

CITY OF PORTLAND  
CITY OF GRESHAM  
MULTNOMAH COUNTY, OREGON

# Consolidated Plan

## Action Plans

### FY 2012-2013



This is a photo of the Rockwood Building, in the Rockwood neighborhood, courteously provided by the developer, Human Solutions. The building contains a Multi-Service Center leased to six non-profit agencies on the ground floor plus 47 affordable apartments on two upper stories. The building received funding from Multnomah County, the City of Gresham and the City of Portland.

**2011-2016**

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# Table of Contents

<b>Section One: Introduction and Overview</b>	3
<b>Section Two: Needs Assessment</b>	
Needs Assessment / Market Analysis	25
Continuum of Care	33
<b>Section Three: Five-Year Strategic Plans</b>	
Priorities 2011-2016	45
Consortium HOME Strategy	49
Homebuyer and Foreclosure Programs	53
Prevention and Rapid Re-housing	57
Access and Stabilization Services	71
Supportive Housing and Extended Rent Assistance	76
Shelter and Emergency Services	78
HOPWA	82
Asset Management and Loan Servicing	92
City of Gresham: Five-Year Strategies	96
Home Forward	106
<b>Section Four: 2012-2013 Action Plans</b>	
Annual Resource Table 2012-2013	118
City of Portland Action Plan 2012-2013	120
City of Gresham Action Plan 2012-2013	132
Multnomah County Action Plan 2012-2013	140
<b>Appendix A: Citizen Participation Plan</b>	A-3
<b>Appendix B: Public Comment</b>	B-3
<b>Appendix C: Regulatory Barriers</b>	C-3
<b>Appendix D: HUD 2020 Data</b>	D-3
<b>Appendix E: HUD Certifications</b>	E-3
<b>Glossary</b>	F-3



# **Section One:**

## **Introduction and Overview**

FY 2012-2013 Action Plan



# INTRODUCTION AND OVERVIEW

In compliance with HUD regulations, the Consortium presents these Action Plans for FY 2012-13. The members of the 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 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, accessible, and cost-effective for low-income owners and renters.
- 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 (PHAC) 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 (FFOC). 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 Home Forward (formerly 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.

A list of Partner Organizations and Agencies begins on the next page.

## 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
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.

Organization / Agency	Product	Market Segment
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
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

Organization / Agency	Product	Market Segment
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, rent assistance, advocacy	Low-income and homeless families

Organization / Agency	Product	Market Segment
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
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

Organization / Agency	Product	Market Segment
Neighborhood Partnerships	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

Organization / Agency	Product	Market Segment
Portland Proposal Review and Project Advisory Committee	Economic Opportunity Initiative project selection and policy recommendations	Low-income people
State of Oregon Department of Housing and Community Services (OHCS)	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	Very low– and low-income rental and homeownership
Unlimited Choices	Rehab and repair of homes, tenant advocacy	People with a physical disability, people who qualify as low- and moderately low–income by HUD guidelines

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 were included as part of this Consolidated Plan cycle. The full Citizen Participation Plan is in Appendix B. This Section describes the scope of public participation activities conducted for this Plan.

For the One-Year Action Plans, the Consortium held a number of joint and local hearings. The hearings addressed housing need and strategies to meet the needs. 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 Bud Clark Commons and was co-sponsored by the Coordinating Committee to End . 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 the 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.

### 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 FY 2012-2013 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, fiscally 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 and 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, CCEH developed two primary performance standards for short-term rent assistance activities under the Ten-Year Plan to End Homelessness (and subsequently within the CoC):

1. Number of households placed or retained in permanent housing
2. Percentage of assisted households retaining permanent housing at three, six

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 percent of assisted households at three month post-subsidy, 80 percent at six months and 70 percent 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 file 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 informally assess 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 & have not 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)**

1 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.

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



# **Section Two:**

## **Needs Assessment**

### Updates

#### **Housing Needs & Market Analysis**

(Only amended text is provided herein. Please refer to Section Two of the FY 2011-2016 Five-Year Consolidated Plan for additional text, available at [www.portlandonline/phb/conplan](http://www.portlandonline/phb/conplan).)

#### **Continuum of Care**



# Needs Assessment and Housing Market Analysis Updates

## Updated Analysis of Affordability for Low-Income Renters

Housing market information for Multnomah County is captured through Portland-Vancouver Metropolitan Service Area (MAS) data. 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 percent. Other realtor surveys<sup>1</sup> place apartment vacancy rates at just 2.5 percent. 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 percent 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 percent 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.

**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	5,206	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%
	1,474	41,073	2,163	38,890		861,140	4.5%

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 regulated apartments available (at varying levels of affordability).

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
Total	15,039

An additional way to measure the proportion of housing needs that are being met is to compare the number of households that fall in a given income range, with the number of units affordable to households within that income range. Table 3 below was derived using HUD’s Comprehensive Housing Affordability Strategy (CHAS) data. Confirming earlier analyses, the affordability gap (expressed as the relation between the number of households within a defined income group and the number of housing units that would be, in theory, affordable to those incomes)

increases as income decreases. The greatest gap is for households in the lowest income category (0-30 percent of median). The affordability gap is greater than the table suggests, because households tend to remain in place even as their incomes increase.

**Table 3: Comparison of Renter Households and Availability of Units, Multnomah County<sup>6</sup>**

Income Range	Renter Households (all sizes)	Renter Units Affordable	Percent of Need Met by Existing Stock	Surplus/ Shortage Units
0-30% of Median	34,515	7,665	22%	-26,850
30-50% of Median	22,240	32,005	143%	9,765
50-80% of Median	28,355	71,335	251%	42,980
Greater than 80% of Median	34,555	Not Available		
<b>Total</b>	<b>119,845</b>			

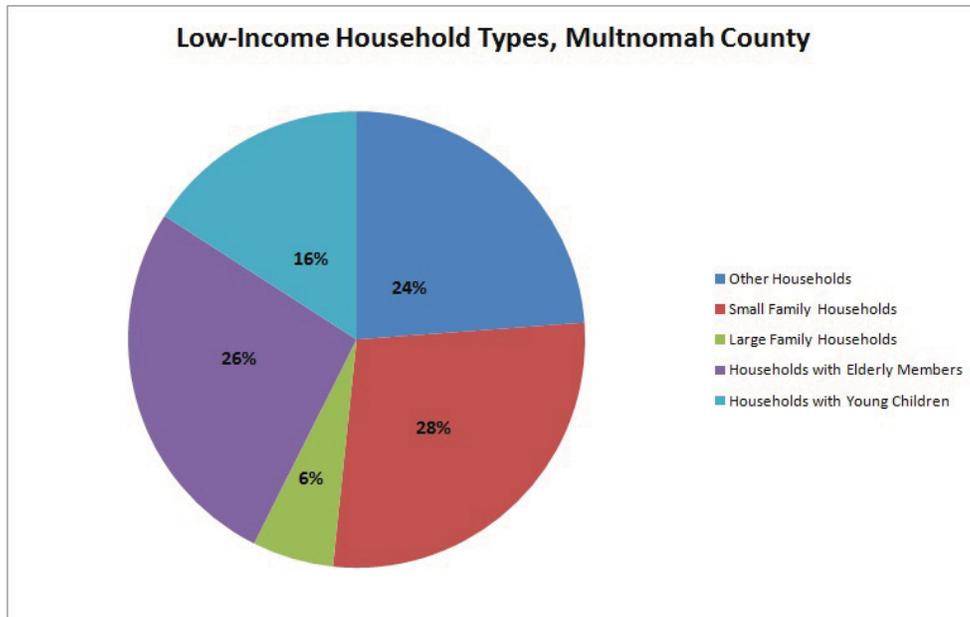
#### Updated Analysis of Affordability for Homeowners

As indicated earlier, the growth in the number of renter households in Multnomah County has exceeded the growth in number of homeowner households. Multnomah County's homeownership rate declined 4 percent from 56.9percent in 2000 to 54.6 percent in 2010. Reports issued by the Coalition of Communities of Color indicate that the decline in homeownership rates was not uniform. The decline was greater for minority groups than for white households. Table 4 confirms earlier analyses that people in Multnomah County are struggling to reach the income level needed to buy and maintain an affordable home.

**Table 4: Comparison of Owner Households and Availability of Units, Multnomah County<sup>7</sup>**

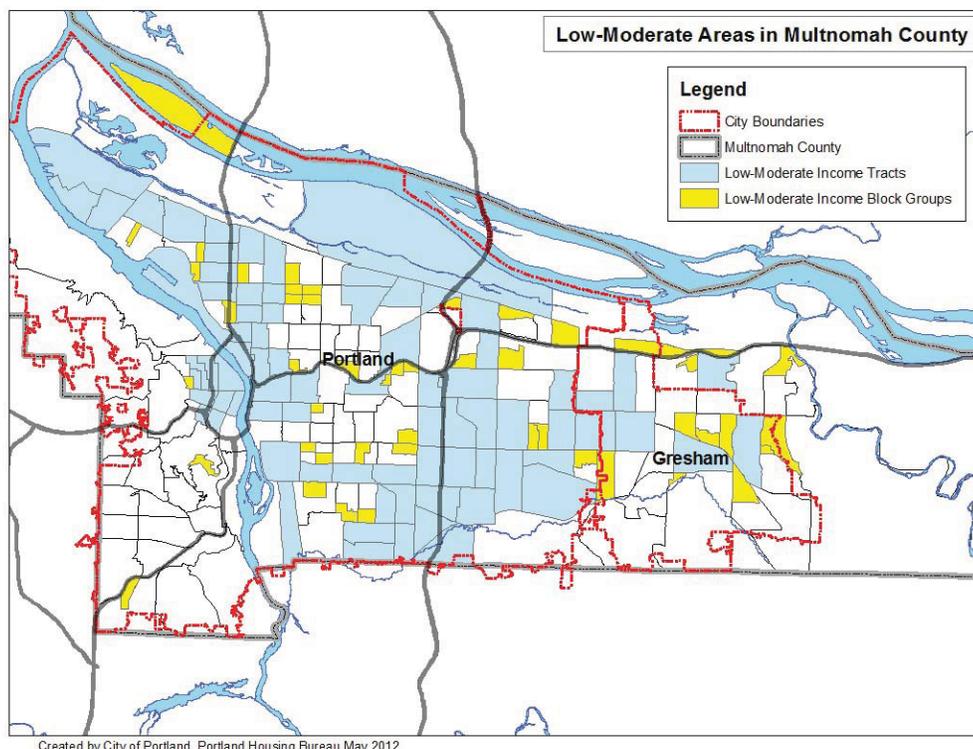
Income Range	Owner Households (all sizes)	Owner Units Affordable	Percent of Need Met by Existing Stock	Surplus/ Shortage Units
0-30% of Median	10,600	Not Available	28%	8,980
30-50% of Median	12,625	3,645	65%	8,470
50-80% of Median	24,760	16,290		
Greater than 80% of Median	119,130	Not Available		
<b>Total</b>	<b>167,115</b>			

Analysis of the CHAS data indicates that the majority of Multnomah County’s low-income households are small family households. To qualify as low-income, a household’s income must be 50 percent or less of the area’s median family income as established by HUD. Other household types that are predominant in the low-income population are households with elderly members and very young children.



