

City of Gresham

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 and ran through April 30, 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 percent. The sidewalk infill project is located in the high poverty census tract, 97.02 showing a poverty rate of 24.3 percent. The intersection of SE 182nd and Main borders the Census Tract 98.01 with a poverty level of 34.1 percent and which is 29 percent Hispanic.

The PAL Youth Center, located at 424 NE 172nd is in the high poverty census tract of 96.06 (39 percent in poverty), which is also heavily Hispanic (34 percent 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 4,000 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 percent. It is 29 percent 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 percent 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"/> |
| Production of new units | | <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"/> |
| Total Sec. 215 Rental Goals | 270 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215) | | | | | |
| Acquisition of existing units | | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Production of new units | | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Rehabilitation of existing units | 49 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Homebuyer Assistance | | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Total Sec. 215 Owner Goals | 49 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215) | | | | | |
| 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"/> |
| Total Sec. 215 Affordable Housing | 72 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ANNUAL HOUSING GOALS | | | | | |
| 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"/> |
| Total Annual Housing Goal | 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 |
|---|-------------------------|---|----------------|------------------|--|---------|------------------|
| City of Gresham - CDBG Funded Projects | | | | | | | |
| Housing | | | | | | | |
| Blight Abatement Program | City of Gresham | Removal of graffiti and overgrown vegetation that are a threat to public health and safety. | CDBG | \$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 |
| Economic Development | | | | | | | |
| 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 |
| Public Improvements/Facilities | | | | | | | |
| 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. | | |
| Public Services | | | | | | | |
| El Programa Hispano | Catholic Charities | Provides support for Latinos to overcome short-term crisis and gain the skills needed to become self-sufficient. | CDBG | \$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 |

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| Project Name | Contractor | Description | Funding Source | FY 2012-2013 Amt | Outcome Description | Outputs | Indicator |
|---|----------------------------|---|----------------|------------------|--|---------|----------------------|
| Administration | | | | | | | |
| City/Staff/Contract Expenses | City of Gresham | Funds would be used for staff costs and costs associated with fair housing and audit testing. | CDBG | \$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 |
| City of Gresham - HOME Funded Projects | | | | | | | |
| Housing Development/Rehabilitation | | | | | | | |
| CHDO Operating Expenses | Human Solutions, Inc. | Provision of operating support for Human Solutions, a Community Housing Development Organization (CHDO), to develop affordable housing, provide asset management oversight to existing low-income housing projects, preserve housing for low-income families, and prevent homelessness in the City of Gresham. | HOME | \$25,000 | Accessibility for the purpose of creating a suitable living environment. | N/A | N/A |
| 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 |
| Homeless Prevention | | | | | | | |
| 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 drawn, without preference or discrimination | HOME | \$160,000 | Affordability for the purpose of providing decent affordable housing. | 125 | Number of households |
| Administration | | | | | | | |

| 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 |

