



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan

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Fourth Annual Action Plan of the 2016 Consolidated Plan

To: Portland City Council

From: Kim McCarty, Program Coordinator

Re: Portland 2016 Action Plan: * Adopt and authorize the submission of the Action Plan fiscal year 2019-2020, for the Community Development Block Grant, HOME Investment Partnership, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS Program to the U.S. Department of Housing and Urban Development (Ordinance)

The Consortium Action Plan projects can be found online at <https://www.portlandoregon.gov/phb/78899>. This Action Plan represents the spending priorities of the Portland Consortium on housing and community economic development and serves as basis of the city's annual application for federal entitlement funds. Exhibit A, below summarizes all the Portland Housing Bureau projects that will receive federal funding this year. City Council has already approved these resources and allocations through the city's budget process. These projects will be listed in the Portland Consortium application for federal entitlement funds.

Summary: Portland 2016-2020 Action Plan Goals, Descriptions, Outcome Examples by Goal Category

Goal 1: Increase and preserve affordable housing choice	<u>One-Year Program Outcome Targets 2019 (examples)</u>	4 th Year Federal Resources (new and carryover)
<p>Goal 1 Description: Increase and preserve affordable housing choice. Affordable housing choice includes safe housing, in good condition for all residents. Projects accomplishing this goal include home repair, down payment assistance, support for new housing development, affordable housing development, rental housing rehabilitation and permanent supportive housing.</p>	<ul style="list-style-type: none"> • Public Service Other than low/mod (housing counseling 05U, and PR-23 CDBG): 1500 persons assisted • Public Service Low/mod (05RDPAL and 05JFair Housing, PR23 CDBG): 685 households assisted (includes relocation 35 per year) • Rental Units Constructed (12 Construction of Housing, PR23 HOME, PR23 CDBG, PR11, PR22,): 100 household housing unit • Rental Unit Rehabilitated (14B Rehab Multi Unit Residential, PR23 CDBG): 150 Household Housing Unit • Homeowner Housing Added (13 Direct Homeownership Assistance, PR23 CDBG): 10 household Housing Unit • Homeowner Housing rehabilitated (14A Rehab single unit residential, 14F Energy efficiency improve, PR23 CDBG): 400 household housing unit • Direct Financial Assistance to Homeowners (13 Direct Homeownership Assistance, PR23 HOME): 10 household Housing Unit • Tenant Based Rental Assistance/Rapid rehousing (TBRA, SAGE-RRH, CAPER-HOPWA, PR 23HOME): 300 households assisted 	<p style="text-align: center;">CDBG \$12,389,272</p> <p style="text-align: center;">HOME \$9,052,226</p>

Exhibit A

<p>Goal 2: Prevent/reduce homelessness and increase stability</p>	<p><u>One-Year Program Outcome Targets 2019 (examples)</u></p>	
<p>Description: Reduce homelessness and increase stability. This goal includes preventing and reducing homelessness and increasing stability for all residents. Projects accomplishing this goal include interventions across a broad spectrum, such as: supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models, Fair Housing enforcement and education, cultural and population appropriate program delivery and activities to increase self-sufficiency, e.g., job training, employment readiness and education.</p>	<ul style="list-style-type: none"> • Public Facility or Infrastructure for low/mod Income Housing Benefit (permanent housing facilities HOPWA report):70 households assisted • Public Service other than low/mod (05k tenant Landlord Counseling, HOPWA Supportive, PR23 HOPWA report): 1500 persons assisted • Overnight/emergency Shelter. transitional housing beds added (Emergency Shelter, SAGE): 2,300 beds • Housing for persons with AIDS added (HOPWA Goals/Activities): 12 household housing unit • Housing for persons with AIDS Housing Operations (HOPWA Report): 2 household housing units 	<p style="text-align: center;">ESG \$728,939</p> <p style="text-align: center;">HOPWA \$1,592,044</p>
<p>Goal 3: Infrastructure, facilities and economic opportunity</p>	<p><u>One-Year Program Outcome Targets 2019 (examples)</u></p>	
<p>Description: Community economic development. This goal includes improving infrastructure, facilities, economic opportunities and economic development. Programs to improve employment outcomes and household economic stability include employment training, referral and self-sufficiency and economic enhancement programs. Projects accomplishing this goal include extensive work with infrastructure, which is seen in Portland, Gresham and Multnomah County as essential in encouraging stability in neighborhoods, increasing access to persons with disabilities and attracting and retaining businesses. Projects will also support micro-enterprises and business development, as well as, public facilities, parks and transportation improvements</p>	<ul style="list-style-type: none"> • Business assisted (18C, PR23 CHDOs): 250 Businesses Assisted • Public Service Activities other than low/mod income housing benefit Services (Employment Training PR23): 1,660 Individuals 	<p style="text-align: center;">CDBG \$2,280,648</p>

