		Not Applicable				
13 Direct Homeownership Assistance 570.201(n)		Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		Matrix Codes		
<b>Program Year 1</b>	Fund Source:	Proposed Amt.	\$ 1,949,822	Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	04 Households	Proposed Units	1425	Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Homebuyer Education and Counseling						
<b>Description:</b>	IDIS Project #: 2 UOG Code: 411098					
Education and counseling for individuals navigating the first-time homebuying process. National objective is low/mod households.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	Select one: Owner Occupied Housing ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Native American Youth Association, Minority Homeownership Assistance Collaborative, Portland Housing Center, and Proud Ground					
6/30/2013						
<b>Objective Category</b>						
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
<b>Specific Objectives</b>						
Outcome Categories						
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
1. Improve access to affordable owner housing ▼						
2. ▼						
3. ▼						
<b>Project-level Accomplishments</b>	04 Households ▼	Proposed 2054	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Not Applicable		Not Applicable				
05R Homeownership Assistance (not direct) 570.204 ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
<b>Program Year 1</b>	Fund Source: ▼	Proposed Amt.	\$ 735,036	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	04 Households ▼	Proposed Units	1385	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Rental Housing Access and Stabilization						
<b>Description:</b>	IDIS Project #: 3 UOG Code: 411098					
Provide financing to construct, rehabilitate and preserve a range of affordable rental housing. National objective is low/mod housing.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	Select one: Rental Housing ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Portland Housing Bureau					
6/30/2013						
<b>Objective Category</b>						
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
<b>Specific Objectives</b>						
Outcome Categories						
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
1. Increase the supply of affordable rental housing ▼						
2. ▼						
3. ▼						
<b>Project-level Accomplishments</b>	10 Housing Units ▼	Proposed	100	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Increase the supply of affordable rental housing		Number of affordable units produced.				
12 Construction of Housing 570.201(m) ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
<b>Program Year 1</b>	Fund Source: ▼	Proposed Amt.	1,262,147	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	100	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Rental Housing Preservation					
<b>Description:</b>	IDIS Project #: 4 UOG Code: 411098				
Provide financing to preserve a range of affordable rental housing					
<b>Location:</b>	<b>Priority Need Category</b>				
Community Wide	Select one: Rental Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>	Portland Housing Bureau				
6/30/2013					
<b>Objective Category</b>	<b>Specific Objectives</b>				
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1. Increase the supply of affordable rental housing				
<b>Outcome Categories</b>	2.				
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	3.				
<b>Project-level Accomplishments</b>	10 Housing Units	Proposed	150	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>			
Increase the supply of affordable rental housing	Number of affordable units produced.				
14H Rehabilitation Administration 570.202	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
<b>Program Year 1</b>	Fund Source:	Proposed Amt.	#####	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units	Proposed Units	150	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Rental Housing New Construction						
<b>Description:</b>	IDIS Project #: 5 UOG Code: 411098					
Provide financing to produce a range of affordable rental housing.						
<b>Location:</b> Community Wide	<b>Priority Need Category</b> Select one: Rental Housing					
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b>					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1. Increase the supply of affordable rental housing					
	2.					
	3.					
<b>Project-level Accomplishments</b>	10 Housing Units	Proposed	100	Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type:	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type:	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Increase the supply of affordable rental housing		Number of affordable units produced.				
12 Construction of Housing 570.201(m)		Matrix Codes				
Matrix Codes		Matrix Codes				
Matrix Codes		Matrix Codes				
<b>Program Year 1</b>	Fund Source:	Proposed Amt.	#####	Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units	Proposed Units	100	Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Homeowner Repair and Rehabilitation						
<b>Description:</b>	IDIS Project #: 6 UOG Code: 411098					
The goals of the Homeowner Repair and Rehabilitation program are to increase the habitability and safety of housing for low-income elderly and disabled households while simultaneously preserving the housing stock for future residents. National objective is low/mod housing.						
<b>Location:</b>	<b>Priority Need Category</b>					
Multiple locations	Select one: Rental Housing ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b> 6/30/2013	Portland Housing Bureau, Community Energy Project, Unlimited Choices, Rebuilding Together Reach Community Builders					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve the quality of owner housing ▼ 2. ▼ 3. ▼					
<b>Project-level Accomplishments</b>	10 Housing Units ▼	Proposed 1,500	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
14A Rehab; Single-Unit Residential 570.202 ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
<b>Program Year 1</b>	Fund Source: ▼	Proposed Amt.	\$ 1,841,874	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	1,500	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Healthy Homes						
<b>Description:</b>	IDIS Project #: 7 UOG Code: 411098					
The primary goal of the HUD-funded Healthy Homes program is to decrease exposures to multiple household hazards which contribute to asthma exacerbations and other serious illnesses among children under the age of 6 in Portland's distressed communities of Multnomah County. National objective is low/mod housing.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	Select one: Rental Housing ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Portland Housing Bureau, Multnomah County					
6/30/2013						
<b>Objective Category</b>						
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
<b>Specific Objectives</b>						
Outcome Categories						
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
1. Improve the quality of affordable rental housing ▼						
2. ▼						
3. ▼						
<b>Project-level Accomplishments</b>	10 Housing Units ▼	Proposed	50	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Increase the supply of affordable rental housing						
14B Rehab; Multi-Unit Residential 570.202 ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
<b>Program Year 1</b>	Fund Source: ▼	Proposed Amt.	\$ 1,951,817	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	50	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Economic Opportunity Microenterprise Growth				
<b>Description:</b>	IDIS Project #: 8 UOG Code: 411098			
Intensive training, technical assistance and access to capital to assist microentrepreneurs in achieving living wage income levels. National objective is low/mod limited clientele.				
<b>Location:</b>	<b>Priority Need Category</b>			
Community Wide	Select one: Economic Development ▼			
<b>Explanation:</b>				
<b>Expected Completion Date:</b>	Portland Development Commission			
6/30/2013				
<b>Objective Category</b>	<b>Specific Objectives</b>			
<input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	1. Improve economic opportunities for low-income persons ▼			
	2. ▼			
	3. ▼			
<b>Outcome Categories</b>				
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability				
<b>Project-level Accomplishments</b>	08 Businesses ▼ Proposed 95	Accompl. Type: ▼ Proposed	Proposed	
	Underway	Underway	Underway	
	Complete	Complete	Complete	
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed	Proposed	
	Underway	Underway	Underway	
	Complete	Complete	Complete	
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed	Proposed	
	Underway	Underway	Underway	
	Complete	Complete	Complete	
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
Increase income by 25% over three years.	Number of people			
18C Micro-Enterprise Assistance ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b> \$ 550,000	<b>Fund Source:</b> ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>		<b>Actual Amount</b>
	Fund Source: ▼	<b>Proposed Amt.</b>	Fund Source: ▼	<b>Proposed Amt.</b>
		<b>Actual Amount</b>		<b>Actual Amount</b>
	08 Businesses ▼	<b>Proposed Units</b> 95	Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>		<b>Actual Units</b>
	Accompl. Type: ▼	<b>Proposed Units</b>	Accompl. Type: ▼	<b>Proposed Units</b>
		<b>Actual Units</b>		<b>Actual Units</b>

Program Year 2	CDBG	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 3	CDBG	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 4	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 5	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	

<b>Project Name:</b> Economic Opportunity Workforce Development						
<b>Description:</b>	IDIS Project #: 9 UOG Code: 411098					
Short-term intensive training, placement, and long-term retention in career track jobs, with employer involvement in to insure that the program graduates are the workers they need. National Objective is low/mod limited clientele.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	Select one: Economic Development ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Portland Development Commission					
6/30/2013						
<b>Objective Category</b>						
<input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity						
<b>Specific Objectives</b>						
Outcome Categories						
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
1. Improve economic opportunities for low-income persons ▼						
2. ▼						
3. ▼						
<b>Project-level Accomplishments</b>	01 People ▼	Proposed 300	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed		
		Underway		Underway		
		Complete		Complete		
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Increase income by 25% over three years.		Number of people				
05H Employment Training 570.201(e) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	1405000	Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Fund Source: ▼	<b>Proposed Amt.</b>		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	01 People ▼	<b>Proposed Units</b>	300	Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	
	Accompl. Type: ▼	<b>Proposed Units</b>		Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>			<b>Actual Units</b>	

Program Year 2	CDBG	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 3	CDBG	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 4	CDBG	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
Program Year 5	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	