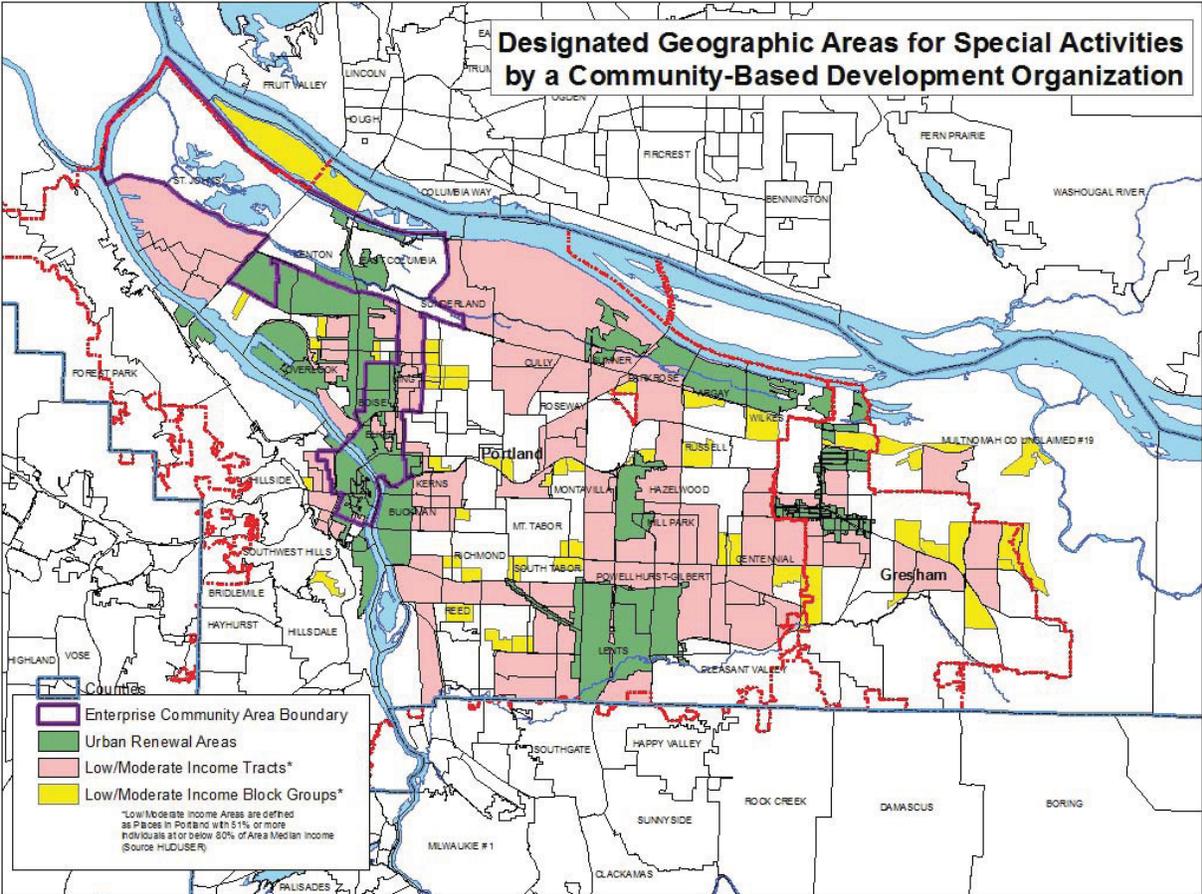
Multnomah County’s low-income census tracts and block groups are depicted in Map 1. The majority of the jurisdictions’ federal resources are dedicated toward serving low-income households and individuals.

**Map 1.**



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

**Map 2.**



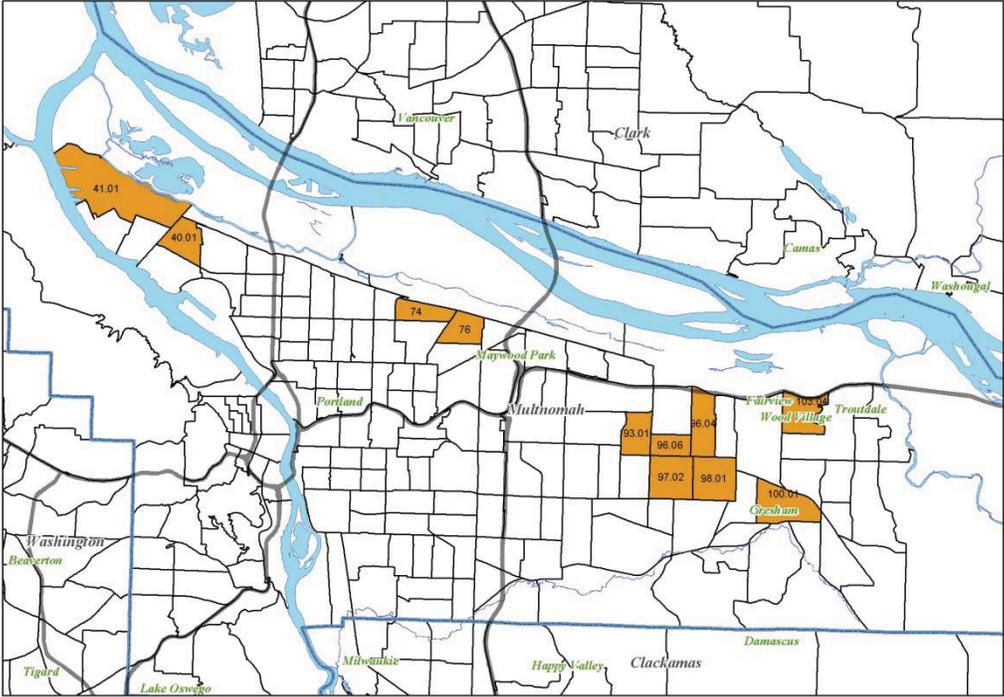
Created by City of Portland, Portland Housing Bureau May 2012

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. In its recently released post-enumeration study, the Census Bureau acknowledges an undercount of communities of color<sup>8</sup>. There are many efforts underway to address these undercounts.

**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**

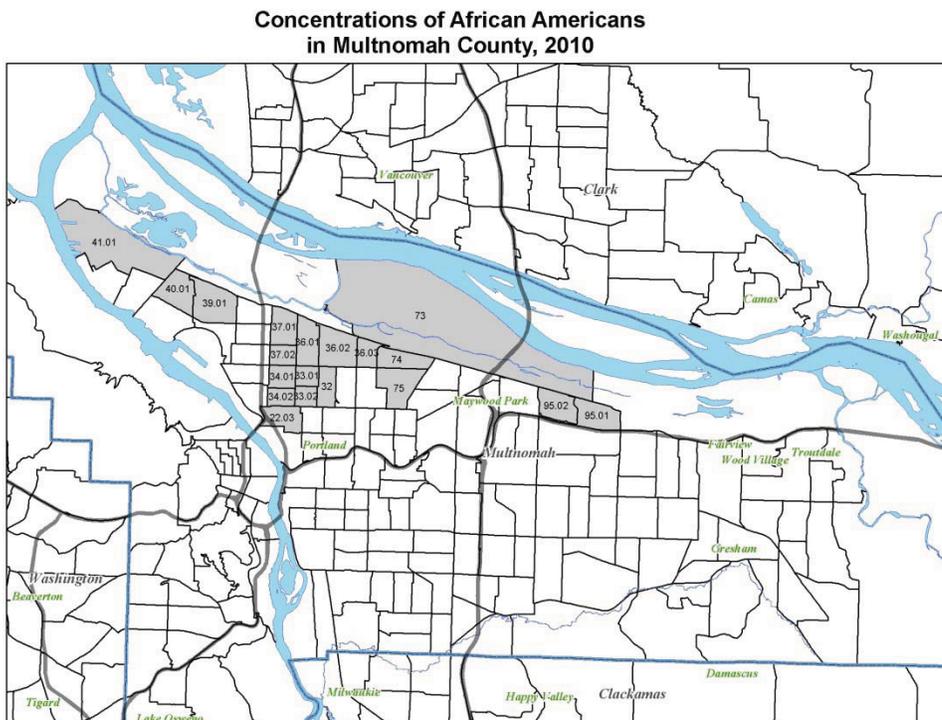
**Concentrations of Native Americans in Multnomah County, 2010**



**Map 5: Concentrations of Native Americans in Multnomah County, 2010**



**Map 6: Concentrations of African Americans in Multnomah County, 2010**



## FOOTNOTES

1. National Association of Realtors
2. National Low Income Housing Coalition, Out of Reach 2012.
3. Metro, 2011 Regional Inventory of Regulated Affordable Housing
4. 2011 Regional Inventory of Regulated Affordable Housing
5. HUD 2009 Consolidated Planning CHAS data
6. HUD 2009 Consolidated Planning CHAS data
7. HUD 2009 Consolidated Planning CHAS data
8. Census 2010, "Census Bureau Releases Estimates of Undercount and Overcount in the 2010 Census."

