

City of Portland Action Plan

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

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome /Objective*
	Rental Housing Objectives					
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
	Owner Housing Objectives					
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
	Homeless Objectives					
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
	Special Needs Objectives					
SL-1	Availability of suitable living environments	ESG/CDBG/HOPWA	Households	2,000		3/1
	Public Services Objectives					
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
	Economic Development Objectives					
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
	Other Objectives					

***Outcome/Objective Codes**

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

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	11/12	12/13	13/14	14/15	15/16	Resources used during the period						
								CDBG	HOME	ESG	HOPWA			
BENEFICIARY GOALS	Goal													
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"/>
Total Beneficiaries	4,780								<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
RENTAL GOALS														
Acquisition of existing units	50								<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Production of new units	100								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>			<input checked="" type="checkbox"/>
Total Affordable Rental	480								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>
HOME OWNER GOALS														
Acquisition of existing units	10								<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Production of new units	33								<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Rehabilitation of existing units	1,500								<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Homebuyer Assistance	1,300								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Total Affordable Owner	2,843								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS														
Acquisition of existing units	60								<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Production of new units	133								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>

Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Rehabilitation of existing units	1,680								<input 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"/>	<input type="checkbox"/>
Homebuyer Assistance	1,300								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Combined Total Goals	3,323								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
OVERALL HOUSING GOALS												
Annual Rental Housing Goal	480								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Annual Owner Housing Goal	2,843								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	3,323								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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									
Portland Housing Center	Portland Housing Center	Provide home buyer assistance to low income participants in the form of outreach, financial fitness classes, IDA's (Individual Development Accounts--matched savings accts) and home buyer education and counseling.	CDBG		\$100,000	Affordability for the purpose of creating decent affordable housing.	350	1,750	Households
Proud Ground	Proud Ground	Provide home buyer assistance to low income participants in the form of outreach and information, and education and counseling for permanently affordable housing. Add additional homes to the land trust portfolio of permanently	CDBG		\$45,000	Affordability for the purpose of creating decent affordable housing.	18	90	Households
NAYA Foreclosure Prevention	Native American Youth Association	Provide foreclosure prevention counseling to low income participants (80% MFI or below) in the city of Portland, assisting them through loan modification, refinance, or loss mitigation.	CDBG		\$80,000	Affordability for the purpose of creating decent affordable housing.	30	150	Households

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	Requested FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Rental Housing									
Affordable Rental Housing Capital	Portland Housing Bureau	Provide financing to construct, rehabilitate and preserve a range of affordable rental housing in Portland. The federal funds will be allocated through a Notice of Funding Process (NOFA) and all of the funds will be used for affordable housing. Those projects that propose additional units serving households at or below 30% MFI, while still maintaining financial feasibility, initially need over	HOME	\$ 3,541,594	\$ 6,726,209	Affordability for the purpose of creating decent affordable housing.	450	2,250	Housing Units
			CDBG	\$ 1,210,672	\$ 6,620,994				
Affordable Housing - Program Delivery	Portland Housing Bureau	Staff and operating costs associated with delivering the Rental Housing program	CDBG	\$731,030	\$810,188	Affordability for the purpose of creating decent affordable housing.	450	2,250	Housing Units
			HOME	\$0	\$0				
Section 108 Loan Guarantee Program	Portland Housing Bureau	The Section 108 Loan Guarantee Program is a source of financing allotted for housing rehabilitation and construction for the benefit of low- to moderate-income persons.	CDBG	\$400,000	\$495,000	Affordability for the purpose of creating decent affordable housing.	50	250	Housing Units
Gresham Program Allocation	City of Gresham	HOME Consortium allocation to be used for housing development, including homeownership in the City of Gresham. All funding to be administered by the City of Gresham.	HOME	\$495,274	\$355,733	Affordability for the purpose of creating decent affordable housing.	30	75	Housing Units
Gresham Administration	City of Gresham	HOME Consortium allocation to be used for administration of Gresham HOME program.	HOME	\$26,574	\$20,614	NA	NA	NA	NA
Multnomah County HOME Program Allocation	Multnomah County	HOME Consortium allocation to be used for housing development, including homeownership in Multnomah County. All funding to be administered by Multnomah County. Focus is on Special Needs Rental Housing.	HOME	\$139,114	\$119,762	Affordability for the purpose of creating decent affordable housing.	3	15	Housing Units
Multnomah County HOME Administration	Multnomah County	Administer Multnomah County HOME program.	HOME	\$7,464	\$6,303	NA	NA	NA	NA