<b>Project Name:</b> Economic Opportunity Program Delivery		
<b>Description:</b>	IDIS Project #: 10 UOG Code: 411098	
Program delivery costs for Economic Opportunity Initiative. National Objective is low/mod limited clientele.		
<b>Location:</b> Community Wide	<b>Priority Need Category</b> Select one: Economic Development ▼	
<b>Expected Completion Date:</b> 6/30/2013	Explanation: Portland Development Commission	
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	<b>Specific Objectives</b>	
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve economic opportunities for low-income persons ▼ 2. ▼ 3. ▼	
<b>Project-level Accomplishments</b>	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	<b>Proposed Outcome</b>	
	<b>Performance Measure</b>	
	<b>Actual Outcome</b>	
	Increase income by 25% over three years.	
	05H Employment Training 570.201(e) ▼ Matrix Codes ▼	
	Matrix Codes ▼ Matrix Codes ▼	
Matrix Codes ▼ Matrix Codes ▼		
<b>Program Year 1</b>	CDBG ▼ Proposed Amt. \$ 300,000 Actual Amount	Fund Source: ▼ Proposed Amt. Actual Amount
	Fund Source: ▼ Proposed Amt. Actual Amount	Fund Source: ▼ Proposed Amt. Actual Amount
	Accompl. Type: ▼ Proposed Units Actual Units	Accompl. Type: ▼ Proposed Units Actual Units
	Accompl. Type: ▼ Proposed Units Actual Units	Accompl. Type: ▼ Proposed Units Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Shelter and Emergency Services				
<b>Description:</b>	IDIS Project #: 11 UOG Code: 411098			
Agencies will provide homeless services and homeless prevention services.				
<b>Location:</b>	<b>Priority Need Category</b>			
	Select one: Homeless/HIV/AIDS			
<b>Expected Completion Date:</b>	<b>Explanation:</b>			
6/30/2012	TPI, CCC, JOIN, NW Pilot Project, Multnomah County			
Objective Category				
<input type="radio"/> Decent Housing				
<input checked="" type="radio"/> Suitable Living Environment				
<input type="radio"/> Economic Opportunity				
<b>Outcome Categories</b>	<b>Specific Objectives</b>			
<input type="checkbox"/> Availability/Accessibility	1 End chronic homelessness			
<input type="checkbox"/> Affordability	2			
<input type="checkbox"/> Sustainability	3			
<b>Project-level Accomplishments</b>	01 People	Proposed 1640	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type:	Proposed	Accompl. Type:	Proposed
		Underway		Underway
		Complete		Complete
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
Accessibility for the purpose of creating a	1640			
03T Operating Costs of Homeless/AIDS Patients Programs	Matrix Codes			
Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes			
<b>Program Year 1</b>	Fund Source:	Proposed Amt. \$ 4,528,060	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source:	Proposed Amt.	Fund Source:	Proposed Amt.
		Actual Amount		Actual Amount
	01 People	Proposed Units 1640	Accompl. Type:	Proposed Units
		Actual Units		Actual Units
	Accompl. Type:	Proposed Units	Accompl. Type:	Proposed Units
		Actual Units		Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Supportive Housing		
<b>Description:</b>	IDIS Project #: 12 UOG Code: 411098 Supportive housing services for homeless, chronically mentally ill people.	
<b>Location:</b>	<b>Priority Need Category</b> Select one: Homeless/HIV/AIDS Explanation:	
<b>Expected Completion Date:</b> 6/30/2012	<b>Specific Objectives</b> 1. End chronic homelessness 2. 3.	
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity		
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		
<b>Project-level Accomplishments</b>	01 People Accompl. Type: Proposed Underway Complete	1000 Accompl. Type: Proposed Underway Complete
	Accompl. Type: Proposed Underway Complete	Accompl. Type: Proposed Underway Complete
	Accompl. Type: Proposed Underway Complete	Accompl. Type: Proposed Underway Complete
	Accompl. Type: Proposed Underway Complete	Accompl. Type: Proposed Underway Complete
	Accompl. Type: Proposed Underway Complete	Accompl. Type: Proposed Underway Complete
	Accompl. Type: Proposed Underway Complete	Accompl. Type: Proposed Underway Complete
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
Accessibility for the purpose of creating a		
05 Public Services (General) 570.201(e)	Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes	Matrix Codes
<b>Program Year 1</b>	Fund Source: Proposed Amt. \$ 3,673,821	Fund Source: Proposed Amt.
	Actual Amount	Actual Amount
	Fund Source: Proposed Amt.	Fund Source: Proposed Amt.
	Actual Amount	Actual Amount
	01 People Proposed Units 591	Accompl. Type: Proposed Units
	Actual Units	Actual Units
	Accompl. Type: Proposed Units	Accompl. Type: Proposed Units
	Actual Units	Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> Homeless Prevention and Rapid Rehousing						
<b>Description:</b>	IDIS Project #: 13 UOG Code: 411098					
Provide HOME Tenant Based Rental Assistance and short term rent assistance to homeless, at risk of homelessness, or diabled low-income families and individuals; does not include program administration costs.						
<b>Location:</b>	<b>Priority Need Category</b>					
	Select one: Homeless/HIV/AIDS					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>						
6/30/2013						
Objective Category						
<input type="radio"/> Decent Housing						
<input checked="" type="radio"/> Suitable Living Environment						
<input type="radio"/> Economic Opportunity						
<b>Specific Objectives</b>						
Outcome Categories	1 End chronic homelessness					
<input checked="" type="checkbox"/> Availability/Accessibility	2					
<input type="checkbox"/> Affordability	3					
<input type="checkbox"/> Sustainability						
<b>Project-level Accomplishments</b>	01 People	Proposed 2211	Accompl. Type:	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type:	Proposed	Accompl. Type:	Proposed		
		Underway		Underway		
		Complete		Complete		
	Accompl. Type:	Proposed	Accompl. Type:	Proposed		
		Underway		Underway		
		Complete		Complete		
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Accessibility for the purpose of creating a		250 People				
05 Public Services (General) 570.201(e)		Matrix Codes				
Matrix Codes		Matrix Codes				
Matrix Codes		Matrix Codes				
<b>Program Year 1</b>	Fund Source:	Proposed Amt.	\$ 3,181,700	Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People	Proposed Units	2211	Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

<b>Project Name:</b> PHB Program & Grant Administration				
<b>Description:</b>	IDIS Project #: 14 UOG Code: 411098 Portland Housing Bureau administration and support			
<b>Location:</b> Community Wide	<b>Priority Need Category</b> Select one: Planning/Administration ▼ Explanation:			
<b>Expected Completion Date:</b> 6/30/2013	<b>Specific Objectives</b> 1. _____ ▼ 2. _____ ▼ 3. _____ ▼			
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability				
<b>Project-level Accomplishments</b>	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete		
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
21A General Program Administration 570.206 ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
<b>Program Year 1</b>	Fund Source: ▼	Proposed Amt. 6381281	CDBG ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	ESG ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Other ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Other ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

City of Gresham  
Community Revitalization Program  
**2012-2013 PROPOSED CDBG ACTION PLAN BUDGET**

Project No.	Activity/Sponsor	Proposed Amount
<b>SOURCES</b>		
	Gresham Entitlement Grant	<b>867,201</b>
	Development Fund from Prior Years	<b>28,842</b>
	Estimated Program Income from 2011-2012	<b>10,000</b>
	<b>Total Available</b>	<b>906,043</b>
<b>USES</b>		
	<u>Housing Development/Rehailibtation</u>	<b>210,658</b>
071727	Adapt-A-Home Rehab - Unlimited Choices	100,000
071770	Mend-A-Home Rehab - Unlimited Choices	72,000
071733	Rental Assistance Admin - Home Forward	6,658
071810	Rental Assistance Admin - Human Solutions	32,000
	<u>Economic Development</u>	<b>225,000</b>
071804	Living Solutions - East County Solutions, Inc.	220,000
071823	Storefront Program - City of Gresham	5,000
	<u>Public Improvements</u>	<b>181,488</b>
071833	Blight Abatement - City of Gresham	75,000
	Fountain Interest - City of Gresham	10,000
	Roof Replacement - PAL Youth Center	38,488
071828	Sidewalk Replacement - City of Gresham	58,000
	<u>Public Services (15% of Grant )</u>	<b>107,598</b>
071722	El Programa Hispano - Catholic Comm. Svcs	44,530
071815	Foster Grandparents - Metro Family Services	15,000
071714	Transitional Housing - Human Solutions, Inc.	48,068
	<u>Administration (20% of Grant)</u>	<b>173,440</b>
071701	City/Staff/Contract Expenses	163,440
071721	HCDC/Consolidated Plan - City of Portland	10,000
	<u>Development Fund</u>	<b>7,859</b>
	<b>TOTAL REQUESTED / ALLOCATED</b>	<b>906,043</b>

City of Gresham  
Community Revitalization Program

**CDBG GRANT PROGRAM**

PROJECT DESCRIPTIONS FOR 2012-2013

Adapt-A-Home Rehab, Unlimited Choices, Inc. - 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 25 units and pay for administration of project. Project receives donations, in-kind and volunteer services. Location: Citywide. Recommended amount: \$100,000

Mend-A-Home, Unlimited Choices, Inc. – Provision of emergency home repair to approximately 24 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. Location: Citywide. Recommended amount: \$72,000

Rental Assistance, Home Forward - Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance, such as non-refundable deposits or an on-going rent supplement (up to 6 months with ability to extend) to homeless families or families at risk of becoming homeless with the goal of stabilizing and making permanent their housing situation. Location: Citywide. Recommended amount: \$6,658

Rental Assistance, Human Solutions, Inc. - Provision of administration costs for rent assistance to prevent homelessness by providing 125 very low and low-income Gresham households either short-term (1-month) or long-term (up to 4 months) tenant based rent assistance. (Eviction prevention) Singles, couples, families and seniors will be eligible. Each month, names are drawn randomly and served after eligibility determination in the order their names are drawn, without preference or discrimination Location: Citywide. Recommended amount: \$32,000

Blight Abatement Program, City of Gresham- Funds for two full-time employees to remove graffiti, overgrown vegetation (vegetation growing into and over the streets and sidewalks) and vegetation that is obscuring sight in the clear vision triangle and of traffic signs -- all specific conditions of blight that are a threat to public health and safety. This work will be done on private property, which is the responsibility of the adjacent private property owner where proper notice has been given and the owner either can't or won't do the work. This may also include work on a spot blight basis for public property if necessary. Activities will be tracked separately and listed using different IDIS activities for property type and combinations of CDBG eligibility and national objective. Location: Citywide, primarily in qualified census tracts Recommended Amount: \$75,000

Living Solutions, East County Solutions, Inc. – Provision of job placement and follow-up coaching as well as life skills and job training for 75 very low-income Gresham residents. Program graduates will be able to secure and retain living wage employment, become self-sufficient, and contribute to the economic well-being of Gresham. The program will increase the pool of skilled, reliable workers available to Gresham employers, and decrease employer training and turnover costs. Location: Citywide Recommended amount: \$220,000

Storefront Improvement, City of Gresham - Project will continue a downtown storefront improvement program, which will provide architectural assistance to property and business owners to improve storefront facades. Location: Downtown Gresham Recommended amount: \$5,000

Fountain Interest, City of Gresham – Provision of repayment of Section 108 loan interest for the Children’s Fountain. Location: Recommended amount: \$10,000

Sidewalk Infill & Replacement, City of Gresham - Provision of sidewalk construction. Depending on remaining resources, other high priority replacement projects would be considered within the Urban Renewal area, including instances where a Notice of Violation has been issued but the property owner is not financially able to complete the replacements. Location: East side of SE 182<sup>nd</sup> from stark to the Portland Lutheran School. Recommended amount: \$58,000

PAL Youth Center Rehabilitation, Police Action League of Portland- Provision to replace the roof on the northern section of the Youth Center. This section of roofing has not been fully replaced since the school building was built – certain portions were repaired previously, but not replaced. Location: 424 NE 172<sup>nd</sup> Recommended amount: \$38,488

El Programa Hispano, Catholic Community Services - Provision of emergency services and life skills to assist 5,000 Latinos in Gresham to overcome short-term crises and to gain the knowledge and skills they need to become more self-sufficient. The service model of the project envisions two crucial services: Immediate help to clients in crisis and informational workshops and life skills classes to clients so that they become more self-sufficient and avoid crises in the future. Location: Citywide Recommended amount: \$44,530

Foster Grandparents, Metro Family Services – Improve the lives of 36 low-income vulnerable young children and older adults through maintaining the evidence-based Experience Corps mentoring program. Program matches skilled and caring seniors with children who face multiple barriers to success – yielding immediate and long term gains for all involved. Location: Citywide Recommended amount: \$15,000

Transitional Housing, Human Solutions, Inc. – Provision of transitional housing with supportive services to 72 Gresham extremely low-income homeless family members that face significant barriers to permanent housing and have a greater chance for success with a deeper period of support. Additionally, this project provides educational groups for 45 low and extremely low-income Gresham residents on topics that help them gain self-sufficiency and permanent housing stability such as money management, housing readiness, employment readiness and computer skill building. These educational groups include free on-site childcare. Location: 311 NE Division Recommended amount: \$48,068

Administration, City of Gresham/City of Portland – Funds will be used for staff costs and to fund audit testing for fair housing and a fair housing training workshop. Funds will also be used to prepare a Consolidated Plan Update and support the countywide Housing and Federal Funding Oversight Committee. Funded award: \$173,440