# Continuum of Care

**Applicant:** Portland/Gresham/Multnomah County CoC  
**Project:** OR-501 CoC Registration 2011

OR-501  
COC\_REG\_2011\_037082

## 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.

<b>How many permanent housing beds are currently in place for chronically homeless persons?</b>	595
<b>In 12 months, how many permanent housing beds designated for chronically homeless persons are planned and will be available for occupancy?</b>	735
<b>In 5 years, how many permanent housing beds designated for chronically homeless persons are planned and will be available for occupancy?</b>	1,600
<b>In 10 years, how many permanent housing beds designated for chronically homeless persons are planned and will be available for occupancy?</b>	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.

# Section Three:

## Five-Year Strategic Plans

The following sections of the 2011-2016 Strategic Plan were amended during FY 2011-12:

### **Priorities 2011-2016**

#### **Consortium HOME Strategy**

#### **City of Portland Strategies**

##### Homeowner Access and Retention

- Homebuyer and Foreclosure Programs

##### Housing Access and Stabilization

- Prevention and Rapid Re-Housing
- Access and Stabilizations Services
- Supportive Housing and Extended Rent Assistance
- Shelter and Emergency Services
- HOPWA

##### Housing Production and Preservation

- Asset Management

#### **City of Gresham Five-Year Strategies**

#### **Home Forward**

A Substantial Amendment has been made to City of Gresham Five-Year Strategies: revision to apply for Section 108 Loan Guarantee. Full text is available at [www.portlandonline/phb/conplan](http://www.portlandonline/phb/conplan). For descriptions of all other Consortium programs, please consult the 2011-2016 Consolidated Plan, available at [www.portlandonline/phb/conplan](http://www.portlandonline/phb/conplan).



# 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.

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:**

- Focus on rental homes affordable to households with incomes at or below 50 percent of the area's Median Family Income.
- 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 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:**

- 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 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 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:**

- 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:**

- 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 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:**

- 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.

\*\*\*Median Family Income for the Portland Metropolitan Area for a family of four in 2012 is \$73,000.



# City of Portland

## HOME Strategy

The goals of the HOME program are to provide decent affordable housing; fund short term, tenant-based rent assistance; expand the capacity of non-profit housing providers; and leverage private-sector contributions to housing development.

### **HOME Needs**

As described in Section Two, Housing Market Analysis, the private market offers few rental housing and/or homeownership opportunities affordable to low-income households.

### **Program Description**

The Portland HOME Consortium includes the City of Portland, the City of Gresham and Multnomah County. The City of Portland is the lead agency for the Consortium and allocates HOME funds to the Consortium members in proportion to the percentage of low-income households in each jurisdiction.

HOME funds programs that promote the development and increase the affordability of rental housing, as well as programs that put homeownership within reach of low-income households. HOME funds may be used to refinance existing debt.

Portland administers one program on behalf of the Consortium: Community Housing Development Organizations (CHDOs) operating support. In addition, Portland administers Multnomah County's HOME funds for rental housing development. Home Forward administers the Short Term Rent Assistance program (STRA). (See description of Portland's Homelessness Prevention and Rapid Re-housing Strategy.)

Recapture/Retention Provisions: City of Portland and Multnomah County HOME funds may be used to make homeownership more affordable to low-income households. To ensure that federal subsidy will be retained or recaptured for further use to promote low-income homeownership, the City uses the following mechanisms in its contracts with the community-based agencies that administer its homeownership programs:

- Recapture of loans: as loan principle is repaid by the borrower through monthly payments or loan payoff, the funds will be returned to a revolving loan fund to be made available to other low-income homebuyers.
- Recapture of investment in Habitat for Humanity homes: at the time of a resale of a Habitat home, 100 percent of the federal subsidy will be recaptured. If the Habitat home is resold within 10 years of purchase, Habitat shall recapture the subsidy by buying back the home, providing any necessary rehab and reselling the home to another low-income household. If the Habitat home is resold more than 10 years from purchase, the homeowner shall pay back the full amount of the federal subsidy to Habitat, and Habitat shall use the funds to provide

mortgage buy-down opportunities for other low-income households.

- **Recapture on refinancing:** if a borrower refinances its first mortgage and takes equity out of the house in any way, the borrower is required to repay the loan in full under the terms of the original loan agreement. The funds will be returned to a revolving loan fund to be made available to other low-income homebuyers. If the borrower refinances its first mortgage but does not take equity out of the house, the borrower will be permitted to continue to pay off the loan in the ordinary course.
- **Retention on resale of land trusts:** federal funds invested in a community land trust program will be retained in perpetuity through the community land trust. The Land trust will use the federal funds to buy down the initial sales price of the property. The non-profit land trust will hold title to the land, and the federal subsidy will be retained in the land. The purchaser of a land trust home will take title to the improvements and will sign a 99-year lease for the land with the land trust. When the homeowner decides to sell, the value of the land will not be included in the sales price to the new eligible homebuyer.

### **Recapture/Retention Provisions: City of Gresham**

To ensure that the benefit of federal investment in Gresham's homebuyer programs accrue to low- and moderate-income households for the HUD-required affordability period (a minimum of 10 years for a subsidy of \$15,000), Gresham uses the following mechanisms:

**Shared Appreciation Mortgages (SAM):** A homebuyer who either sells the home or ceases to live in it as his/her principle residence within 30 years of the house purchase must repay both the principle amount of the SAM and a share in the appreciation not to exceed 50 percent. The formula and definitions used to determine the amount of the adjusted appreciation are provided in the mortgage document itself and can be obtained by contacting the City of Gresham Community Revitalization Program. Recaptured funds will be used to address other affordable housing needs in the future. The Buyer-Initiated SAM is available throughout Gresham.

**Resale restrictions:** through a land trust or a form of a deed restriction or land covenant, Gresham may place restrictions on resale of a subsidized property. For example, Gresham may require that a subsidized property be sold at an affordable price to an income-qualified buyer (80 percent Median Family Income (MFI) or less, as specified in the deed restriction or land covenant) for a specified number of years or in perpetuity. The City of Gresham will review proposals for resale provisions on a case-by-case basis to ensure compliance with HUD requirements.

### **Match Requirement**

HOME also promotes development through its match requirements. Pursuant to federal regulation, the Portland HOME Consortium requires HOME funds (including ADDI funds) to be matched by other cash contributions, forbearance of fees or the equivalent. See 42 CFR Section 92.220(1)(2). The Consortium includes information about the match requirements in RFP materials, discusses it at the Bidders' conference,

and makes technical assistance on match available to prospective bidders. The HOME program manager is responsible for ensuring that match requirements are met.

### **Program Tools**

- Facility-based transitional housing
- Project-based rent assistance
- Short-term rent assistance (STRA), including housing placement assistance and housing case-management
- Grants for new housing development
- Grants for preservation of existing housing
- Technical assistance for CHDOs

### **Project Selection**

Each jurisdiction in the HOME Consortium selects projects through an annual open Notice of Funding Availability (NOFA) process. Gresham accepts applications once a year, while the City of Portland accepts applications on a rolling basis as long as funds remain available. The City of Portland NOFA includes Multnomah County development funds. Portland's NOFA process is described under Housing Preservation & Development: Development Tools.

At least 15 percent of HOME funds will be reserved for eligible activities undertaken by CHDOs. The Consortium will include this information in NOFA materials, discuss it at any Bidders' conference, and make technical assistance available to prospective bidders and to CHDOs. The HOME program manager will be responsible for ensuring that funds are set aside for CHDOs. The Compliance Officer will ensure that CHDOs are properly qualified.

### **Program Eligibility**

Households with incomes under 80 percent of MFI that reside in Multnomah County are eligible beneficiaries of HOME-funded projects. Any program-specific eligibility requirement is described under the activity.

### **Potential Barriers**

The HOME program will be somewhat less effective if, due to budget constraints, it is unable to leverage local, state, and federal resources at historic rates.

### **Partner Agencies and Organizations**

The City of Gresham Urban Design and Planning Department receives a share of Consortium dollars to benefit low- and moderate-income neighborhoods and low- and moderate-income households in Gresham. Gresham's HOME funded projects are listed in its Action Plan.

Multnomah County receives a share of Consortium dollars, and typically spends them to benefit low- and moderate income neighborhoods in unincorporated Multnomah County. Multnomah County's HOME funded projects administered by the City of Portland are described in Portland's Action Plan.

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

The HOME program is the foundation of local, regional and federal programs for the development of affordable housing and permanent supportive housing. HOME leverages funds from CDBG, LIHTC, local general fund, private foundations, service funds, and other sources.

### **Geographic Service Areas**

**(including areas of low-income families and/or racial/minority concentration)**

HOME funding is administered county-wide through Consortium partners.

### **Monitoring**

In addition to the monitoring described in Section One, PHB staff will conduct regular desk and on-site monitoring of organizations for compliance with specific HOME requirements such as layering analysis, accessibility, affirmative marketing, lead-based paint, environmental review and household income eligibility.

# City of Portland Strategy

## Homeowner Access and Retention: Homebuyer and Foreclosure Programs

The goal of the Homebuyer and 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 and Foreclosure Education and 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 and Foreclosure Education and 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 and Foreclosure Education and Counseling programs through competitive request for proposals or renewal of performing contracts.

### **Program Participants**

- Prospective homebuyers with household incomes at or below 80 percent 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 online 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, 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 Stabilizations Program**

Oregon Housing & Community Services 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:

### Homelessness Prevention and 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 Re-housing 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 or 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 percent 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 Home Forward, 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 (formerly 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 released a new RFP in April 2012.

Selection criteria was 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
- Describe how post-placement assistance will be provided.