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
		Housing: HOPWA							
Cascade Aids Project - Supportive Housing Program	Cascade Aids Project	Provide necessary support including case management and rent assistance for clients to obtain and maintain housing. This program includes both a transition-in-place model and the 35 units of permanent housing developed with HOPWA funds.	HOPWA	\$812,143	\$924,465	Accessibility for the purpose of providing decent affordable housing	400	2,000	Households
Clark County Supportive Housing Program	Clark County Health Department	Provides 4-6 units of transitional housing in Clark County, Washington and case management services provided by Clark County Department of Community Services. Provides three permanent supportive units through project-based rent assistance.	HOPWA	\$129,377	\$153,617	Accessibility for the purpose of providing decent affordable housing	30	150	Households
CCC Rosewood PBRA	Central City Concern	Provides project based rent assistance for 36 units of permanent supportive housing.	HOPWA	\$65,993	\$68,663	Affordability for the purpose of creating affordable housing.	36	180	Households
HOPWA Rent Assistance Contingency	Portland Housing Bureau	Provide contingency to cover cost over runs in CAP permanent housing rent assistance program.	HOPWA	\$36,376	\$43,903	Affordability for the purpose of creating affordable housing.	12	60	Households

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Capacity Building TA									
CDC Capacity Building	Housing Development RFP	Project delivery costs and program support for CDBG and HOME eligible housing projects. PHB convenes an advisory board of representatives to select organizational workplans that include appropriate housing development activities and funding recommendations. PHB will determine how much CDBG and HOME private funds are needed by each organization for specific eligible projects and set up a tracking system. The Action Plan will be amended to set up each individual housing activity.	CDBG HOME	\$428,200 \$148,700	\$0 \$400,000	Affordability for the purpose of creating decent affordable housing.	100	500	Housing Units
Multnomah County Operating Support (CHODO)	Multnomah County	HOME funds to CHDOs as operating support to provide the development of affordable housing in Multnomah county. Projects are to be selected using a competitive RFP process. Preference is given to organizations that are Community Housing Development Organizations that can demonstrate capacity for development, ownership, and long-term management. Project priorities reflect Consolidated Plan priorities.	HOME	\$7,715	\$6,635	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
Gresham Operating Support (CHODO)	City of Gresham	HOME funds to CHDOS as operating support to support development of affordable housing in Gresham.	HOME	\$27,466	\$25,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA
Oregon Opportunity Network	Oregon Opportunity Network	Provides information and other resources to citizen based organizations participating in the planning, implementation and assessment of activities being assisted with CDBG funds.	CDBG	\$37,000	\$37,000	Affordability for the purpose of creating decent affordable housing.	NA	NA	NA