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0001	Adapt-A-Home Rehabilitation – Unlimited Choices, Inc.	14A Rehab: Single-Unit Residential	CDBG	\$100,000
071727	Special Needs/Non-Homeless	570.202	ESG	\$0
		25 Housing Units	HOME	\$0
			HOPWA	\$0
	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 50% 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 25 units and pay for administration of project. Project receives donations, in-kind and volunteer services.		TOTAL	\$100,000
			Total Other Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(3) – Low / Mod Housing  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0002	Mend-A-Home – Unlimited Choices, Inc.	14A Rehab: Single-Unit Residential	CDBG	\$72,000
071770	Housing	570.202	ESG	\$0
		24 Housing Units	HOME	\$0
			HOPWA	\$0
	Project to provide emergency home repair to approximately 24 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.		TOTAL	\$72,000
			Total Other Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(3) – Low / Mod Housing  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0003	Blight Abatement Program – City of Gresham	014A Rehab; Single-unit Residential	CDBG	\$75,000
			ESG	\$0
	Housing Rehabilitation	570.202(a)(1)	HOME	\$0
		1,000 Housing Units	HOPWA	\$0
	Provision of funds for two full-time employees to remove graffiti, overgrown vegetation (vegetation growing into and over the streets and sidewalks) and vegetation that is obscuring sight in the clear vision triangle and of traffic signs -- all specific conditions of blight that are a threat to public health and safety. This work will be done on private property, which is the responsibility of the adjacent private property owner where proper notice has been given and the owner either can't or won't do the work. This may also include work on a spot blight basis for public property if necessary. Activities will be tracked separately and listed using different IDIS activities for property type and combinations of CDBG eligibility and national objective		TOTAL	\$75,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(3) – Low / Mod Housing  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0004	TBRA Management – Home Forward	14H Rehabilitation Administration	CDBG	\$6,658
071733	Housing	570.201(k)	ESG	\$0
		7 Housing Units	HOME	\$0
			HOPWA	\$0
	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance, such as non-refundable deposits or an on-going rent supplement (up to 6 months with ability to extend) to homeless families or families at risk of becoming homeless with the goal of stabilizing and making permanent their housing situation.		TOTAL	\$6,658
			Total Other Funding	\$0

Help the Homeless?                      Yes                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:                      570.208(a)(3) – Low/Mod Housing  
 Subrecipient:                      Subrecipient Public 570.500(c)  
 Location(s)                      Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0005	TBRA Management – Human Solutions, Inc.	14H Rehabilitation Administration	CDBG	\$32,000
071810	Housing	570.201(k)	ESG	\$0
		125 Housing Units	HOME	\$0
			HOPWA	\$0
	Provision of administration costs for rent assistance to prevent homelessness by providing 125 very low and low-income Gresham households either short-term (1-month) or long-term (up to 4 months) tenant based rent assistance. (Eviction prevention) Singles, couples, families and seniors will be eligible. Each month, names are drawn randomly and served after eligibility determination in the order their names are drawn, without preference or discrimination		TOTAL	\$32,000
			Total Other Funding	\$0

Help the Homeless?                      Yes                      Start Date: 07/01/09  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/10

Eligibility:                      570.208(a)(3) – Low/Mod Housing  
 Subrecipient:                      Subrecipient Public 570.500(c)  
 Location(s)                      Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
0006	Living Solutions – East County Solutions, Inc.	05H Employment Training	CDBG \$220,000 ESG \$0
071804	Economic Development	570.201 (e)	HOME \$0 HOPWA \$0
	East County Solutions, a CBDO, to provide 75 very low-income residents with job placement and follow-up coaching as well as life skills and job training. Program graduates will secure and retain living wage employment, become self-sufficient and contribute to the economic well being of Gresham. The program will increase the pool of skilled, reliable workers available to Gresham employers and decrease employers training and turnover costs.	75 People	TOTAL \$220,000 Total Other Funding

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2)(iv) – Low / Mod Clientele  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
0007	Storefront Improvement Program – City of Gresham	014E Rehab; Publicly or Privately-Owned Commercial	CDBG \$5,000 ESG \$0
071823	Public Facility	570.201	HOME \$0 HOPWA \$0
	Project will continue a downtown storefront improvement program, which will provide architectural assistance to property and business owners to improve storefront facades.	01 Businesses	TOTAL \$5,000 Total Other Funding

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(b)(1) – Slum/Blight Area Benefit  
 Subrecipient: Local Government  
 Location(s): CT & BG

Census Tract: 100.01 & 100.02

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0008	Children's Fountain Interest – City of Gresham	19F Repayment of Section 108 Loan	CDBG	\$10,000
	Public Facility		ESG	\$0
			HOME	\$0
			HOPWA	\$0
	Provision for repayment of Section 108 Loan for Children's Fountain		TOTAL	\$10,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Location(s)

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0009	Roof Replacement - PAL Youth Center	03E Neighborhood Facility	CDBG	\$38,488
071837	Public Facility	570.201(c)	ESG	\$0
		1 Public Facility	HOME	\$0
			HOPWA	\$0
	Provision to replace the roof on the northern section of the Youth Center. This section of roofing has not been fully replaced since the school building was built – certain portions were repaired previously, but not replaced.		TOTAL	\$38,488
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2) – Low / Mod Area  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): CT & BG  
 Census Tract: 96.06 BG 1 & 2

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0010	Sidewalk Infill & Replacement – City of Gresham	03L Sidewalks	CDBG ESG	\$58,000 \$0
071828	Public Facility	570.201(c)  1 Public Facility	HOME HOPWA  TOTAL	\$0 \$0  \$58,000
	Provision of sidewalk construction. Depending on remaining resources, other high priority replacement projects would be considered within the Urban Renewal area, including instances where a Notice of Violation has been issued but the property owner is not financially able to complete the replacements.		Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2) – Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Citywide

Census Tract: 98.01 BG 2

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0011	Information, Referral & Emergency Life Services - El Programa Hispano	05 Public Services (General)	CDBG	\$44,530
071722	Public Services	570.201(e)	ESG	\$0
		5,000 People (General)	HOME	\$0
			HOPWA	\$0
	The Emergency Services & Life Skills project supports 5,000 Latinos in Gresham to overcome short-term crises and to gain the knowledge and skills they need to become more self-sufficient. The service model of the project envisions two crucial services: immediate help to clients in crisis and informational workshops and life skills classes to clients so that they become more self sufficient and avoid crises in the future.		TOTAL	\$44,530
			Total Other Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2) – Low / Mod Clientele  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0012	Experience Corps aka: Foster Grandparents – Metro Family Services	05D Youth Services	CDBG	\$15,000
071815	Public Services	570.201(e)	ESG	\$0
		30 People (General)	HOME	\$0
			HOPWA	\$0
	Improve the lives of 30 low-income vulnerable young children and older adults through maintaining the evidence-based grandparent mentoring program. Program matches skilled and caring seniors with children who face multiple barriers to success – yielding immediate and long term gains for all involved.		TOTAL	\$15,000
			Total Other Funding	

Help the Homeless?                      No                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:                      570.208(a)(2) – Low / Mod Clientele  
 Subrecipient:                  Subrecipient Public 570.500(c)  
 Location(s)                      Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0013	Transitional Housing/Willow Tree – Human Solutions	03T Operating costs of Homeless Programs	CDBG	\$48,068
071714	Public Facilities		ESG	\$0
			HOME	\$0
			HOPWA	\$0
		117 People (General)	TOTAL	\$48,068
	Provision of transitional housing paired with social service programs to approximately 72 extremely low income Gresham homeless residents through 12 units of housing for one year. An additional 45 extremely low income residents will be offered social service programs with free child care.		Total Other Funding	\$0

Help the Homeless?                      Yes                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:                      570.208(a)(2) – Low / Mod Clientele  
 Subrecipient:                      Subrecipient Public 570.500(c)  
 Location(s)                      Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
0014	Planning – Consolidated Plan & HCDC	20 Planning	CDBG \$10,000 ESG \$0
071721	Other	570.205	HOME \$0 HOPWA \$0
	Consolidated Plan update and Staffing of county-wide advisory planning and policy commission (HCDC).	0 N/A	TOTAL \$10,000 Total Other Funding \$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0015	Program Administration - COG	21A General Program Administration	CDBG	\$163,440
071701	Planning and Administration	570.206	ESG	\$0
		0 N/A	HOME	\$0
			HOPWA	\$0
	General management oversight and coordination, staffing of advisory body (CDHS), prepare contracts, conduct feasibility analysis, environmental reviews and labor standard reviews and manage project selection process.		TOTAL	\$163,440
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0016	Un-obligated Funds	22 Un-programmed Funds	CDBG	\$7,859
	Other	22	ESG	\$0
			HOME	\$0
			HOPWA	\$0
	Contingency of un-programmed funds.	0 N/A	TOTAL	\$7,859
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Other  
 Location(s) Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0001	Adapt-A-Home Rehabilitation – Unlimited Choices, Inc.	14A Rehab: Single-Unit Residential	CDBG	\$100,000
071727	Special Needs/Non-Homeless	570.202	ESG	\$0
		25 Housing Units	HOME	\$0
			HOPWA	\$0
	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 50% 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 25 units and pay for administration of project. Project receives donations, in-kind and volunteer services.		TOTAL	\$100,000
			Total Other Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(3) – Low / Mod Housing  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0002	Mend-A-Home – Unlimited Choices, Inc.	14A Rehab: Single-Unit Residential	CDBG	\$72,000
071770	Housing	570.202	ESG	\$0
		24 Housing Units	HOME	\$0
			HOPWA	\$0
	Project to provide emergency home repair to approximately 24 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.		TOTAL	\$72,000
			Total Other Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(3) – Low / Mod Housing  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
0003	Blight Abatement Program – City of Gresham	014A Rehab; Single-unit Residential	CDBG \$75,000 ESG \$0
	Housing Rehabilitation	570.202(a)(1) 1,000 Housing Units	HOME \$0 HOPWA \$0 TOTAL \$75,000
	Provision of funds for two full-time employees to remove graffiti, overgrown vegetation (vegetation growing into and over the streets and sidewalks) and vegetation that is obscuring sight in the clear vision triangle and of traffic signs -- all specific conditions of blight that are a threat to public health and safety. This work will be done on private property, which is the responsibility of the adjacent private property owner where proper notice has been given and the owner either can't or won't do the work. This may also include work on a spot blight basis for public property if necessary. Activities will be tracked separately and listed using different IDIS activities for property type and combinations of CDBG eligibility and national objective		Total Other Funding

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(3) – Low / Mod Housing  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0004	TBRA Management – Home Forward	14H Rehabilitation Administration	CDBG	\$6,658
071733	Housing	570.201(k)	ESG	\$0
		7 Housing Units	HOME	\$0
			HOPWA	\$0
	Provision of administration costs for tenant-based rental assistance costs to manage a program that provides one-time assistance, such as non-refundable deposits or an on-going rent supplement (up to 6 months with ability to extend) to homeless families or families at risk of becoming homeless with the goal of stabilizing and making permanent their housing situation.		TOTAL	\$6,658
			Total Other Funding	\$0

Help the Homeless?                      Yes                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:                      570.208(a)(3) – Low/Mod Housing  
 Subrecipient:                      Subrecipient Public 570.500(c)  
 Location(s)                      Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0005	TBRA Management – Human Solutions, Inc.	14H Rehabilitation Administration	CDBG	\$32,000
071810	Housing	570.201(k)	ESG	\$0
		125 Housing Units	HOME	\$0
			HOPWA	\$0
	Provision of administration costs for rent assistance to prevent homelessness by providing 125 very low and low-income Gresham households either short-term (1-month) or long-term (up to 4 months) tenant based rent assistance. (Eviction prevention) Singles, couples, families and seniors will be eligible. Each month, names are drawn randomly and served after eligibility determination in the order their names are drawn, without preference or discrimination		TOTAL	\$32,000
			Total Other Funding	\$0