### **Program Eligibility**

Agencies that serve individuals, couples and families with a gross household income below 50 percent 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 percent MFI;
- Not already receiving Section 8 or other long-term financial assistance for permanent housing;
- 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 below, 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 percent 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 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 percent Area Median Income (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 three-year period), rent and utility arrears (up to six months which counts against the total limit of 24 months), storage (limited to three months) and deposits (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 is a child under six 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 15th of the month. All bills within a quarter must be submitted no later than 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 Re-housing**

- Initial consultation must be conducted
- Household income must be at or below 30 percent AMI
- Household 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 six 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 do not need to do anything more. If they say they have, contact Hunter Belgard 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 three-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 six 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 for April rent, the service type is rent even if the rent was due on April 1. If you are providing rental assistance on May 2n 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 percent 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 six 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]
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 three-year period.
  - Up to six 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.
  - 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 and 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.

- **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 15th 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 Service Needs**

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

- Lack of income to pay monthly rent and utilities, etc.
- Lack of funds to pay initial move-in costs.
- Inability to meet tenant screening criteria, including criminal history, poor credit history and poor tenant history.
- Inability to locate appropriate housing (cannot find or doesn'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. 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 housing 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. [www.HousingConnections.org](http://www.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 211info.

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

PHB employs many access, placement and retention strategies. Housing Connections 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**

The program offers 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**

- [www.HousingConnections.org](http://www.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 percent 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 percent MFI may be listed in the HousingConnections.org database.

Other housing services programs are generally open to households with incomes at or below 50 percent 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 (formerly 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 Clark Commons
- Supportive services to support housing retention
- Access to other services offered at the Bud Clark Commons 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 Clark Commons, including the 130 units of permanent supportive housing, through an RFP process. Transition Projects was selected to provide services at the Bud Clark Commons 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 (formerly 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.

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

Supportive housing is the best practice to end chronic homelessness for individuals and families with disabilities. 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 homelessness, 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 Services 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 Clark Commons
- 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 and 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 Home Forward.

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.
- Home Forward operates the Bud Clark Commons.
- Transition Projects, Inc. operates the day center and men's shelter located at the Bud Clark Commons.
- The Red Cross operates emergency shelter in hazardous weather conditions.
- Many non-profit 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. 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). 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

Race/ethnicity for Census Comparison	Clackamas		Clark		Columbia		Multnomah		Washington		Yamhill		Skamania		EMA	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
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
Total	321	100	453	100	27	100.0	2,884	100	523	100	47	100	1	100.0	4,256	100
<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
Total	321	100	453	100	27	100	2,884	100	523	100	47	100	1	100.0	4,256	100

Age Group	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
0-12 years	0	0	0	0	0	0.1	4	0.8	0	0	7	0.2						
13-19 years	3	1	1	0.2	0	0.3	5	0.9	1	2	19	0.4						
20-44 years	139	43	194	42.8	10	37	263	50.3	21	45	1,760	41.4						
45+ years	179	56	258	57	17	63	251	48	25	53	2,469	58						
Total	321	100	453	100.0	27	100	523	100	47	100	4,256	100	1	100.0	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 Work systems, Inc. CAP's Working Choices program offers employment net working, 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**

The 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 & 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.

<b>HOPWA Performance Chart 1</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<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 also delivering HOPWA housing assistance	300	300	300	300	300
<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 physical plant.
- Rent increases are limited by financing agreements and/or regulatory restrictions—only raise rents a limited amount.
- Revenues from sources other than rents are down. Decreased levels of production have meant a drop in development fees.
- 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 and cash flow repayment.
- Alignment of underwriting assumptions for tenant services, physical maintenance, quality management, and reserves.

### 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 its work with the Housing Development Center, the Oregon Opportunity Network, OHCS and other area stakeholders to streamline the compliance process. These efforts will minimize the number of forms a property owner must complete, as well as the amount of time and resource owners must expend on redundant activities. The results of the streamlining work will be rolled out in the next 6-12 months. PHB expects cost savings to both funders and borrowers. Local efforts to streamline compliance requirements and paperwork have received national attention.

## **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 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 Financing 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 percent 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 an 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.

# City of Gresham

## Five-Year Strategies

### Introduction

The City of Gresham's Consolidated Plan for Housing and Community Development provides a framework to meet the needs of the residents of the City, focusing on assisting its most vulnerable populations. The five-year strategic plan outlines the City's needs, goals and strategies for assisting low and moderate-income households and provides the basis for allocating the U.S. Department of Housing and Urban Development (HUD) funds under the Community Development Block Grant Program (CDBG). Although Gresham is part of a Consortium with Multnomah County and the City of Portland, it is a separate Entitlement Jurisdiction and as such, has developed its own goals and strategies and prepares its own Annual Action Plan outlining the specific program activities to be implemented in order to carry out its Five-Year Plan strategies.

The City of Gresham has adopted the following Guiding Principles for Publicly-Assisted Affordable Housing and Community Development Block Grants Funds. "Publicly-Assisted Affordable Housing" is defined as housing that is made available for low- and moderate-income persons using public funds. It is also referred to as "Intentional Affordable Housing."

### Guiding Principles:

1. Everyone in Gresham deserves a decent, safe and affordable place to call home.
2. Gresham will be a vibrant community with a balance of jobs, housing and services.
3. The City will promote a diversity of affordable housing types across income levels.
4. Publicly-assisted affordable housing will be an attractive, high quality addition to the neighborhood in which it is located.
5. Publicly-assisted affordable housing will be dispersed throughout the community, rather than concentrated in certain areas.
6. The City will explore more innovative and creative financing options to assist publicly-assisted affordable housing, including partnerships with other public and private sector funders and investors.
7. The City will attempt to preserve the existing number of publicly-assisted housing units. In the event that these units are lost or converted to market-rate, the City will support replacing the lost units on a one-for-one basis.
8. The City will play a key role in promoting a more coordinated, sustainable and responsive delivery system for affordable housing by setting clear priorities and seeking additional resources to meet City of Gresham needs.

Historically, HUD has allocated approximately \$900,000 in CDBG grant funds and \$600,000 in HOME funds annually to assist the City of Gresham in meeting its goals and strategies. Additional resources are available through loan repayments, program income and carry over funds. The City intends to apply to HUD for Section 108 Loan Guarantee assistance to create a Section 108 Guaranteed Loan Pool for eligible

economic development, public facilities, housing and large scale development projects as well as to fund other eligible Section 108 projects.

The City of Gresham will use its Community Development Block Grant funds over the next five years to accomplish multiple city goals through allocation among four fund distribution categories:

1. Public Improvements and Infrastructure
2. Housing Development and Rehabilitation
3. Economic Development
4. Public Services

Within the categories listed above, priority, in descending order, will be given towards the following projects and programs that:

- Promote investment in low-income neighborhoods;
- Leverage additional revenue to stimulate private development;
- Achieve multiple affordable housing or CDBG Guiding Principles;
- Help to revitalization the Rockwood Town Center Area and Rockwood Neighborhood; and,
- Help to promote the redevelopment of the downtown.

In previous years, the City of Gresham has chosen to fund more rental assistance than what the Consortium allocates in the City of Portland. Human Solutions has a tenant-based rent assistance program that not only helps homeless people but focuses on preventing eviction for City of Gresham residents. The City of Gresham has historically funded this program which serves approximately 125 households annually.

## **Public Improvements and Infrastructure**

### **Goal**

The goal of this program area is to provide basic public infrastructure and public improvements in low and moderate-income areas as well as to improve public facilities.

### **Need**

The City of Gresham's population has grown by 17 percent over the past ten years to 105,594. To provide basic public infrastructure to accommodate that growth, Gresham must focus on capital improvements within the City including the upgrade of substandard streets and water lines, the upgrade of public facilities serving more needs and providing basic amenities and improving playground equipment in city parks.

The City of Gresham established a Rental Inspection Program in December 2007 to improve housing conditions and community livability. The primary focus of the inspections is life and safety issues; however, other important habitability concerns are also addressed, including poor ventilation, mold, pests, and inadequate heating. Due to the establishment of this program, apartment complexes in the Rockwood area and throughout the City are improving. CDBG funded programs often work hand-in-hand with this program improving the overall public health and safety of Gresham's

neighborhoods.

### **Program Description**

The Public Improvements program improves the living environment for low- and moderate-income households by addressing the issues of public health and safety at the neighborhood level. Capital improvement projects may include:

- Street improvements: improvements to curbs, gutters and sidewalks for safe pedestrian access, paving of gravel streets and streets that require improvement, adequate lighting of the public right of way and the provision of street trees.
- Park improvements: rehabilitation of existing parks in growing neighborhoods, installation of upgraded playground equipment and restroom facilities.
- Utility improvements: extension and upgrades of the water and sewer systems in low-income neighborhoods.
- Code Enforcement and Blight Abatement: code enforcement in deteriorating neighborhoods where such enforcement together with public and private improvements, rehabilitation and service serves to support and improve the health and safety of the area.

Other public improvements including rehabilitation of both the City and privately owned facilities serving low- and moderate-income citizens and special needs populations of Gresham such as community centers, youth centers and senior centers will also receive consideration for funding under this program category.

### **Project Selection**

Various city departments propose the infrastructure and public improvement projects. City Council prioritizes the projects and recently, has been setting aside one or more projects during each funding cycle that it would like to see receive funding. Other proposals are reviewed and scored competitively along with organizations and agencies applying for public improvement dollars.

### **Program Eligibility**

Public improvements, facilities and infrastructure projects need to serve low- and moderate-income Gresham citizens and/or be located in low and moderate-income census tracts. Projects and improvements are located citywide with special emphasis on the Rockwood Neighborhood and Downtown Gresham.

### **Housing Development and Rehabilitation**

#### **Goal**

The overarching goal of the Housing Development and Rehabilitation program area is to increase the range of housing opportunities affordable for households with incomes at or below 50 percent of the area's Median Family Income, focusing on populations with the greatest barriers. The objectives of the housing development and rehabilitation program area include the following:

1. Develop and maintain a supply of safe and decent housing affordable to low-income individuals and families;

2. Provide rental assistance to families and individuals that are homeless or at the risk of becoming homeless;
3. Provide financial assistance to first time low- and moderate-income homebuyers; and
4. Assist low- and moderate-income homeowners to make critical home repairs and remove barriers to accessibility so that they can remain in their homes.