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Housing Services									
Fair Housing Services and Enforcement	Legal Aid Services of Oregon	Advice and representation for people experiencing housing discrimination within the city of Portland.	CDBG	\$44,200	\$47,000	Accessibility for the purpose of providing decent affordable housing.	75	375	People
Fair Housing Education and Enforcement	Fair Housing Council of Oregon	Advice, investigation and referral to enforcement for people experiencing housing discrimination within the city of Portland. This project also provides education to housing consumers and housing providers regarding fair housing law.	CDBG	\$37,600	\$40,000	Accessibility for the purpose of creating decent affordable housing.	500	2,500	People
Community Alliance of Tenants - Renters Rights Hot Line	Community Alliance of Tenants	Provide phone assistance to renters in the City of Portland with the goal of helping them maintain stable housing by informing them of their rights and responsibilities as renters.	CDBG	\$69,600	\$74,000	Accessibility for the purpose of creating a suitable living environment	3,000	15,000	People
Landlord Outreach	211 Info, Fair Housing Council of Oregon	Outreach to landlords to increase their awareness of and participation in several programs that increase access to appropriate, safe and affordable housing to low-income populations. Program included in outreach include Housing Connections, Rent Well, Fresh Start and lead hazard prevention.	CDBG	\$25,400	\$25,400	Accessibility for the purpose of providing decent affordable housing.	30	150	People
Services Information and Referral	211 Info	Operate 2-1-1 information and referral to provide telephone and e-mail support to Portland residents seeking help finding housing, food, winter or year-round shelter, winter warming centers, Severe Weather Emergency Warming Centers and other basic services.	CDBG	\$51,500	\$37,700	Accessibility for the purpose of crating a suitable living environment.	12,000	60,000	People
Substandard Housing Relocation	Impact NW	Assist households displaced from substandard housing with relocation services to identify and obtain appropriate replacement housing.	CDBG	\$140,000	\$120,000	Accessibility for the purpose of creating a suitable living environment	46	230	People
Reach Community Builders	Reach Community Builders	Provide minor home repairs for low-income elderly and disabled homeowners in the City of Portland.	CDBG		\$170,000	Accessibility for the purpose of creating a suitable living environment	70	350	Housing Units

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Housing: Housing Services									
Community Energy Project	Community Energy Project	Provide Weatherization Workshops, a Senior Weatherization Program, and a Home Safety Maintenance Program.	CDBG		\$160,000	Accessibility for the purpose of creating a suitable living environment	500	2500	Housing Units
Unlimited Choices	Unlimited Choices	Provide accessibility services for low-income people with disabilities and minor repair services for mobile home owners.	CDBG		\$215,000	Accessibility for the purpose of creating a suitable living environment	82	410	Housing Units
Rebuilding Together	Rebuilding Together	Provide funding to staff to support its Rebuilding Together Project, which supplies free home repairs for low-income households, seniors, and/or those with disabilities.	CDBG		\$45,000	Accessibility for the purpose of creating a suitable living environment	56	280	Housing Units
Home Repair Program	Portland Housing Bureau	The goals of the Homeowner Repair 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.	CDBG		\$160,000	Accessibility for the purpose of creating decent affordable housing.	18	90	Housing Units
Reach Healthy Homes	Reach Community Builders	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.	CDBG	\$110,000	\$75,000	Accessibility for the purpose of creating decent affordable housing.	50	NA	Housing Units
Multnomah County 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.	CDBG	\$110,000	\$35,000	Accessibility for the purpose of creating decent affordable housing.	50	NA	Housing Units

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	\$629,640	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	\$1,206,676	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	\$278,591	Accessibility for the purpose of creating economic opportunity.	NA	NA	Na

Project Name	Contractor	Description	Funding Source	FY 2011-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Administration									
PHB Program & Grant Management	PHB	Portland Housing Bureau administration for the Community Development Block Grant and other related activities.	CDBG ESG	##### \$21,749	\$835,845 \$0				
HOME Administration	PHB	PHB staff and operating costs associated with administering the HOME program.	HOME	\$406,232	\$306,938				
HOPWA Administration	PHB	PHB staff and operating costs associated with administering the HOPWA program. HUD Matrix code should be 31b (Grantee admin) but the HUD 2020 software does not have that as an option.	HOPWA	\$32,595	\$32,722				
Mult Co HOME Administration	Multnomah County	HOME Consortium allocation to be used for administration of Multnomah County HOME funds.	HOME	\$7,464	\$6,303				
Gresham HOME Administration	Gresham	HOME Consortium allocation to be used for administration of Gresham HOME funds.	HOME	\$26,574	\$20,614				
Indirect Costs	PHB	City of Portland indirect cost for CDBG based on the City's cost allocation plan.	CDBG	\$564,928	\$479,536				