Portland Action Plan Project Summary and 1-Year Goals FY 2019-20

Project Summaries FY19-20						
#	Project Title	Grant	Adopted FY19-21	Goal	Indicator/unit of measure	1-yr goal
1	FY19-20 Program Administration - CDBG	CDBG	\$ 1,323,401	1	NA	NA
2	FY19-20 Program Delivery - CDBG	CDBG	\$ 538,242	1	Housing Units	See 12/13
3	FY19-20 Program Administration - HOME	HOME	\$ 445,818	1	NA	NA
4	ESG18	ESG	\$ 728,939	2	Beds	2300
5	FY19-20 Program Administration - HOPWA	HOPWA	\$ 47,761	2	NA	14
6	FY19-20 Fair Housing Admin - CDBG	CDBG	\$ 715,000	1	Households assisted	2150
7	FY19-20 Section 108 Repayment	CDBG	\$ 756,000	NA	NA	NA
8	FY19-20 Economic Opportunity Initiative - Microenterprise	CDBG	\$ 547,356	3	Businesses assisted	250
9	FY19-20 Economic Opportunity Initiative - Adult Workforce	CDBG	\$ 866,646	3	Persons Assisted	830
10	FY19-20 Economic Opportunity Initiative - Youth Workforce	CDBG	\$ 866,646	3	Persons Assisted	830
11	FY19-20 Housing Development Center	CDBG	\$ 12,000	3	Businesses assisted	NA
12	FY19-20 New Affordable Housing	CDBG	\$ 1,744,971	1	Rental Units Constructed	100
	FY 18-19 New Affordable Housing	HOME	\$ 5,500,000	1	Rental Units Constructed	NA
13	FY19-20 Preservation Affordable Housing	CDBG	\$ -	1	Rental Units Rehabbed	150
14	FY19-20 HOME Consortium - Gresham	HOME	\$ 964,169	1	NA	NA
15	FY19-20 HOME Consortium - Multnomah Co	HOME	\$ 444,691	1	NA	NA
16	FY19-20 Single Family Fin Assist	CDBG	\$ 544,000	1	Home Owner Housing Added	10
17	FY19-20 Single Family Home Repair	CDBG	\$ 1,322,000	1	Homeowner Housing Rehab	400
18	FY19-20 HOME CHDO Operating Contracts	HOME	\$ 183,257	1	Technical Assistance to CHDO's	2
19	FY19-20 HOPWA Subcontracts	HOPWA	\$ 1,544,283	2	HIV Housing Operations	70
20	Carryover Affordable Housing for 18-19	HOME	\$ 1,514,291	1	Tenant Based Rental Assistance	300
	Carryover Affordable Housing for 18-19	CDBG	\$ 5,433,658	1		
21			\$ 26,043,129			

Expected Resources FY 2019-20

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Funding in the fourth year is based on FY 2019-20 allocations. The City of Portland is using its financial forecast to estimate the expected amount available for the upcoming two years. Assumptions for entitlements are that they will be relatively stable for the next year.

Anticipated Resources

Table 1 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,509,881	1,025,000	5,135,039	14,669,920	11,159,278	Rental Housing Development, Administration and Fair Housing, Workforce Development and Microenterprise, Homeowner Services and homeowner repair.

Exhibit A

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,665,146	841,800	4,545,280	9,052,226	3,868,023	Rental Development, Administration, Homebuyer, TBRA
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,592,044	0	0	1,592,044	1,092,000	Housing Services for Persons With AIDS (HOPWA) Services

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	728,939	0	0	728,939	728,939	Shelter Services, Rapid Rehousing, supportive and emergency services, transitional housing, shelters, homelessness prevention through service interventions, Housing First models
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Other	245,666	0	0	245,666	245,666	HMIS program including information system development and administration

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Financial Assistance Homebuyer assistance Homeowner rehab Overnight shelter Public Services Rapid re-housing (rental assistance) Rental Assistance Supportive services TBRA	51,930,314	0	0	51,930,314	42,293,193	Administrative costs funded by the City General Fund includes fair housing A Home For Everyone includes emergency shelter operations, supportive housing services, permanent housing placement, rent assistance Down Payment Assistance and Home Repair
Tax Increment Financing	public - local	Admin and Planning Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab	65,124,752	0	0	65,124,752	65,202,130	Program Administration for Portland Housing Bureau, Preservation and New Affordable Housing, Down Payment Assistance and Home Repair.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning	13,000	0	0	13,000	13000	Multnomah County and Gresham pay the City of Portland to coordinate our consolidated plan process.
Other	public - federal	Homeowner rehab Multifamily rental rehab Other	1,747,000	0	0	1,747,000	955,938	Lead Hazard Control Demonstration Grant 2018 has been extended through January 2021.
Other	public - local	Acquisition Admin and Planning	16,000,000	0	0	16,000,000	95,000,000	General obligations bonds and other locally procured financing used to acquire and construct affordable housing.
Other	public - local	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab	7,819,468	0	0	7,819,468	3,269,436	The Housing Investment Fund is a local resource comprising several programs largely dedicated to housing development.