Help the Homeless?            Yes            Start Date: 07/01/09  
 Help those with HIV or AIDS?    No            Completion Date: 06/30/10

Eligibility:            570.208(a)(3) – Low/Mod Housing  
 Subrecipient:        Subrecipient Public 570.500(c)  
 Location(s)            Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
0006	Living Solutions – East County Solutions, Inc.	05H Employment Training	CDBG \$220,000 ESG \$0
071804	Economic Development	570.201 (e)	HOME \$0 HOPWA \$0
	East County Solutions, a CBDO, to provide 75 very low-income residents with job placement and follow-up coaching as well as life skills and job training. Program graduates will secure and retain living wage employment, become self-sufficient and contribute to the economic well being of Gresham. The program will increase the pool of skilled, reliable workers available to Gresham employers and decrease employers training and turnover costs.	75 People	TOTAL \$220,000 Total Other Funding

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2)(iv) – Low / Mod Clientele  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
0007	Storefront Improvement Program – City of Gresham	014E Rehab; Publicly or Privately-Owned Commercial	CDBG \$5,000 ESG \$0
071823	Public Facility	570.201	HOME \$0 HOPWA \$0
	Project will continue a downtown storefront improvement program, which will provide architectural assistance to property and business owners to improve storefront facades.	01 Businesses	TOTAL \$5,000 Total Other Funding

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(b)(1) – Slum/Blight Area Benefit  
 Subrecipient: Local Government  
 Location(s): CT & BG

Census Tract: 100.01 & 100.02

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0008	Children's Fountain Interest – City of Gresham	19F Repayment of Section 108 Loan	CDBG	\$10,000
	Public Facility		ESG	\$0
			HOME	\$0
			HOPWA	\$0
	Provision for repayment of Section 108 Loan for Children's Fountain		TOTAL	\$10,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Location(s)

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0009	Roof Replacement - PAL Youth Center	03E Neighborhood Facility	CDBG	\$38,488
			ESG	\$0
071837	Public Facility	570.201(c)	HOME	\$0
			HOPWA	\$0
		1 Public Facility		
	Provision to replace the roof on the northern section of the Youth Center. This section of roofing has not been fully replaced since the school building was built – certain portions were repaired previously, but not replaced.		TOTAL	\$38,488
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2) – Low / Mod Area  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): CT & BG  
 Census Tract: 96.06 BG 1 & 2

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0010	Sidewalk Infill & Replacement – City of Gresham	03L Sidewalks	CDBG ESG	\$58,000 \$0
071828	Public Facility	570.201(c)  1 Public Facility	HOME HOPWA  TOTAL	\$0 \$0  \$58,000
	Provision of sidewalk construction. Depending on remaining resources, other high priority replacement projects would be considered within the Urban Renewal area, including instances where a Notice of Violation has been issued but the property owner is not financially able to complete the replacements.		Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2) – Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Citywide

Census Tract: 98.01 BG 2

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0011	Information, Referral & Emergency Life Services - El Programa Hispano	05 Public Services (General)	CDBG	\$44,530
071722	Public Services	570.201(e)	ESG	\$0
		5,000 People (General)	HOME	\$0
			HOPWA	\$0
	The Emergency Services & Life Skills project supports 5,000 Latinos in Gresham to overcome short-term crises and to gain the knowledge and skills they need to become more self-sufficient. The service model of the project envisions two crucial services: immediate help to clients in crisis and informational workshops and life skills classes to clients so that they become more self sufficient and avoid crises in the future.		TOTAL	\$44,530
			Total Other Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2) – Low / Mod Clientele  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0012	Experience Corps aka: Foster Grandparents – Metro Family Services	05D Youth Services	CDBG	\$15,000
071815	Public Services	570.201(e)	ESG	\$0
		30 People (General)	HOME	\$0
			HOPWA	\$0
	Improve the lives of 30 low-income vulnerable young children and older adults through maintaining the evidence-based grandparent mentoring program. Program matches skilled and caring seniors with children who face multiple barriers to success – yielding immediate and long term gains for all involved.		TOTAL	\$15,000
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2) – Low / Mod Clientele  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0013	Transitional Housing/Willow Tree – Human Solutions	03T Operating costs of Homeless Programs	CDBG	\$48,068
071714	Public Facilities		ESG	\$0
			HOME	\$0
			HOPWA	\$0
		117 People (General)	TOTAL	\$48,068
	Provision of transitional housing paired with social service programs to approximately 72 extremely low income Gresham homeless residents through 12 units of housing for one year. An additional 45 extremely low income residents will be offered social service programs with free child care.		Total Other Funding	\$0

Help the Homeless?                      Yes                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:                      570.208(a)(2) – Low / Mod Clientele  
 Subrecipient:                      Subrecipient Public 570.500(c)  
 Location(s)                      Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
0014	Planning – Consolidated Plan & HCDC	20 Planning	CDBG \$10,000 ESG \$0
071721	Other	570.205	HOME \$0 HOPWA \$0
	Consolidated Plan update and Staffing of county-wide advisory planning and policy commission (HCDC).	0 N/A	TOTAL \$10,000 Total Other Funding \$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0015	Program Administration - COG	21A General Program Administration	CDBG	\$163,440
071701	Planning and Administration	570.206	ESG	\$0
		0 N/A	HOME	\$0
			HOPWA	\$0
	General management oversight and coordination, staffing of advisory body (CDHS), prepare contracts, conduct feasibility analysis, environmental reviews and labor standard reviews and manage project selection process.		TOTAL	\$163,440
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
0016	Un-obligated Funds	22 Un-programmed Funds	CDBG	\$7,859
	Other	22	ESG	\$0
			HOME	\$0
			HOPWA	\$0
	Contingency of un-programmed funds.	0 N/A	TOTAL	\$7,859
			Total Other Funding	

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Other  
 Location(s) Community Wide

City of Gresham  
Community Revitalization Program  
**HOME GRANT PROGRAM**

PROPOSED PROJECT DESCRIPTIONS FOR 2012 – 2013

CHDO Operating, Human Solutions, Inc. – Provision of operating support for Human Solutions, a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness in the City of Gresham. Location: Citywide. Recommended amount: \$25,000

Village Square Apartments, Innovative Housing, Inc. - Provision of additional funding to complete the critical rehab repairs to the property. The repair would include replacement of defective siding, paint and caulk the complex and complete parking lot repairs. Location: 1625 SE Roberts Recommended Amount: \$152,000

Rental Assistance, Human Solutions, Inc. - Provide rent assistance to prevent homelessness by providing 125 very low and low-income Gresham households either short-term (1 month) or long-term (up to 4 months) tenant based rent assistance up to \$600/month. Singles, couples, families and seniors will be eligible. Each month names are drawn randomly and served after eligibility determination in the order their names are draws, without preference or discrimination. Location: Citywide Recommended amount: \$160,000 program cost

Rental Assistance, Home Forward – Project provides one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to approximately 7 extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled Gresham Households. Location: Citywide Recommended amount: \$24,081 program cost

Administration, City of Portland for City of Gresham – Funds would be used for staff costs, contracts to administer the HOME program and to manage projects. Recommended amount: \$40,134

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
071717	CHDO Operating Costs - HSI	19B HOME CHDO Operating Costs	CDBG \$0
	Development of Housing	N/A	ESG \$0
			HOME \$25,000
			HOPWA \$0
			TOTAL \$25,000
Provision of operating support for Human Solutions, a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness in the City of Gresham.	Total Other Funding \$0		

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208 (a) (3) Low-Mod Housing  
 Subrecipient: \_\_\_\_\_  
 Location(s) Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
	Village Square Apartments	14B Rehab; Multi-Unit Residential	CDBG	\$0
	Housing	570.202	ESG	\$0
			HOME	\$152,000
			HOPWA	\$0
		72 Housing Units		
	Provision of additional funding to complete the critical rehab repairs to the property. The repair would include replacement of defective siding, paint and caulk the complex and complete parking lot repairs.		TOTAL	\$152,000
			Total Other Funding	\$0

Help the Homeless?                      No                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:  
 Subrecipient: \_\_\_\_\_  
 Location(s)                      1625 SE Roberts

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
071733	Rent Assistance - HAP	05S Rental Housing Subsidies	CDBG \$0
	Housing	7 Housing Units	ESG \$0
			HOME \$24,081
			HOPWA \$0
			TOTAL \$24,081
Project provides one-time assistance (up to 6 months) for move-in expenses and ongoing rent supplement (up to 24 months) to approximately 7 extremely low income at-risk, homeless, developmentally delayed or psychiatrically disabled Gresham Households.	Total Other Funding \$0		

Help the Homeless? Yes Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208 (a) (3) Low-Mod Housing  
 Subrecipient: \_\_\_\_\_  
 Location(s) Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
	Rental Assistance - HSI	05S Rental Housing Subsidies	CDBG	\$0
071800	Housing		ESG	\$0
			HOME	\$160,000
			HOPWA	\$0
		125 Housing Units	TOTAL	\$160,000
	Provision of rent assistance to avoid eviction for 125 very low and low-income households. Households will receive either short-term (one month @ \$600/month) or long-term (up to four months at \$600/month) tenant based rental assistance.		Total Other Funding	

Help the Homeless?                      Yes                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:                      570.208 (a) (3) Low-Mod Housing  
 Subrecipient:  
 Location(s)                      Community Wide

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
	Program Administration	21H HOME Admin/Planning costs of PJ	CDBG \$0
071702	Planning and Administration		ESG \$0 HOME \$20,614 HOPWA \$0
	General Management oversight with City of Portland regarding the HOME program.	N/A	TOTAL \$20,614
			Total Other Funding

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Local Government  
 Location(s)

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>
	Un-obligated Funds	22 Un-programmed Funds	CDBG \$0 ESG \$0
	Other	22	HOME \$540 HOPWA \$0
	Contingency of un-programmed funds.	N/A	TOTAL \$540
			Total Other Funding

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Local Government  
 Location(s)