### **Need**

A significant percentage of Gresham homeowners are experiencing financial distress due to high housing costs. 41 percent of homeowners with mortgages and 15 percent of those without mortgages within the City are spending 30 percent or more of their household income on Housing (American Housing Survey 2005-2008). Also, more than 55 percent of the owner-occupied homes in Gresham were built before 1979 and older homes tend to need more repairs.

Data from the 2009 American Community Survey indicates that 46.9 percent of households in Gresham are renters and of those, 44 percent are carrying a serious housing burden by paying 35 percent or more of their income towards rent.

### **Program Description**

This program area focuses on both HOME and CDBG funding for housing-related programs and projects such as:

- Development of affordable homeownership units
- Financial assistance with purchase of homes for homeownership
- Tenant Based Rent Assistance
- Construction/Rehabilitation of affordable rental housing
- Grants to low- and moderate-income households to make their homes or apartments accessible
- No interest loans and or grants for essential home repairs to low- and moderate-income households to keep homeowners in their homes
- Grants to low- and moderate-income households to make their homes or apartments safe and healthy free of mold, fire hazards, high radon levels and peeling lead paint
- Development/rehabilitation of special needs housing

The homeownership program is intended to address obstacles faced by first time homebuyers such as being able to save enough money for a down payment. The program also helps existing low-income homeowners maintain the overall livability of their homes through necessary repairs. It also provides opportunities to increase accessibility of homes for persons with disabilities and senior citizens.

The rental housing component helps to develop and maintain affordable, safe and decent rental housing for Gresham citizens and also offers tenant based rent assistance to those Gresham residents who are at risk of being evicted.

The City of Gresham is in the process of developing a Housing Policy which will review types of housing, geographic distribution of housing, jobs/housing balance and

affordable housing goals.

The rental housing program funds the development and maintenance of affordable housing opportunities for low- and moderate-income households. The program also funds organizations to provide rental assistance to low income households that are homeless or at risk of becoming homeless.

## **Economic Development**

### **Goal**

This program area addresses funding of activities geared toward the improvement of the long-term economic and social well-being of Gresham citizens. The objective is a sustainable increase in living standards, including per capita income, education, health and environmental protection.

### **Need**

Gresham has some of the highest levels of poverty in Multnomah County. The Oregon Employment Department did a study called “A Microanalysis of Rockwood,” based on the 2000 Census. According to that study, 19.5 percent of the people in Rockwood lived in poverty. In two of Rockwood’s census tracts, 27 percent of the residents were in poverty compared to a poverty rate of 12.7 percent for Multnomah County. In 2000, 41 percent of the children in Rockwood lived in poverty. High rates of poverty may make potential businesses hesitant to relocate to the Gresham/Rockwood Urban Renewal Area and this may limit the economic growth of the City.

### **Program Description**

Approaches which the City may use include:

- Investing in education, training and workforce development;
- Ensuring that the local investment climate is functional for local businesses;
- Supporting small and medium sized business;
- Providing financial incentives for small businesses;
- Encouraging the formation of new businesses;
- Targeting particular areas of the City for regeneration or growth;
- Supporting informal and newly emerging businesses; and
- Investing in infrastructure.

Over the past five years, the City of Gresham has invested in workforce development and training efforts through its funding of Human Solutions’ Living Solutions program. This program assists a low-income person to gain the job skills they need and then helps to place them into career wage or career track employment. The City has also developed a storefront improvement program and small business incentive program in the downtown and focused on business redevelopment in the Rockwood Neighborhood. The goals of these two programs are to help stabilize the downtown area and Rockwood Neighborhood, to decrease deterioration and to encourage redevelopment and the creation of more businesses and housing.

## **Public Services**

### **Goal**

The goal of the Public Service program is to assist low- and moderate-income Gresham households to become self-sufficient by implementing strategies aimed at providing safety net services and transitional housing to help them meet their basic needs and to prevent homelessness.

### **Need**

The poverty rate in Gresham in 2009 was 13.7 percent although for children living below the poverty level that number jumps to 18.6 percent. Gresham shows a disproportionately high poverty rate for people with a disability: 24.4 percent. In addition, minority communities have a higher poverty rate. For example, 29.4 percent of those persons experiencing poverty in Gresham identified themselves as being Latino/ Hispanic while 38 percent of Native Americans living in Gresham reported living in poverty.

### **Program Description**

Gresham's Public Service program funds no-nprofit community-based organizations and agencies to carry out activities and provide services designed to assist low- and moderate-income households and special needs households. The program funds transitional housing opportunities as well as services designed to assist individuals and families to address and overcome barriers to self-sufficiency, including employment issues, language barriers, drug and alcohol addictions, domestic violence, homelessness and physical and mental disabilities. Other program objectives include providing bilingual and bicultural case management and assistance to minority populations as well as peer-counseling and support services to low-income seniors.

### **Program Eligibility**

All public services must primarily benefit low- and moderate-income persons. Preference will be given to programs that exclusively assist persons with incomes below 50 percent Median Family Income. Also, high consideration will be given to programs that assist Gresham's most vulnerable populations. Once approved for funding, the City of Gresham's policies have provided the agencies/organizations selected with program funding for a total of three years. After the three year period is over, the process is open for competitive funding selection.

### **Project Selection**

Annually, the City of Gresham publicly solicits applications for activities to be undertaken using available CDBG and HOME funds. In 2010 and 2011, the City Council set funding allocation targets. A workshop for potential applicants is held in January and applications are due approximately three weeks later. The Community Development and Housing Subcommittee (CDHS) and a Technical Advisory Group, including financial experts, review the applications. The CDHS holds public hearings in February and March and makes a recommendation to Council based on an evaluation of the written applications and the information garnered at the public hearing. Gresham City Council conducts a public hearing in May and makes the final determination by approving submission of a final Action Plan to HUD.

## **Potential Barriers**

Lack of funding is the greatest barrier for all four areas. Due to budgetary constraints, the City of Gresham does not have the General Fund dollars to support all of the capital improvement needs for its neighborhoods nor to support funding safety net services to help its lower income citizens.

Due to the economic recession, the housing crisis, there is an increase in the number of homeless families. There is not sufficient rent assistance to meet demand. According to Human Solutions, Inc., the number of households needing Tenant Based Rent Assistance in 2010 exceeded the amount of that assistance by about four to one.

## **Geographic Service Areas**

The City of Gresham, which occupies 22.2 square miles, is located in Multnomah County, immediately east of Portland and is the fourth largest city in the State of Oregon. The dynamics of the population in the City of Gresham have changed since the 2000 Census. According to the 2010 Census, the City's population has grown from 90,205 to 105,594, a 17.1 percent increase. The poverty rate continues to increase and there continues to be a shift of low income people moving to East County. According to the 2009 American Community Survey, 13.7 percent of all people living in Gresham had incomes at or below the poverty level during 2009. That figure increases to 35.6 percent for female head of households with children. The median family income is \$53,208 for Gresham compared to \$61,810 in Multnomah County and \$61,557 in Portland.

Data from the 2009 American Community Survey also indicates that 46.9 percent of Gresham households are renters as opposed to homeowners. Of all Gresham renters, 44.1 percent or more than 7,100 households are carrying a serious housing burden by paying 35 percent or more of their income towards rent.

No truly reliable data exists, but there appear to be at least 1,200 homeless individuals in East Multnomah County, most of which are members of families with children. There are at least 500 homeless children in East County and anecdotally, there seem to be increasing numbers of homeless people in Gresham, especially along the Springwater Trail and major arterial corridors.

The City of Gresham successfully established the Rockwood-West Gresham Urban Renewal Area in November 2003 including pre-qualified census block groups with percentages ranging from 62.1 percent to 81.3 percent of low income people. Also, the City of Gresham established a slum and blight area in 2010 for portions of the downtown where there were conditions of deterioration and problems with chronic vacancies.

Projects and programs funded with CDBG funds and HOME dollars are city-wide with a special emphasis on the Rockwood-West Gresham Neighborhoods and Downtown Gresham.

## **Minority Populations**

Census 2010 figures show that Latinos comprise 19,984 persons citywide, which is approximately 19 percent of the population with the next largest race being Asian with 4,507 persons, or 4 percent. African Americans comprise 3,732 persons or nearly 4

percent of the population.

Among people at least five years old in 2006-2008, 23 percent spoke a language other than English at home. Of those speaking a language other than English at home, 71 percent spoke Spanish and 29 percent spoke some other language; 56 percent reported that they did not speak English “very well.”

### **Program Eligibility**

Low- and moderate-income Gresham residents are eligible for CDBG and HOME programs. Also, the City’s low- and moderate-income census tracts are eligible for funding. Eligible uses are as follows:

- Public services: Open to all non-profits serving Gresham residents
- Public facilities: Facilities serving low- and moderate-income people or low- and moderate-income neighborhoods, such as infrastructure projects or a domestic violence center serving low-income neighborhoods
- Housing: Special needs housing, acquisition and rehabilitation of existing rental housing
- Homeownership: Gresham Homeownership Program, developer-initiated
- Housing Services: Housing rehabilitation
- Economic Development: Development assistance activities that produce jobs

### **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 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.
- The City also conducts a workshop for all prospective applicants at the beginning of the application period, to familiarize the applicants, 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.
- Once a year, 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 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



# Home Forward

**(In May 2011, The Housing Authority of Portland (HAP) became 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 percent 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 many 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 (MTW) 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.