Project Name	Contractor	Description	Funding Source	FY 211-12 Amount	FY 2012-13 Amount	Outcome Description	One Year	Five Year	Indicator
Homeless Facilities & Services									
TPI	Transition Projects Inc.	To operate two men's shelters with 90 beds each, as well as a 55-bed women's shelter & transitional housing program.	CDBG	\$510,975	\$590,200	Accessibility for the purpose of creating a suitable living environment.	Provide emergency shelter for 1,000 homeless men and women.	Provide emergency shelter for 5,000 individuals.	People
			HOME	\$0	\$0				
			ESG	\$153,251	\$0				
ESG12 Portland	Home Forward, Transitions Projects, Inc., Central City Concern	The Federal Fiscal Year 2012 ESG funds for the City of Portland have been allocated to provide outreach to persons living on the streets, operate shelters for the homeless, provide utility assistance and emergency rental assistance to prevent homelessness, implement rapid re-housing strategies and for program administration and data collection through HMIS.	ESG	\$0	\$782,156	Accessibility for the purpose of creating a suitable living environment.	NA	NA	People
Cascadia/County Mental Health Transitional Bridgeview	Multnomah County	Multnomah County will provide transitional housing and services for homeless, chronically mentally ill people.	CDBG	\$273,000	\$238,600	Accessibility for the purpose of creating a suitable living environment.	Provide transitional housing and services for 50 homeless individuals	Provide transitional housing and services for 250 homeless individuals.	People
NW Pilot Project - Homeless Seniors	NW Pilot Project	NW Pilot Project will provide homeless services and homeless prevention to seniors	CDBG	\$114,100	\$114,100	Accessibility for the purpose of creating a suitable living environment.	Provide supportive and prevention services to 1,200 homeless and at-risk seniors.	Provide supportive and prevention services to 6,000 homeless and at-risk seniors	People
Homeless Prevention									
Short Term Rent Assistance	Home Forward	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.	HOME	\$377,571	\$395,000	Affordability for the purpose of creating decent affordable housing.	Provide rent assistance to 800 households.	Provide rent assistance to 4,000 households.	Number of Households

Portland Evaluation of Past Performance FY 2010-2011

The 2010-2011 PY CAPER notes that many of the City's goals were met or exceeded. Activities and accomplishments described in the report primarily benefit low- and moderate-income residents in the City of Gresham, Multnomah County and the City of Portland, neighborhoods with concentrations of low- and moderate-income residents, and the cities as a whole.

The City of Portland's compliance with the regulatory requirements that 70 percent of CDBG expenditures benefit low- and moderate-income persons have exceeded that threshold by benefiting 99.76 percent of Portland residents. Based on the information contained in IDIS Report PR 26 dated 9/2011, the City is within the regulatory cap for CDBG public service and HOME administrative expenditures as required.

The City of Portland's FY 2010-2011 Consolidated Plan established three HIGH priorities need areas to be addresses using federal funds. The table below shows how the Consolidated Plan funds were distributed by high priorities need categories.

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

The completion of an Analysis of Impediments Report fully meets the Consortium's obligation to affirmatively further fair housing by undertaking a multi-agency approach to fair housing outreach, education and enforcement. All three jurisdictions provided funding (CDBG), augmented by an allocation from the City of Portland General Fund.

Permanent Supportive Housing

Beyond meeting all accessibility guidelines that apply to its development of federally funded affordable housing, the Consortium is not currently developing housing specifically targeted for non-homeless disabled persons, since the City has committed to meet the PSH goals in the 10-year plan. The Consortium funds rent assistance programs that serve, among others, non-homeless disabled and elderly persons.

Further, most of the projects produced with Consortium's funding include both PSH and non-PSH affordable units — some of which are accessible — and some of which will be occupied by non-homeless households that include a member with a disability.