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects - Multnomah County**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122901	Adapt-a-Home	14A Rehab; Single-Unit Residential	CDBG	\$55,600
			ESG	\$0
2012-13	Housing	570.202	HOME	\$0
	Addresses the needs of low-income people with physical disabilities to create accessible living spaces and preserve existing affordable housing.	20 Housing Units	HOPWA	\$0
			TOTAL	\$55,600
			Total Prior Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208 Low / Mod Housing  
 Subrecipient: Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects - Multnomah County**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122902	Mend-a-Home	14A Rehab: Single-Unit Residential	CDBG	\$63,075
			ESG	\$0
2012-13	Housing	570.202	HOME	\$0
	Provides critical home repairs for low-mod income homeowners.	20 Housing Units	HOPWA	\$0
			TOTAL	\$63,075
			Total Prior Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(3) Low / Mod Housing  
 Subrecipient: Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects - Multnomah County**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122903	DIY Small Measure Weatherization & Energy Ed Workshops	05A Senior Services	CDBG	\$5,726
			ESG	\$0
2012-13	Public Service	570.207	HOME	\$0
			HOPWA	\$0
	Provides Energy Ed and training in low-cost small measure weatherization for East County low-mod income residents; using primarily infiltration barrier methods to increase comfort and lower utility bills.	35 Persons	TOTAL	\$5,726
			Total Prior Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.201 (e) LMC  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community-Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects - Multnomah County**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122904	Fair Housing Project	05J Fair Housing Activities	CDBG	\$5,952
			ESG	\$0
2012-13	Public Services	570.207	HOME	\$0
			HOPWA	\$0
	This public service project through the Fair Housing Council of Oregon will provide housing discrimination complaint intake, testing, investigation and referral for litigation services, as well as outreach and training.	55 People General	TOTAL	\$5,952
			Total Prior Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.208(a)(2) - Low / Mod Limited clientele  
 Subrecipient: Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects – Multnomah County**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122905	Transitional Housing Program	03T Operating Costs of Homeless/AIDS Patients Program	CDBG	\$24,220
2012-13	Public Services	570.207	ESG	\$0
	Project provides transitional housing with services for homeless families.	40 Persons	HOME	\$0
			HOPWA	\$0
			TOTAL	\$24,220
			Total Prior Funding	\$0

Help the Homeless?                      Yes                      Start Date: 07/01/12  
 Help those with HIV or AIDS?            No                      Completion Date: 06/30/13

Eligibility:                      570.201(e) Low / Mod Limited Clientele  
 Subrecipient:                    Public 570.500(c)  
 Location(s)                      Community Wide

Located at: 311 NE Division, Gresham OR  
 Census Tract 100.01, Block 2

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122906	Information & Referral & Emergency Services Project	05 Public Services (General)	CDBG	\$7,502
			ESG	\$0
2012-13	Public Services	570.207	HOME	\$0
			HOPWA	\$0
				\$7,502
	Provides immediate help to clients in crisis, followed up by informational workshops and life skills classes to help avoid crisis in the future.	200 People (General)	TOTAL	
			Total Prior Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility: 570.201(e)Low-Mod Limited Clientele  
 Subrecipient: Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects - Multnomah County**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122908	Pedestrian Access Development – NE 230-231 Ct.	03L Sidewalks	CDBG	\$66,575
			ESG	\$0
2012-13	Public Facilities Improvement	570.208	HOME	\$0
			HOPWA	\$0
	Provides connection between low-moderate income neighborhood and public access with upgrade of sidewalks and ADA accessibility at each end.	1,750 People	TOTAL	\$66,575
			Total Prior Funding	\$0

Help the Homeless?                      No                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:                      570.201(c) Low / Mod Area  
 Subrecipient:                Public 570.500(c)  
 Location(s)                    CT & BG's

CT: 010304 BG: 1 County: 41501

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects - Multnomah County**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122909	General Program Administration	21A General Program Administration	CDBG	\$54,450
2012-13	Administration	570.206	ESG	\$0
	General program administration provides support for the CDBG program and includes development of grant application, program regulatory requirements such a as environmental review, labor standard enforcement, program monitoring, program reporting, and general oversight of projects.	1 People (General)	HOME	\$0
			HOPWA	\$0
			TOTAL	\$54,450
			Total Prior Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Local Government  
 Location(s) N/A

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects - Multnomah County**

<b>Project ID/ Local ID</b>	<b>Project Title/Priority/ Objective/Description</b>	<b>HUD Matrix Code/Title/ Citation/Accomplishments</b>	<b>Funding Sources</b>	
122910	City of Portland/Portland Housing Bureau	20 Planning	CDBG	\$3,400
			ESG	\$0
			HOME	\$0
	Administration	570.205	HOPWA	\$0
2012-13	Share of Administration and staff support for Consolidated Plan and Annual Action Plan for the Consortium.	0 People (General)		
			TOTAL	\$3,400
			Prior Funding	\$0

Help the Homeless? No Start Date: 07/01/12  
 Help those with HIV or AIDS? No Completion Date: 06/30/13

Eligibility:  
 Subrecipient: Local Government  
 Location(s) N/A

**CPD Consolidated Plan  
Listing of Proposed Projects - Multnomah County**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
122911	Contingency	22 Unprogrammed Funds	CDBG	\$2,949
			ESG	\$0
2011-12	Infrastructure		HOME	\$0
			HOPWA	\$0
	Contingency set-aside for public works projects cost over-runs and potential public services budget increase as program income allows.		TOTAL	\$2,949
			Total Prior Funding	\$0

Help the Homeless?                      No                      Start Date: 07/01/12  
 Help those with HIV or AIDS?        No                      Completion Date: 06/30/13

Eligibility:  
 Subrecipient:                      Local Government  
 Location(s)                        Community Wide

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input checked="" type="checkbox"/> <b>Construction</b> <input type="checkbox"/> <b>Non-Construction</b>		Pre-application <input type="checkbox"/> <b>Construction</b> <input type="checkbox"/> <b>Non-Construction</b>	<b>2. DATE SUBMITTED</b> May 14, 2012	Applicant Identifier 93-60021769
			<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
			<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier B-12-MC-410006
<b>5. APPLICANT INFORMATION</b>				
Legal Name: City of Gresham			<b>Organizational Unit:</b> Department: Urban Design & Planning	
Organizational DUNS: 037079860			Division: Community Revitalization Program	
<b>Address:</b> Street: 1333 NW Eastman Parkway			<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
City: Gresham			Prefix:	First Name: Elaine
County: Multnomah			Middle Name	
State: Oregon	Zip Code 97030	Last Name Fultz		
Country: U.S.A.			Suffix:	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 93-6002176			Phone Number (give area code) 506-618-2818	Fax Number (give area code) 503-669-1376
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> <b>Continuation</b> <input type="checkbox"/> <b>Revision</b> If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) c. Municipal Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): Community Development Block Grant/Entitlement Grants 14-218			<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing & Urban Development	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> OR - The City of Gresham			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> 2012-2013 Consolidated Plan Action Plan for City of Gresham	
<b>13. PROPOSED PROJECT</b> Start Date: 07/01/2012    Ending Date: 06/30/2013			<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant Third in OR    b. Project Third in OR	
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$	867,201 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$	<sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$	<sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$	<sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
e. Other	\$	28,842 <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$	10,000 <sup>00</sup>		
g. TOTAL	\$	906,043 <sup>00</sup>		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>				
<b>a. Authorized Representative</b>				
Prefix Mr.	First Name Erik	Middle Name		
Last Name Kvarsten	Suffix			
b. Title City Manager	c. Telephone Number (give area code) 503-618-2346			
d. Signature of Authorized Representative	e. Date Signed			

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Standard Form 424 (Rev.9-2003)  
Prescribed by OMB Circular A-102

Community Revitalization Program

**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
Signature/Authorized Official

City Manager  
\_\_\_\_\_  
Title

4.9.12  
\_\_\_\_\_  
Date

Approved as to form:

\_\_\_\_\_  
City Attorney's Office

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2011 & 2012, a period specified by the grantee consisting of one, two, or three specific consecutive program years, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.



## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

**City of Gresham**  
**1333 NW Eastman Parkway**  
**Gresham, OR 97030**  
**Multnomah County**

Check \_\_\_ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

# Glossary

Term	Definition
<b>Acquisition Cost</b>	The cost of purchasing the land or land and buildings to be developed
<b>Acquisition / Rehabilitation Loan</b>	Loan which covers the purchase of land and buildings as well as construction rehabilitation of the property
<b>ACS</b>	See American Community Survey
<b>Action Plan</b>	The Consolidated Plan Action Plan is an annual plan that describes how federal formula funds are going to be spent during the fiscal year to carry out the strategies set out in the Five-Year Consolidated Plan
<b>ADA</b>	See Americans with Disabilities Act
<b>ADDI</b>	See American Dream Downpayment Initiative
<b>ADL</b>	Activities of Daily Living
<b>ADS</b>	See Aging and Disability Services
<b>Adult Foster Care Homes</b>	Licensed residential home providing housing and care that five or fewer residents
<b>Affordability</b>	A measurement of the relationship between the price of housing and household income; for rental units, affordability means that the rent and utilities do not exceed 30% of the gross income of the household. When discussing affordability of homeownership units, it also could take into account the amount of savings the prospective homeowners would be required to have available for down payment and closing costs, as well as prevailing mortgage interest rates.
<b>Affordable Housing</b>	A term generally used to mean housing affordable to persons or families whose income is at or below 60% MFI; the HUD standard for affordability is that a household should pay no more than 30% of its gross income on rent and utilities. In plain language, housing is affordable if a household can pay the rent and have enough money left for food, medicine and other necessities.

Term	Definition
<b>Affordable Housing Technical Advisory Committee (HTAC)</b>	Metro subcommittee which had the goal of coordinating housing initiatives within Title 7 of Metro's regional planning framework of the Metro; HTAC released its Affordable Housing Goals and Strategies in 2001 and continues to require jurisdictions to report on progress.
<b>AFCH</b>	See Adult Foster Care Homes
<b>After Value</b>	The property's market value based on the probable condition of the property after completion of the proposed rehabilitation or construction as determined by a certified fee appraiser or a PDC staff person
<b>Aging and Disability Services</b>	Since 1997, this division of Multnomah County has responsibility for case management, food stamp and Medicaid services for people with disabilities up to 64 years of age. ADS is ow part of the Multnomah County / Department of County Human Services.
<b>AHW</b>	See AIDS Housing of Washington
<b>AIDS Housing of Washington (AHW)</b>	Under contract with the City of Portland, AHW facilitates the ongoing HOPWA planning process resulting in updates to the community-based needs assessment and planning process and also develops an HIV/AIDS housing plan for the Portland EMSA. This housing plan will guide HOPWA allocations during the fiscal years 2005-2010.
<b>Albina Ministerial Alliance</b>	Provides services to homeless families in the Albina community
<b>Allowed Expenses</b>	The sum of the following: (a) Operating Expenses, (b) all deposits to cash reserves established and funded for payment of anticipated or contingent partnership expenses that must be paid pursuant to a loan agreement to which the Project Sponsor is a party, plus (c) payments pursuant to the Preferred Developer Promissory Notes for deferred developer fees, to the extent the total capitalized fee and deferred fee do not exceed the PDC's Maximum Allowable Developer Fee, less equity requirements not funded through other contributions
<b>AMA</b>	See Albina Ministerial Alliance

# Glossary

Term	Definition
<b>Amelioration Programs</b>	Provide services such as food, housing and childcare that improve or maintain an individual's or family's quality of life
<b>American Community Survey</b>	Ultimately intended to replace the decennial Census, the ACS is an annual sampling survey conducted by the U.S. Census Bureau which provides accurate, up-to-date profiles of America's communities every year. Multnomah County has been an ACS demonstration community since 1996.
<b>American Dream Downpayment Initiative</b>	Funds that provide down payment, closing costs and rehabilitation assistance to eligible individuals; administered as part of the federal HOME Program
<b>Americans with Disabilities Act</b>	Federal law prohibiting discrimination against people with disabilities in housing, employment and the provision of public services
<b>AMI</b>	See Area Median Income
<b>Analysis of Impediments</b>	Study of barriers to fair housing used to guide fair housing planning and programming by the Consortium
<b>Area Median Income (AMI)</b>	Also known as Median Family Income (MFI). AMI is set by HUD on an annual basis. Eligibility for programs and services is often determined by the household income as a percentage of AMI
<b>As Is Value</b>	A property's current market value as determined by a certified fee appraiser or the most recent assessed value by the County Assessor as verified or modified by PDC staff
<b>Assertive Community Treatment (ACT)</b>	ACT is a service-delivery model that provides comprehensive, locally-based treatment to people with serious and persistent mental illnesses. Unlike other community-based programs, ACT is not a linkage or brokerage case management program that connects individuals to mental health, housing or rehabilitation agencies or services. Rather, it provides highly individualized services directly to consumers.
<b>Assisted Living Facilities</b>	Apartments with care provided for residents