# **Section Four:**

## **FY 2012-2013 Action Plans**

### Updates

Annual Resource Table

City of Portland

City of Gresham

Multnomah County



# Annual Resources Table 2012-2013

	Portland	Multnomah Co.	Gresham	Total
<b>Federal Entitlement Programs</b>				
CDBG				
Entitlement	7,720,018	289,449	867,201	8,876,668
Program Income	1,064,000		10,000	1,074,000
HCDC Administration				-
Carryover	4,999,693		28,842	5,028,535
HOME				
Entitlement	2,893,635		401,347	3,294,982
Program Income	418,164			418,164
Carryover	5,023,641			5,023,641
Emergency Solutions Grant (ESG)	1,029,805		408	1,030,213
HOPWA (7-county metro area)				
Entitlement	1,086,484			1,086,484
Springboard To Self-Sufficiency	469,417			469,417
Carryover	142,030			142,030
<b>Other Federal Programs</b>				
Homeless Assistance Continuum of Care/McKinney	271,986	8,185,023		8,457,009
Supportive Housing Program (SHP)				-
HMIS	241,074			241,074
Rapid Re-Housing for Families Demonstration Program				-
Shelter + Care				-
Lead Based Paint Grant	1,344,588			1,344,588
Carry Over				-
EDI/Section 108 Loan Guarantee	7,531,938		1,500,000	9,031,938
Homelessness Prevention & Rapid Re-Housing				-
Neighborhood Stabilization Program	807,330			807,330
ARRA (American Recovery & Re-investment Act)				-
Program Income				-
Healthy Homes	418,429			418,429
<b>Home Forward Funding</b>				
Home Forward				-
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				-
PILOT				-
<b>State Funding</b>				
Low Income Housing Tax Credit 9%				-
Low Income Housing Tax Credit 4%				-
<b>Local Funding</b>				
General Fund	10,771,724			10,771,724
Indirect Cost - Lead and CDBG	479,536			479,536
Internal City Service Revenue	50,939			50,939
Administration				-
General Fund Special Appropriations				-
Housing		51,554		51,554
Homeless		971,204		971,204
Economic Opportunity				-
HMIS Local Match	139,000			139,000
Tax Foreclosed Properties				-
Housing Investment Fund	1,056,751			1,056,751
Headwaters Reserve				-
Risk Mitigation Pool	200,000			200,000
Fresh Start Guarantee				-
Miscellaneous Program Income				-
SDC/LTE/MCC Programs	283,492			283,492
Headwaters Apartment Complex	860,000			860,000
Tax Increment Financing	52,520,705			52,520,705
<b>Total</b>	<b>101,824,379</b>	<b>9,497,230</b>	<b>2,807,798</b>	<b>114,129,407</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 Multnomah County and Gresham.

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



# 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*
	<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

**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			
<b>BENEFICIARY GOALS</b>	Goal													
Homeless households	2,500								<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Non-homeless households	2,000								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Special needs households	280								<input 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"/>			<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"/>
<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"/>	<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"/>
<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"/>			<input type="checkbox"/>
Production of new units	133								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>



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		\$110,000	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, refinancing, or loss mitigation.	CDBG		\$70,000	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.	HOME	\$ 3,541,594	\$ 4,608,582	Affordability for the purpose of creating decent affordable housing.	450	2,250	Housing Units
			CDBG	\$ 1,210,672	\$ 5,278,761				
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	\$392,500	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	\$26,574	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	\$132,700	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	\$7,464	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	\$428,200	\$0	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	\$7,715	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	\$27,466	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
Healthy Homes	Multnomah County, Reach	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	\$110,000	Accessibility for the purpose of creating decent affordable housing.	50	NA	Housing Units

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 - Operations	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				
TPI - Services	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.	ESG	\$153,251	\$155,591	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
			CDBG	\$170,325	\$128,100				
CCC A/D Free Transitional Housing	Central City Concern	Central City Concern will provide 95 rooms of transitional alcohol and drug free housing for homeless men and women involved in alcohol and drug treatment.	ESG	\$265,264	\$265,000	Accessibility for the purpose of creating a suitable living environment.	Provide alcohol and drug free transitional housing for 1,250 homeless individuals.	Provide alcohol and drug free transitional housing for 1,250 homeless individuals.	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	Housing Authority of Portland and Transitions Projects, Inc.	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
			ESG	\$0	\$520,972				

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	1,134,560	835,845				
			ESG	21,749	88,291				
HOME Administration	PHB	PHB staff and operating costs associated with administering the HOME program.	HOME	406,232	362,300				
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	\$37,866				
Mult Co HOME Administration	Multnomah County	HOME Consortium allocation to be used for administration of Multnomah County HOME funds.	HOME	\$7,464	\$7,464				
Gresham HOME Administration	Gresham	HOME Consortium allocation to be used for administration of Gresham HOME funds.	HOME	\$26,574	\$26,574				
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 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



# 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.

<b>TABLE 3B ANNUAL HOUSING COMPLETION GOALS</b>					
<b>ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)</b>	<b>Annual Expected Number Completed</b>	<b>Resources used during the period</b>			
		<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>
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"/>
<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"/>		<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"/>
<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

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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 drawn, 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



# Multnomah County

## Action Plan

The County, as an entitlement jurisdiction, receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). Multnomah County is pleased to partner with other Consortium members (City of Portland and City of Gresham) in the Five-Year Consolidated Plan that is submitted to HUD by the City of Portland on behalf of the Consortium.

The County's CDBG allocation for program year 2012-2013 totals \$289,449.

### Geographic Distribution

Multnomah County's jurisdiction consists of the small cities in East County; Fairview, Maywood Park, Troutdale, Wood Village and unincorporated Lake Oswego.

The small cities of the county jurisdiction have been qualified as an Exception Area, where the area meets or beats the Upper Quartile Percentage of poverty for all areas of Multnomah County (37.96 percent). Following are the Low Mod Percentages for each of the cities:

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

While currently only Fairview and Wood Village qualify to receive funding using the Upper Quartile Percentage criteria, very low and low-mod-income citizens in the whole jurisdictional area receive direct assistance from housing and public services projects.

The single CDBG funded Public Facilities Improvements Project for 2012-13 is located in the lowest income residential area of Wood Village as follows:

City	Project	Census Tract/ Block Group	Upper Quartile Percentage
City of Wood Village	Pedestrian Access Development-NE 230-231 Ct.	CT: 103.04 BG 1	44.9%

The table below shows race by Block Group and Census Tracts in project area.

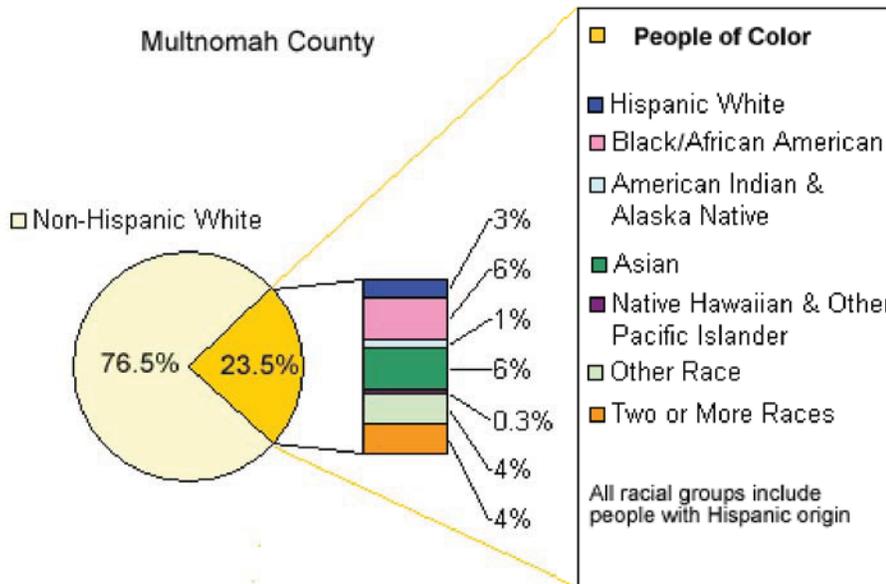
Summary of Project Area Population by Race	Census Tract 103.04, Block Group 1, Wood Village, Oregon
Total:	2,730
White	1,687
Black/African American	43
Asian	53
American Indian/Alaska Native	30
Native Hawaiian or Other Pacific Islander	13
American Indian/Alaska Native & White	20
Asian & White	11
Black/African American & White	16
American Indian/Alaska Native & Black/African American	0
Other Multi-Racial	184

According to the most current statistics from the American FactFinder, 20.3 percent of families and 29.6 percent of individuals in Wood Village are below poverty level. Approximately 12 percent of the population is a race other than white. See chart below showing Multnomah County's area population by Race & Hispanic origin.

Census 2000	Total Pop-ulation	Total Population by Race								Hispanic Origin (of any race)
		Single Race							2 or More Races	
		Total	White	Black African American	American Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Other Race	Total	
Multnomah County	660,486	633,622	522,825	37,434	6,785	37,638	2,320	26,620	26,864	49,607
Fairview	7,561	7,138	5,762	230	63	260	28	795	423	1,210
Gresham	90,205	86,759	74,619	1,707	848	3,007	243	6,335	3,446	10,732
Lake Oswego*	2,274	2,218	2,092	20	5	88	1	12	56	37
Maywood Park	777	745	687	16	7	31	1	3	32	18
Portland**	526,986	505,086	410,372	35,085	5,574	33,367	1,981	18,707	21,900	35,945
Troutdale	13,777	13,290	12,061	262	127	571	34	235	487	636
Wood Village	2,860	2,727	2,336	16	37	49	7	282	133	435
Unincorporated	16,046	15,659	14,896	98	124	265	25	251	387	594

\*Includes only the portion of Lake Oswego in Multnomah County

\*\*Includes only the portion of Portland in Multnomah County



Approximately 75 percent of the CDBG funded Housing Rehabilitation projects are focused in Fairview and Wood Village, and about 25 percent live in Troutdale and outlying unincorporated areas of the County. All recipients of rehab work are qualified by intake process, using the most current median income guidelines and are extremely low to low-mod income.

Public Services projects use intake forms to qualify recipients and serve the lowest income population of the whole jurisdictional area. It is estimated that 98 percent of recipients of the County's CDBG funds are extremely low to low-moderate income.

### **Funding Priorities**

Multnomah County allocates CDBG funds through a competitive process. Applications reviewed are by staff. 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 Five-Year Strategies for Multnomah County, the PAB recommended continuing the following approximate percentages to use in the allocation of funds:

- Housing: 35 percent
- Public Facilities Improvements: 30 percent
- Public Services: 15 percent
- Administration: 20 percent

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

The 2012-13 allocations were distributed as follows:

- Housing: 41percent (two projects)
- Public Facilities Improvements: 23 percent (one project)

Public Services: 15% (four projects)

Administration: 20 percent

Contingency: 1 percent (For use in case of project overruns)

### **Citizen Participation**

The County convened 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 were held at various times and locations. The hearings were publicized in local newspapers and the Daily Journal of Commerce. Flyers were placed in the commons areas of local the City Halls and libraries. Additionally, notices were posted on county and city websites.

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, parks.
- **Social Services Needs:** support for homeless service providers and transitional housing, operation support for addressing fair housing barriers, energy education and workshops, programs for support of Latino families.

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.

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**

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2506-0117

**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>Table 2B Multnomah County Priority Community Development Needs</b>						
<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					

Multnomah County Table 3b-2012-13

**Table 3B  
ANNUAL HOUSING COMPLETION GOALS**

Grantee Name: Multnomah County Program Year: 2012	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



# **Appendix A:**

## **Citizen Participation Plan**

FY 2012-2013 Action Plan



# **Appendix A**

## **Citizen Participation Plan**

### **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 Solutions 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 percent 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 Council 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 11 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, HOME and the Neighborhood Stabilization Program.

## **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.

## **Home Forward**

Home Forward (formerly the Housing Authority of Portland) is the local public housing authority for Multnomah County. 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 percent 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 2011, the median income for a four-person household was \$73,000. A low-income four person household had income below \$36,500. 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 percent of the households have incomes that are 80 percent 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 percent 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 2011, the median income for a four-person household was \$73,000.

A moderate-income four-person household had income below \$58,400. 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.

### **III. 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.

#### **IV. 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.

##### **E. 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.

##### **F. 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.

### **G. 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.

### **H. Special Committees**

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

### **I. 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.

## **V. 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 three 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 & assisted housing residents by:

- Consultations with Home Forward resident advisory board.
- Inviting them to attend community meetings sponsored by the FFOC, the PHAC, the CDHS, the jurisdictions or Home Forward.

The jurisdictions may hold focus groups.

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

- Consultations with Home Forward management and resident advisory boards prior to undertaking and during activities that will have an impact on Home Forward residents.
- Ensuring coordination and consistency with capital improvement schedules in

- Home Forward plans.
- Convening information meetings with affected Home Forward residents.
- Providing opportunities for affect Home Forward 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 three 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 online or, by request, in hard copy.
- Posting a summary and the text of the Consolidated Plan and annual Action Plans on PHB’s website which is linked to the City of Gresham and Multnomah County websites.
- 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 a copy of the Consolidated Plan and annual Action Plan available at Consortium offices for distribution to the public free of charge.
- Placing a copy 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.

## **VI. 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 percent 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 a copy 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. This 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).

## **VII. 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

## **IIX. Public Hearings**

The jurisdictions will handle public hearings & 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.

### **IX. 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

### **X. 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 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 five 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.

### **XI. 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.

## **XII. 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.

## **XIII. Public Meeting Law**

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

## **XIV. Contact Information**

### **Portland Housing Bureau**

421 SW 6th Ave, Suite 500

Portland, OR 97204

(503) 823-2375

TDD (503) 823-6868

PHBinfo@portlandoregon.gov

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

Director: Traci Manning, [Traci.Manning@portlandoregon.gov](mailto:Traci.Manning@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: Kia Selly, [UrbanRenewal@GreshamOregon.gov](mailto:UrbanRenewal@GreshamOregon.gov)

### **Multnomah County Community Development**

421 SW Oak St. Suite 200

Portland OR 97204

503-988-6295

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

Director: Susan Myers, [susan.myers@multco.us](mailto:susan.myers@multco.us)



# **Appendix B:**

## **Public Comment**

FY 2012-2013 Action Plan



# Public Comment

Affiliation	Comments	Response
4/12/2012 Gary Cobb Central City Concern FFOC Hearing	<i>The complete Comments are on file, this is a summary.</i> Gary would like the Action Plan to call out specific services and programs by name to guarantee they will continue. The continuum of care is very important drug and alcohol treatment services are very important.	Staff will encourage using more specific language.
4/12/2012 Student Sarah C. FFOC Hearing	<i>The complete Comments are on file, this is a summary.</i> Sarah C. would like to see more prevention services like rent assistance and eviction prevention, and education about these services, because not all homeless need drug and alcohol treatment.	Development of affordable housing, as well as rent assistance and eviction prevention are key Con Plan strategies. The City & County both provide funding for 211 Info, our community's information and referral line and self-help website.
4/12/2012 Homeless Saul Cortes FFOC Hearing	<i>The complete Comments are on file, this is a summary.</i> Saul Cortes said that there are usually set ways and set programs to help homeless people, such as prisoner reintegration. He said these kinds of programs don't fit everyone. Some people are just trying to get up and out of their situation.	Programs to assist people experiencing homelessness are within Priority 2. The jurisdictions in the Consortium have been investing in the 10 Year Plan to End Homelessness, which assumes that people experiencing homelessness are much like other people, except that they do not have places to call home. The goal of the plan is to end homelessness through a number of housing strategies.
4/12/2012 Gary Cobb Central City Concern FFOC Hearing	<i>The complete Comments are on file, this is a summary.</i> The complete Comments are on file, this is a summary. Gary said he is confused about having so many plans (10 year plan, Strategic Plan, Con Plan, etc). He said the messaging seems to fit with that of Central City Concern but he would like to make sure there is a continuum of long-term care in whatever the ultimate plan is. Gary added he wants transitional housing language of the Strategic Plan to be included in the Con Plan.	Funding for transitional housing and drug-and alcohol-free housing is within Priority 2.
4/12/2012 Rachel Post Central City Concern FFOC Hearing	<i>The complete Comments are on file, this is a summary.</i> Rachel said it is important to make an effort to align resources of the 10 year plan with the Con Plan. The Strategic Plan should align with the Con Plan. It is important to make sure the health issues align with health programs and services. We need to look at the continuum of care to prevent homelessness, such as addiction treatment and housing. Central City Concern offers a continuum of care. Housing is needed for people with permanent disabilities. Addiction services are significant for people trying to change their lifestyles. Programs like short-term rent assistance are also important. She said that Central City Concern has a high success rate of transitioning people from alcohol- and drug-free housing programs into permanent drug-free housing and lifestyles. A lot of these people find employment in the community. Rachel thinks there is a need for multiple housing options.	Jurisdictions are committed to aligning the 10-year plan with the Con Plan. Programs to assist people experiencing homelessness are within Priority 2. The jurisdictions are investing in a variety of housing & service strategies.
4/12/2012 Sarah C. Student FFOC Hearing	<i>The complete Comments are on file, this is a summary.</i> Sarah C. added that low-rent options for low-income people are important and added that she was sad to see more cuts to Tri-Met because of how important this service is to low-income residents.	The PHB Strategic Plan seeks out wholistic strategies to encourage affordable housing options at locations that make it convenient for low income households to access those amenities

<p>4/12/2012 Claudia Long Right 2 Dream Too PDX Needs Hearing Bud Clark Commons</p>	<p><i>The complete Comments are on file, this is a summary.</i> Right 2 Dream Too opened October 10, 2011 on 4<sup>th</sup> and Burnside. It is a place where 30-40 homeless people can get uninterrupted sleep and can leave their belongings in their tents. But they are still sleeping outside. Claudia has physical disabilities and it is not good for her to be outside. She thinks the Con Plan does not have enough shelter for couples. It does not specify what "family" means. Does that include couples? Claudia supports the ESG amendment. She works with Cascadia for her health issues. She does not have income or a primary physician. Any help she can get is great.</p>	<p>PHB notes the support of a person currently experiencing homelessness for the planned ESG activities. PHB recognizes the need for additional housing resources for couples experiencing homelessness. Though HUD regulations prohibit use of this additional allocation of ESG for expansion of shelter capacity, couples experiencing homelessness may be eligible to receive rapid rehousing assistance funded through this allocation.</p>
<p>4/18/2012 Lynne Walker PDX Needs Hearing, Bud Clark Commons</p>	<p><i>The complete Comments are on file, this is a summary.</i> Lynn says she has been both housed and homeless in the past. She thinks semantics are important. The 10 Year Plan to "End" Homelessness might better be phrased The 10 Year Plan to "Understand and Address" Homelessness. This is a societal issue. Many homeless people have been housed in the past—there is a revolving door. Perhaps we have a lot of housing but a lot of people who cannot afford that housing. There is a shortage of places for poor people to sleep. Ending the free rail zone downtown will rip a hole in Trimet and people's access. Mental health and rent assistance are good but we also need a plan to help people get a good night's sleep in a healthy environment even if they do not yet have a lease or long-term solution.</p>	<p>Increasing access to and retention in permanent affordable housing for people currently experiencing homelessness is a primary goal of the use of this ESG allocation for rapid rehousing activities. Rapid rehousing assistance targeted to shelters will help to decrease length of shelter stays, thereby increasing access to existing shelters.</p>
<p>4/18/2012 Laura Kuperstein 211 and Housing Connections PDX Needs Hearing, Bud Clark Commons</p>	<p>Housing Connections connects people with community resources related to health and social services. This year, approximately 20,000 contacts were housing-related. That is 20 percent of all their contacts. They launched a new version of the program and received about 16,000 hits per month on their website. They have to tell people in need there are not enough resources in rent assistance and shelter. It is most challenging to send away low-income families. There are long and closed waiting lists, and options are shrinking. Landlords are more selective. Laura tries to work with other agencies to supply the best information to the public.</p>	<p>Increasing access to and retention in permanent affordable housing for people currently experiencing homelessness is a primary goal of the use of this ESG allocation for rapid rehousing activities. HUD regulations, including restrictions to Fair Market Rents and requirement of rental assistance agreements between property owners and ESG grantees may further challenge the effectiveness of ESG as a rapid rehousing tool during this period of low rental vacancy rates and rapidly increasing rents.</p>
<p>4/18/2012 Maxine Fitzpatrick PCRI Portland Needs Hearing</p>	<p><i>The complete Comments are on file, this is a summary.</i> Housing providers often think they have all the answers, but people who have experienced or are experiencing homelessness may have more relevant solutions. We should listen to them more often. We do have limited resources, but maybe always looking from a financial perspective is not the best way. We should better help those who we can really serve and help transition from homelessness—reduce the revolving door.</p>	<p>Opportunities like the Action Plan hearings, are just one way for individuals experiencing homelessness to share their ideas and solutions. As our community works to implement the changes outlined in the HEARTH Act, we will increasingly focus on reducing recidivism to homelessness.</p>
<p>4/18/2012 Chris Elison Right 2 Dream Too PoDX Needs Hearing, Bud Clark Commons</p>	<p><i>The complete Comments are on file, this is a summary.</i> Chris did not submit official testimony but did comment during the meeting. Right 2 Dream gets a lot of couples referred to them because they are one of the only places that takes couples. They try to set them up with resources and point them toward the missions. Sometimes it just takes a couple months to get back on their feet, find housing and find jobs. Some people who have been consistently homeless are turned away from services because of a criminal record. We need more immersive shelters for couples and women. We need temporary shelters for people who are newly homeless. It would be helpful to have 90-120 day shelters, not just winter shelters.</p>	<p>Jurisdictions fund a variety of longer-term shelter options for men and women, recognizing the need for additional housing resources for couples experiencing homelessness. Though HUD regulations prohibit use of this additional allocation of ESG for expansion of shelter capacity, couples experiencing homelessness may be eligible to receive rapid re-housing assistance funded through this allocation.</p>