Term	Definition
<b>At Risk for Homelessness</b>	Describes individuals and households that statistically are more likely to become homeless; for example, a household with an income less than 30% AMI that pays more than 50% of its income for rent is at risk for homelessness
<b>BDS</b>	The City of Portland’s Bureau Development Services is charged with setting standards for housing and commercial development as well as ensuring compliance.
<b>Blighted Areas</b>	A geographic area where infrastructure, commercial buildings, residences and/or economic activity are below standard
<b>Bridge Loan</b>	Loan funds available to fund project costs on an interim basis, until other debt and/or equity sources are available for the project
<b>Cash Flow Payment</b>	A payment required by the PDC from Project Sponsors of projects receiving direct financial assistance financing including Housing Development Subordinate Loans and Equity Gap Contributions; this payment is in addition or in lieu of regular loan payments required by the PDC
<b>CBDO</b>	See Community Based Development Organizations
<b>CCFC</b>	See Commission on Children, Families and Community
<b>CCEH</b>	See Coordinating Committee to End Homelessness
<b>CD</b>	Community Development
<b>CDBG</b>	See Community Development Block Grant
<b>CDC</b>	See Community Development Corporation
<b>CDHS</b>	See Community Development and Housing Subcommittee

# Glossary

Term	Definition
<b>CFC</b>	Oregon’s Consolidated Funding Cycle
<b>CHAS</b>	See Comprehensive Housing Affordability Plan
<b>CHDO</b>	See Community Housing Development Organizations
<b>CHSP</b>	See Congregate Housing Service Program
<b>Citizen Participation Plan</b>	A document provided to HUD by each jurisdiction that outlines how public input regarding the Consolidated Plan will be solicited and how information will be made available to the public
<b>CLT</b>	Community Land Trust; a structure for holding property that separates ownership of the land from ownership of the building and permits the homeowner to benefit from appreciation of the building while holding the land in public trust; see also Proud Ground.
<b>Chronic Homelessness</b>	The U.S. Department of Housing and Urban Development (HUD) defines a chronically homeless person as an unaccompanied individual with a disabling condition who has been living in a place not meant for human habitation (i.e. the streets) or in emergency shelter for at least a year, or has had at least 4 episodes of homelessness in the last 3 years. This definition is tied to HUD funding specifically set aside to promote deeper levels of services and prompt placement into permanent housing for individuals for whom traditional homeless services have not been effective.
<b>CM</b>	Case Management
<b>Commission on Children, Families and Community</b>	Multnomah County Commission which holds the major responsibility for county-wide planning efforts for children, youth and families
<b>Community and Targeted Initiatives</b>	BHCD program which supports low/moderate-income communities and neighborhood residents in developing and implementing strategies to address self-identified problems

Term	Definition
<b>Community Based Development Organizations</b>	Non-profits which may be engaged in a number of CDBG eligible activities, including the acquisition of land and /or rehabilitation of housing units, community economic development, energy conservation and/or other neighborhood revitalization activities
<b>Community Development Block Grant</b>	The cities of Portland and Gresham and urban Multnomah County each receive CDBG funds from HUD. These funds are fairly flexible and can be used for activities such as housing, public services, community facilities, public improvements, economic development and community revitalization.
<b>Community Development Corporations</b>	Non-profit corporations that develop affordable housing and support community revitalization in specified target areas; see also Nonprofit Developer
<b>Community Development and Housing Subcommittee</b>	Advises Gresham City Council on community development and housing goals, policies, programs and budgets, including deployment of its its federal Community Development Block Grant and HOME funds to meet the needs of the City’s low and moderate income residents.
<b>Community Housing Development Organizations</b>	Non-profit housing providers which meet federally established criteria for board composition, clients served and services provided, and also help to develop affordable housing projects
<b>Comprehensive Housing Affordability Plan</b>	The first five-year housing plan, adopted in 1991 by the City of Portland
<b>Congregate Housing Service Program (CHSP)</b>	CHSP is funded by HUD and Medicaid to provide meals and services to people with disabilities in four HAP buildings.
<b>Consolidated Plan</b>	The Consolidated Plan is a planning document required by HUD. It is intended to establish a unified vision for community development for a five-year period, and to set out coordinated strategies to achieve the three goals established for HUD by the U.S. Congress: (1) provide decent housing; (2) provide a suitable living environment; and (3) expand economic opportunities. It has certain required sections, including a Housing Market Analysis and a Housing Needs Assessment.
<b>Consortium Jurisdictions</b>	The Cities of Portland and Gresham, and Multnomah County

# Glossary

Term	Definition
<b>Construction Loan</b>	A short-term loan usually made to finance the actual construction or renovation of improvements on land; the funds are disbursed as needed or in accordance with a prearranged plan and the money is repaid on completion of a project usually from the proceeds of a permanent loan.
<b>Continuum of Care</b>	A coordinated housing and service delivery system is called a Continuum of Care. A stream of funding specifically intended to serve homeless persons, Continuum of Care Homeless Assistance programs fund permanent and transitional housing for homeless persons.
<b>Continuum of Care Plan</b>	Community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and self-sufficiency; the plan includes components to end homelessness and to prevent a return to homelessness.
<b>Conventional Lenders</b>	Commercial lending institutions, e.g., banks
<b>Coordinating Committee for the 10-Year Plan to End Homelessness</b>	The Coordinating Committee to End Homelessness (CCEH) is the lead entity for ongoing community planning for Home Again: a 10-year plan to end homelessness in Portland and Multnomah County. The committee provides broad-based feedback on implementation issues. It also is charged with updating the 10-Year Plan document over time so that it will continue to be a viable tool in a changing environment. CCEH also develops strategies for ending homelessness that are incorporated into the Continuum of Care plan.
<b>Cost Burden</b>	The percentage of a household's total gross income spent on housing costs: <ul style="list-style-type: none"><li>• <i>for renters</i>, housing costs include rent paid by the tenant plus utilities;</li><li>• <i>for owners</i>, housing costs include mortgage payment, taxes, insurance and utilities</li></ul>
<b>Crisis and Respite Housing</b>	A category of residential service that has developed over the past decade; these programs provide short-term housing for persons with mental illness whom are experiencing a mental health or housing crisis

Term	Definition
<b>Dangerous Structure Code</b>	The City of Gresham hopes to develop a code that would require property owners to repair or demolish any structure that has conditions or defects that endangers the public or occupant's life, health, safety or property.
<b>Debt Coverage Ratio</b>	The ratio equal to net operating income divided by regularly scheduled (amortized) loan payments
<b>Deed Restrictions</b>	Legal document recorded against the completed property or project
<b>Designated Affordable Units</b>	Units that must be affordable to, and occupied by, households earning at or below an agreed upon income level, as determined by the lender and the Project Sponsor; the number, type and targeted household incomes of the Designated Affordable Units are recorded in the loan documents as conditions of the loan or other financing agreements.
<b>Designated Distressed Area</b>	A residential area of the City of Portland that the Planning Commission designates for special assistance programs (e.g. limited property tax exemption) due to the deterioration of the housing stock
<b>Developer</b>	The central member of the development team who is responsible for coordinating all aspects of the transaction
<b>Developer Fees</b>	Developer fees include developer overhead, profit and fees for services normally performed by the developer, such as development consultant fees and project management.
<b>Development Budget</b>	A development budget includes preliminary construction line item costs, site acquisition costs, off-site costs (if applicable), soft costs and other detailed cost information pertinent to the project.
<b>DHS</b>	See Oregon Department of Human Service
<b>Disabilities / Special Needs</b>	HUD defines a disabling condition as one or more of the following: a diagnosable substance use disorder, serious mental illness, developmental disability, HIV/AIDS or chronic physical illness or disability.

# Glossary

Term	Definition
<b>Dwelling Unit</b>	A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking and sanitation, and that is designed for residential occupancy.
<b>Eligible Metropolitan Statistical Areas (EMSA)</b>	Regions which may receive direct allocations of HOPWA funding when 1,500 cumulative cases of AIDS are diagnosed in that region
<b>Emergency Shelter</b>	Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless
<b>Emergency Shelter Grants (ESG)</b>	These HUD funds may be used for the rehabilitation or conversion of buildings into homeless shelters and may also fund certain related social services, operating expenses, homeless prevention activities and administrative costs.
<b>EMO</b>	Ecumenical Ministries of Oregon
<b>EMSA</b>	See Eligible Metropolitan Statistical Areas
<b>Enhanced Property Management</b>	Management that includes base operating expenses plus the costs of “enhanced” or “enriched” management
<b>Equity</b>	The “after value,” or if not documented, the “as is” value of the property less all indebtedness secured by the property
<b>ESG</b>	See Emergency Shelter Grant
<b>Excess Cash Flow</b>	The amount, if any, by which Net Cash Flow exceeds a certain percentage of Permitted Loan Payments
<b>Export Economy</b>	An economy based on manufacturing products, particularly high technology goods
<b>Extremely Low Income</b>	0-30% Median Family Income
<b>Fair Housing Act</b>	The federal Fair Housing Act, 42 USC Sec. 3601 et seq., as amended, requires, among other things, that owners of rental housing not discriminate against potential tenants based on race, sex, color, religion, national origin, disability or familial status.

Term	Definition
<b>Fair Market Rent</b>	The cost of renting an unsubsidized unit on the open market
<b>Family</b>	A subset of households that is limited to persons living together who are related by blood, marriage or adoption
<b>Families with Special Needs</b>	Any household with one or more adults plus one or more children or grandchildren under 21 years of age, where one or more of the household members is a Person with Special Needs
<b>Federal Home Loan Mortgage Corporation</b>	Product: Conduit for single family and multi-family loans; Market Segment: Low- and moderate-income
<b>Federal McKinney-Vento Act</b>	The Act was passed in 1987 as part of the Homeless Person's Survival Act; see McKinney Homeless Assistance Grants for specific grant information
<b>Federal National Mortgage Association</b>	Product: Loan purchases from conventional lenders, credit enhancement for tax-exempt low-income housing bonds and grants; Market Segment: Median- to low-income
<b>Federal Poverty Level</b>	In 2011, the Federal Poverty Level roughly equates to 31% MFI for a family of four.
<b>Federally Assisted Housing</b>	Any dwelling unit that received federal subsidy for its construction, rehabilitation, leasing or acquisition
<b>Fee-for-Service</b>	A health care compensation system where the provider is reimbursed for each service provided; this was the dominant reimbursement system before the advent of managed care and capitation plans
<b>FHLB</b>	Federal Home Loan Bank
<b>FHLMC</b>	See Federal Home Loan Mortgage Corporation
<b>FMR</b>	See Fair Market Rent
<b>FNMA</b>	See Federal National Mortgage Association

## Glossary

Term	Definition
<b>Formula Grant</b>	Federal formula grants include CDBG, HOME, ESG, HOPWA, and McKinney. They are awarded based on a formula that takes into account factors such as number of households in poverty, age of housing stock, population and economic growth, and in the case of HOPWA, the number of reported cases of people with AIDS in the metropolitan area. The U.S. Congress appropriates federal grants annually so grant amounts may vary from year to year. Each grant fund is subject to specific regulatory requirements.
<b>Fresh Start</b>	A program that provides incentives for property owners to rent units to individuals who would not normally meet their screening criteria, due to poor credit history, a criminal justice background or other characteristics; allows persons who are “hard to house” to rent a unit and establish a positive tenant history
<b>FWSN</b>	See Families with Special Needs
<b>GA</b>	See General Assistance
<b>General Assistance</b>	See TANF
<b>GOALS Program</b>	The objective of this HAP program is to assist residents to become self sufficient and leave public assistance and/or public housing.
<b>Good Neighborhood Plan</b>	An agreement between a property’s owners/developers and neighbors that addresses concerns about management, maintenance and other issues
<b>Gresham City Council</b>	Gresham’s City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Gresham housing and community development programs. Gresham’s City Council has full budgetary authority over the Gresham Community and Economic Development Department (GCCED) and must approve GCCED’s budget, including GCCED’s allocation of HUD funds.

Term	Definition
<b>Gresham Urban Design and Planning Department</b>	Administers the following formula grants from HUD: CDBG and HOME. Also participates in the planning of a formula grant available through the Stewart B. McKinney Homeless Act and provides grant administration for housing and community development programs funded by the City of Gresham's General Fund.
<b>Gresham Community Development &amp; Housing Sub-committee (CDHS)</b>	A seven to eleven member volunteer citizen advisory committee that has primary responsibility for citizen participation and provides guidance to the Gresham City Council on policy related to community development and housing for low-, very low- and extremely low-income persons. The CDHS also participates in establishing the criteria for competitive RFP processes, and recommends projects to be funded with CDBG/HOME funds.
<b>HADIN</b>	See Homeless Alcohol/Drug Intervention Network
<b>HAMFI</b>	See HUD Area Median Family Income
<b>Harm Reduction</b>	Harm reduction is a set of practical strategies that reduce the negative consequences associated with drug use, including safer use, managed use, and non-punitive abstinence. These strategies meet drug users "where they're at," addressing conditions and motivations of drug use along with the use itself. Harm reduction acknowledges an individual's ability to take responsibility for his or her own behavior.
<b>HAP</b>	See Housing Authority of Portland
<b>HCDC</b>	See Housing and Community Development Commission
<b>HEG</b>	See Housing Evaluation Group
<b>HIF</b>	See Housing Investment Fund
<b>HIV/AIDS</b>	The disease of human immunodeficiency virus/acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome

# Glossary

Term	Definition
<b>HOAC</b>	<p>The Homeownership Advisory Committee is a sub-committee of HCDC. The Portland City Council has charged HOAC with reviewing homeownership policy and programs for the City of Portland and making recommendations to improve policy and program. HOAC has focused its work on analyzing the strategies to close the minority homeownership gap.</p>
<b>HOME Investment Partnership</b>	<p>Authorized for the purposes of (1) expanding the supply of affordable housing for the low- and very low-income families with an emphasis on rental housing; (2) building state and local nonprofit capacity to carry out affordable housing programs and (3) providing coordinated assistance to participants in development of affordable low-income housing. Portland is the lead jurisdiction for the Portland HOME Consortium.</p>
<b>Homeless</b>	<p>HUD describes a homeless person as someone that resides:</p> <ol style="list-style-type: none"> <li>1. in places not meant for human habitation,</li> <li>2. in an emergency shelter, or</li> <li>3. in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter</li> </ol>
<b>Homeless</b>	<p>In addition, a person may be considered homeless if, without assistance from a service-provider, they would be living on the streets.</p> <p>Also included, persons who ordinarily sleep on the street or in emergency or transitional housing but are spending a short time (30 consecutive days or less) in a hospital or other institution are considered homeless. People staying in “homeless camps” or otherwise living outdoors are also considered homeless.</p> <p>See also <b>Chronic Homelessness</b></p>
<b>Home Mortgage Disclosure Act</b>	<p>Requires all banks, savings and loans, savings banks and credit unions with assets over \$32 million and offices in metropolitan areas to report mortgage applications</p>
<b>HOPE VI</b>	<p>A funding program sponsored by the U.S. Department of Housing and Urban Development</p>
<b>HOPWA</b>	<p>See Housing Opportunities for Persons with AIDS</p>

Term	Definition
<b>Household</b>	An individual or group of people who reside together and form one economic unit for purposes of tenancy or homeownership, regardless of whether they are legally related
<b>Housing + Services</b>	The provision of permanent housing and support services in a linked or coordinated manner, although not necessarily by the same provider. This is sometimes called permanent supportive housing.
<b>Housing and Community Development Commission (1991 - 2010)</b>	Created by statute, HCDC was a 15 member volunteer board that advised the elected official in Consortium jurisdictions on affordable housing and community development policy. HCDC was dissolved in December 2010, and replaced with the Portland Housing Advisory Commission (PHAC).
<b>Housing Authority of Portland (HAP)</b>	Public housing agency that develops and operates affordable rental housing and administers housing and service programs for very-low and low-income residents of Multnomah County, including the Section 8 voucher program.
<b>Housing Evaluation Group (HEG)</b>	Until 2003, this HCDC subcommittee monitored the performance of the Portland Development Commission against City housing policy goals. HEG has been replaced by a new HCDC subcommittee, the Evaluation Sub-committee with a different charge.
<b>Housing First</b>	The Housing First approach to ending homelessness has two goals: 1) To place those who are currently homeless directly into permanent housing; and 2) to ensure long-term housing stability after housing placement by providing formerly homeless people with follow-along services and offering appropriate individualized services (including mental health and/or substance abuse treatment, when needed).
<b>Housing Investment Fund</b>	General Fund dollars that are committed by Portland City Council to affordable housing development and preservation efforts and fee waiver support
<b>Housing Maintenance Code</b>	A code that requires residential property owners to maintain the interior and exterior of structures to minimum fire, life and safety standards

# Glossary

Term	Definition
<b>Housing Opportunities for Persons with AIDS (HOPWA)</b>	An entitlement program funded by HUD and administered by the City of Portland for a seven-county area including Multnomah, Washington, Clackamas, Yamhill and Columbia Counties in Oregon and Skamania and Clark Counties in Washington
<b>Housing Preservation</b>	Efforts to prevent the loss of affordable housing through conversion to market rate housing or commercial use
<b>Housing Problem</b>	Households with a cost burden greater than 30% of income and/or overcrowding (1.01 persons or more per room) and/or without complete kitchen or plumbing facilities are considered to have a housing problem.
<b>HTAC</b>	See Affordable Housing Technical Advisory Committee
<b>HUD</b>	US Department of Housing and Urban Development
<b>HUD Area Median Family Income (HAMFI or MFI)</b>	MFI is set by HUD on an annual basis for families of different sizes. Eligibility for programs and services is often determined by the household income as a percentage of MFI.
<b>Human Solutions, Inc.</b>	Helps low-income and homeless families gain self sufficiency by providing affordable housing, family support services, job readiness training and economic development opportunities.
<b>ILP</b>	See Independent Living Program
<b>Independent Living Program</b>	A program that provides a range of services to prepare youth for independent living
<b>Institute for Portland Metropolitan Studies</b>	A regional research and public policy institute located at Portland State University that provides a framework for regional data collection, research and analysis
<b>Living Wage</b>	A wage sufficient to purchase housing, food, and other necessities. The living wage will vary by area
<b>Local Movers</b>	People that have moved within the metropolitan area from one neighborhood to another

Term	Definition
<b>Low- and Moderate-income Neighborhood</b>	A geographic area where more than 51% of the households have incomes that are 80% or below the area median income published annually by HUD
<b>Low-income Household</b>	A low-income household has household income that is 50% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes.
<b>Low Rent Public Housing Program</b>	HAP's low-rent public housing program currently provides 2,809 units of public housing in Multnomah County.
<b>LRPH</b>	See Low Rent Public Housing Program
<b>Mainstream Services</b>	Government-funded programs that provide services, housing and income supports to poor persons whether they are homeless or not
<b>Market Rate Housing</b>	Housing for which rents are not subsidized, suppressed or restricted; 'market' varies by neighborhood and location.
<b>Maximum Subsidy</b>	For certain federally-funded programs, the maximum subsidy amount will be no greater than the difference between the rent standard for the unit size and 30 percent of the family's monthly-adjusted income.
<b>McKinney-Vento Homeless Assistance Grants</b>	A federal program that provides over \$5,000,000 annually to projects serving homeless people within Portland/Multnomah County
<b>Median Family Income</b>	See HUD Area Median Family Income
<b>MFI</b>	Median Family Income; see <b>HUD Area Median Family Income</b>
<b>Microenterprise Assistance</b>	Focuses on building assets of persons who have a household income below 50% AMI
<b>Minimum Tenant Contribution to Rent</b>	For most HUD programs, the minimum tenant contribution to rent will be 30% of the household's adjusted gross income.

# Glossary

Term	Definition
<b>Mixed Income Project</b>	A housing development open to persons or families at varying income levels
<b>Mixed Population Building</b>	In HAP's inventory, a building that houses both elderly persons 62 and older, and persons under the age of 62 with a disability
<b>Moderate-income Household</b>	A moderate-income household has household income that is 80% or less of the area median income for a household of its size. HUD sets the area median income each year by publishing a table that shows median incomes for households of different sizes.
<b>Movers</b>	People living within a neighborhood that have located there within the last five years
<b>Moving to Work</b>	The name of a demonstration project that releases HAP from certain regulatory requirements, and provides HAP with a greater degree of flexibility in operating its housing programs
<b>MTW</b>	See Moving to Work
<b>Multnomah County Commission</b>	The elected body that has the ultimate responsibility for the implementation of the Consolidated Plan, by County social service and anti-poverty programs. The Multnomah County Commission has full budgetary authority over all of Multnomah County's Departments and must approve their budgets, including the allocation of HUD funds.
<b>Network for Oregon Affordable Housing</b>	Product: Line of credit for working capital, bridge and construction loans. Market Segment: Primarily below 80 percent of median income
<b>NLIHC</b>	National Low Income Housing Coalition
<b>NOAH</b>	See Network for Oregon Affordable Housing
<b>Non-profit Developer</b>	Product: Single and multi-family housing (both owner and rental); Market Segment: Primarily below 80 percent of median income
<b>Nursing Homes</b>	Residences that provide licensed nursing care, including some skilled care

Term	Definition
<b>OCAH</b>	See Oregon Corporation for Affordable Housing
<b>Office of Neighborhood Involvement</b>	Formerly Office of Neighborhood Associations, ONI is a City of Portland bureau, funded by general fund dollars, that promotes citizen participation and communication among the city's neighborhoods, both directly and through neighborhood-based district coalition and area offices.
<b>One Stop</b>	Provides residents of low-income neighborhoods with Core Services (job information, job readiness) and Intensive Services (job training, placement and support services)
<b>ONI</b>	See Office of Neighborhood Involvement
<b>Oregon Corporation for Affordable Housing</b>	Product: Housing production support and technical assistance and capital generation for tax-credit purchase; Market Segment: Low income
<b>Oregon Department of Human Services</b>	The primary state agency charged with addressing the effects of poverty in Oregon
<b>Overcrowding</b>	Defined by the US Census Bureau as "a situation in which a housing unit is occupied by more than one person per room"; other factors including the size of the rooms and cultural preferences may influence whether any given situation constitutes overcrowding.
<b>Overhoused</b>	A situation where a housing unit is occupied by fewer than one person per room; for example, a senior who lives alone in a three-bedroom home will be considered "overhoused"
<b>PAB</b>	See Policy Advisory Board
<b>PAC</b>	See Poverty Advisory Council
<b>PDC</b>	See Portland Development Commission
<b>Permanent Housing</b>	Affordable rental housing in which the tenants have the legal right to remain in the unit as long as they wish, as defined by the terms of a renewable lease agreement

# Glossary

Term	Definition
<b>Permanent Supportive Housing</b>	Deeply affordable permanent housing with support services for low-income or homeless people with a permanent disabling condition such as, physical or cognitive disability, serious health condition, severe mental illness, substance abuse disorder or HIV/AIDS
<b>Permanent Supportive Housing for Families</b>	Deeply affordable permanent housing with coordinated support services for all family members for low-income or homeless families where one or more family members is a Person with Special Needs; there may be multiple service providers, and the housing provider may be distinct from the service provider(s)
<b>Person with Special Needs</b>	An individual with a severe mental illness <sup>1</sup> , a substance abuse disability, a developmental disability <sup>2</sup> , a serious physical disability <sup>3</sup> , or a combination of these resulting in a serious functional impairment (note: this definition was adopted by the HCDC Special Needs Committee.)
<b>PHA</b>	Public Housing Authority
<b>PHAC</b>	See Portland Housing Advisory Commission
<b>PHB</b>	See Portland Housing Bureau
<b>PHC</b>	Portland Housing Center
<b>Physical Stock Characteristics</b>	May be found in tax appraisal assessments of homes, demand for services to clean up derelict buildings, people's perceptions of the condition of housing in their neighborhood and the age of the housing stock
<b>PLHCP</b>	See Portland Lead Hazard Reduction Program
<b>PLPA</b>	See Private Lender Participation Program
<b>PMSA</b>	See Primary Metropolitan Statistical Area
<b>PNDSC</b>	See Portland Neighborhood Development Support Collaborative

Term	Definition
<b>Portland Bureau of Planning and Sustainability</b>	Technical and financial assistance for energy efficient development.; Market Segment: Low-income housing and small businesses
<b>Portland City Council</b>	Portland’s City Council is the elected body that has the ultimate responsibility for the implementation of the Consolidated Plan and all other City of Portland housing and community development programs. Portland City Council has full budgetary authority over BHCD and must approve BHCD’s budget, including BHCD’s allocation of HUD funds.
<b>Portland Consortium for the Consolidated Plan</b>	Includes the City of Gresham, the City of Portland, and Multnomah County, Oregon; by agreement of the jurisdictions, BHCD is the lead agency in the Portland Consortium and administers public participation activities unless otherwise specified
<b>Portland Development Commission</b>	An urban renewal agency that focuses on economic development, uses Tax Increment Financing as main funding source.
<b>Portland Housing Advisory Commission</b>	PHAC is a 12-member advisory body for the Portland Housing Bureau. PHAC advises the Director of the Portland Housing Bureau (PHB), the Housing Commissioner, and the Portland City Council on a range of housing policy and program issues.
<b>Portland Housing Bureau</b>	A bureau of the City of Portland, PHB is the lead agency in the Portland Consortium and is responsible for distributing HUD CDBG and HOME grant funds to the City of Portland, City of Gresham and Multnomah County. PHB also distributes HUD HOPWA and ESG funds to those consortia. PHB is an implementer of policies in the Consolidated Plan in Portland
<b>Portland Lead Hazard Control Program</b>	A federally and locally funded program that offers lead hazard reduction programs, outreach, and education for low- and moderate-income households by contract with the Portland Development Commission, the Multnomah County Health Department, and other community organizations
<b>Portland Neighborhood Development Support Collaborative</b>	Together with the Neighborhood Partnership Fund and the Enterprise Foundation public, provides support to nonprofit community development organizations that undertake a variety of activities: housing development, housing rehabilitation, management of affordable rental housing, community economic development and community building.

# Glossary

Term	Definition
<b>Poverty Advisory Board</b>	The Policy Advisory Board (PAB) of Multnomah County is made up of representatives from each of the five participating cities of Fairview, Maywood Park, Troutdale, Wood Village and Lake Oswego (a small section of Lake Oswego is located in Multnomah County and has been included since program inception). These representatives are either elected officials, invited members of the Poverty Advisory Council or city staff appointed by the jurisdiction.
<b>Poverty Advisory Council</b>	A subcommittee of the Commission on Children, Families and Community that primarily examines the effectiveness of Multnomah County’s anti-poverty programs
<b>Pre-qualified Neighborhoods</b>	A neighborhood that has been identified as predominantly lower-income on the basis of US Census information and is therefore eligible for area-wide projects
<b>Primary Metropolitan Statistical Area</b>	US Census Bureau-identified area; this includes Multnomah, Clackamas, Washington, Yamhill and Columbia Counties in Oregon and Clark County in Washington
<b>Private Lender Participation Program</b>	Private funds that, in combination with CDBG funds, provide rehabilitation loans to low and moderate income homeowners
<b>Proud Ground</b>	A citywide, nonprofit, community-based organization that acquires and holds land in trust for low- and/or moderate-income homeowners
<b>PWSN</b>	See Person with Special Needs
<b>OSD</b>	See Portland Office of Sustainable Development
<b>RCF</b>	See Residential Care Facilities
<b>Regional Job Access Plan</b>	Implemented by Tri-Met to provide better transportation to jobs for low-income households
<b>Regulatory Requirements</b>	Include both statutory and administrative rule provisions that govern how each formula fund can be spent; typical regulatory requirements limit the type of activities that can be funded; cap the amount that may be spent on planning, administration and public services; and specify the populations that may be served

Term	Definition
<b>Rent Burden</b>	See <b>Cost Burden</b>
<b>Rent Standard</b>	The Fair Market Rent established for a unit with a given number of bedrooms
<b>Rental Assistance</b>	Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance; may be long-term, such as Section 8, or short-term, such as Transitions to Housing
<b>Resident Service Coordinators</b>	Person who connects residents in a building to needed services in the community in order to assist them in maintaining their housing and overall quality of life
<b>Residential Care Facilities</b>	Residential units that may be shared, with care provided for residents
<b>Residential Treatment Facilities</b>	Residences that serve six or more residents and have rotated staffing patterns
<b>Residential Treatment Homes</b>	Residences that serve five residents and have a rotated staffing pattern
<b>Resource-based Economy</b>	An economy whose exports are dominated by lumber, agricultural products and other natural resources
<b>RFP</b>	Request For Proposal
<b>RLIS</b>	Regional Land Information System
<b>Room and Board Homes</b>	Housing that is generally operated by private, proprietary establishments and is not licensed
<b>RSC</b>	See Resident Service Coordinators
<b>SAM</b>	See Shared Appreciation Mortgage
<b>Section 8</b>	The name for certain federally-funded housing subsidy programs; subsidies may be provided directly to the property owner, by contract (project-based Section 8) or by vouchers to individual tenants, to be used in renting a unit on the private market

## Glossary

Term	Definition
<b>Self-sufficiency</b>	Programs that focus on improving an individual's income, education, skills, etc., with the goal of making the individual self-supporting
<b>Seniors</b>	Persons age 62 and older
<b>Shared Appreciation Mortgage</b>	A subsidized mortgage where the investment return received on the property at sale is shared between the property owner and the provider of the subsidized market
<b>Shelter Plus Care (S+C)</b>	Federal rental subsidy intended for homeless persons with chronic disabilities; S+C rental assistance is modeled on the federal Section 8 program, with tenants paying 30% of their adjusted income for rent plus social or medical services.
<b>SIP</b>	Strategic Investment Program
<b>SMART GROWTH Fund</b>	Program funded by the Enterprise Foundation to develop a regional land acquisition fund to assist jurisdictions to provide affordable housing and meet regional growth management objectives
<b>SRO</b>	Single Room Occupancy
<b>SSDI</b>	Social Security Disability Insurance
<b>SSI</b>	Supplemental Security Income
<b>Structured Residential Programs</b>	Include residential treatment facilities, residential treatment homes and adult foster care homes
<b>Subsidized Housing</b>	A dwelling unit that has received public subsidy for its construction, rehabilitation, leasing or acquisition

Term	Definition
<b>Substantial Change</b>	(a) Changing the method of distributing federal funds; (b) Changing the amount budgeted for a project by plus or minus \$750,000 or 25% of the total federal housing and community development funds budgeted for the project, whichever is greater. A change to the budget as a result of a cost under-run does not require a substantial amendment; (c) Changing the purpose, scope, location, or intended beneficiaries of a new project. A minor change in location is not a substantial amendment if the purpose, scope and intended beneficiaries remain essentially the same; (d) Changing from one eligible activity to another. If capital dollars are simply used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does not constitute a substantial amendment; (e) Adding a new project; or (f) Allocating guaranteed loan funds to a project.
<b>Supported Housing</b>	A unit where the resident receives services to assist in independent living
<b>Supportive Services</b>	The range of supports needed for people to be successful in housing
<b>TANF</b>	Temporary Assistance to Needy Families; this is Oregon's current welfare system
<b>Tax Increment Financing</b>	TIF is a public financing tool used to assist economic development projects by capturing the projected property tax revenue stream to be created by the development or development area and investing those funds in improvements associated with the project.
<b>Transitional Housing</b>	A place that a family can stay for a maximum period of time (typically 3 months to two years); often, residents of transitional housing receive intensive services during their period of residence
<b>TriMet</b>	Public transportation authority that serves Multnomah, Clackamas and Washington Counties
<b>UGB</b>	See Urban Growth Boundary
<b>Urban Growth Boundary</b>	Adopted State of Oregon land use policy that imposes land-use constraints to avoid sprawl and other undesirable consequences
<b>URA</b>	Urban Renewal Area

## Glossary

Term	Definition
<b>Very Low-Income</b>	Households whose incomes do not exceed 30 percent of the median income for the area, as determined by HUD
<b>Welfare-to-Work Housing Vouchers</b>	Housing vouchers targeted to eligible family households who receive TANF or received it within the past two years; families must either be employed or engaged in an activity which will lead to employment
<b>Working Poor</b>	Low-income family wage earners who often piece together multiple part-time jobs without benefits to make ends meet or work full-time for less than a living wage