<p>4/18/2012 Lynn Walker PDX Needs Hearing, Bud Clark Commons</p>	<p>She would like to see better clarity around the definition of "family." Adults taking care of an adult disabled child—is that a family? Are two adults a family?</p>	<p>While the HUD definition of "family" includes a parent/guardian with a minor child, adult households may be eligible to receive other types of federally-funded assistance.</p>
<p>4/18/2012 Lisa PDX Needs Hearing, Bud Clark Commons</p>	<p><i>The complete Comments are on file, this is a summary . When winter shelters close, women have nowhere to go. For women with no income, a 30 day shelter is not enough. They need time to raise rent deposits, etc. Also, there is very low vacancy in existing shelters.</i></p>	<p>Increasing access to and retention in permanent affordable housing for people currently experiencing homelessness is a primary goal of the use of this ESG allocation for rapid rehousing activities. Rapid rehousing assistance targeted to shelters will help to decrease length of shelter stays, thereby increasing access to existing shelters.</p>
<p>4/18/2012 Shannon Singleton PDX Needs Hearing, Bud Clark Commons</p>	<p><i>The complete Comments are on file, this is a summary. I would like some clarity on how we are identifying "vulnerable" in Priority 4. I would also like to see a coordinated entry system so there is no longer a "wrong" door.</i></p>	<p>Those most vulnerable to living on the streets include people in frail health, people with mental illnesses, and youth people. Jurisdictions are increasingly working toward coordinated entry. Our 211 Info line, is included in Priority 4.</p>
<p>4/18/2012 Unknown PDX Needs Hearing, Bud Clark Commons</p>	<p><i>The complete Comments are on file, this is a summary. Priority 1 should include Housing/shelter for couples. We still need to have some kind of shelter, whether it be a motel/hotel voucher to give people enough time to get into shelter.</i></p>	<p>Jurisdictions fund a variety of shelter options for men and women, families, DV and youth, while recognizing the need for additional housing resources for couples experiencing homelessness. Couples experiencing homelessness may be eligible to receive federally-funded assistance, including motel vouchers.</p>
<p>4/18/2012 Unknown PDX Needs Hearing, Bud Clark Commons</p>	<p><i>The complete Comments are on file, this is a summary. In Priority two, to prevent a person from being homeless after getting housing, they need help financially.</i></p>	<p>Jurisdictions remain committed to strategies in Priority 2, that include rent assistance for rapid re-housing and eviction prevention.</p>
<p>4/18/2012 Unknown PDX Needs Hearing, Bud Clark Commons</p>	<p><i>The complete Comments are on file, this is a summary . Education about homeownership is missing from Priority. I never owned a home and don't know how to get one.</i></p>	<p>PHB sponsors Portland Housing Center, NAYA, Hacienda to support first time homebuyers.</p>
<p>4/18/2012 Unknown PDX Needs Hearing, Bud Clark Commons</p>	<p><i>Hotel/motel voucher strategy should be included in Priority 4.</i></p>	<p>Jurisdictions fund a variety of shelter and short-term housing options for men and women, families, DV and youth, assistance, including motel vouchers.</p>
<p>3/30/2012 Deborah Imse MMHA Email</p>	<p><i>The complete Comments are on file, this is a summary . I am concerned about a memo from Moly Good that appears Under Section III of the 2011-2016 Consolidated Plan in the link to the Analysis of Impediments to Fair Housing. The memo from Mr. Good is addressed to the PHB AI Stakeholder Committee Members and is presented as "the results of audit testing that we did in the City of Portland."</i>  <i>In view of the fact that the Commissioner in charge of the Bureau that requested the audit found the audit tests unreliable: the letter should be removed from the plan.</i></p>	<p>After publishing the <i>2011 Analysis of Impediments to Fair Housing Report</i> (Report), the Consortium discovered that the audit test results provided by the Fair Housing Council of Oregon were unreliable. Recommendations in the report were informed by multiple other sources of fair housing impediment information: complaint data from the U.S. Department of Housing and Urban Development, the Oregon Bureau of Labor and Industries, Legal Aid Services of Oregon, Disability Rights Oregon, and the Fair Housing Council of Oregon; demographic and geographic data for the region; United States Census data; American Community Survey data; and extensive interviews with citizens, advocates, and housing experts. The Report is amended in part by the inclusion of this public comment.</p>

<p>5/3/2012 Bobby Weinstock NW Pilot Project Email</p>	<p><i>The complete Comments are on file, this is a summary.</i> Top priority should be increasing the supply of affordable rental housing. The shortage of units for households below 30 percent MFI is 11,000. PHB could partner with a large nonprofit housing provider and buy down the rents in existing apartment buildings. The building owner would be provided public funds to reduce the rent when a moderate rent unit becomes vacant. The building owner would partner with a social service agency to refer applicant to the rent-reduced unit and provide ongoing services. The applicant would have to meet the owner's screening criteria. This may be a more cost-effective way than new construction of creating additional affordable units and targeting these units to the very poor. It would certainly support the effort to end homelessness in our community.</p>	<p>The PHB Strategic Plan places a clear priority on low- income rental housing. Strategies such as buying down rents in existing buildings can be explored.</p>
<p>3/27/2012 Larry Southall Letter</p>	<p><i>The complete Comments are on file, this is a summary.</i> I am concerned about a memo from Mioloy Good that appears Under Section III of the 2011-2016 Consolidated Plan in the link to the Analysis of Impediments to Fair Housing. The memo from Mr. Good is addressed to the PHB AI Stakeholder Committee Members and is presented as “the results of audit testing that we did in the City of Portland.” In view of the fact that the Commissioner in charge of the Bureau that requested the audit found the audit tests unreliable: the letter should be removed from the plan.</p>	<p>After publishing the <i>2011 Analysis of Impediments to Fair Housing Report</i> (Report), the Consortium discovered that the audit test results provided by the Fair Housing Council of Oregon were unreliable. Recommendations in the report were informed by multiple other sources of fair housing impediment information: complaint data from the U.S. Department of Housing and Urban Development, the Oregon Bureau of Labor and Industries, Legal Aid Services of Oregon, Disability Rights Oregon, and the Fair Housing Council of Oregon; demographic and geographic data for the region; United States Census data; American Community Survey data; and extensive interviews with citizens, advocates, and housing experts. The Report is amended in part by the inclusion of this public comment.</p>

Below table submitted by Bobby Weinstock as public comment.

**Comparison of Renter Households and Availability of Units,  
City of Portland, 2000**

<b>Income Range</b>	<b>Renter Households (all sizes)</b>	<b>Rental units available</b>	<b>Percent of Occupants within Income Range</b>	<b>Percent of Need met by Existing Stock</b>	<b>Surplus / Shortage Units</b>
<b>0 - 30% of Median</b>	23,337	11,760	62%	50%	-11,577
<b>30 - 50% of Median</b>	17,150	29,935	48%	175%	12,785
<b>50 - 80% of Median</b>	24,430	47,786	58%	196%	23,356
<b>Greater than 80% of Median</b>	33,887	9,493	Not Available	28%	-24,394
<b>Total</b>	<b>98,804</b>	<b>98,974</b>			<b>170</b>

Source: 2000 CHAS Data

**Comparison of Renter Households and Availability of Units,  
Multnomah County, 2000**

<b>Income Range</b>	<b>Renter Households (all sizes)</b>	<b>Rental units available</b>	<b>Percent of Occupants within Income Range</b>	<b>Percent of Need met by Existing Stock</b>	<b>Surplus / Shortage Units</b>
<b>0 - 30% of Median</b>	26,956	13,050	61%	48%	-13,906
<b>30 - 50% of Median</b>	20,443	34,470	48%	169%	14,027
<b>50 - 80% of Median</b>	29,201	59,070	59%	202%	29,869
<b>Greater than 80% of Median</b>	40,529	10,720	Not Available	26%	-29,809
<b>Total</b>	<b>117,129</b>	<b>117,310</b>			<b>181</b>

Source: 2000 CHAS Data

Bureau of Housing and Community Development

**Public Comments**  
**City of Gresham**  
**Consolidated Plan 2011-2016 Amendment**  
**4/3/2012**

Honorable Mayor and City Councilors,

**I am writing to express reservations about the City's application to create a Section 108 Loan Pool.**

This action could be helpful if the loan pool is used to provide gap financing for projects such as Human Solution's Rockwood Multi-Service Center, which the City did in 2009. I am hesitant about future projects, especially since the City's application lists only example projects and not real projects for the community to review. The City's concurrent application for a separate Section 108 loan application to build a Children's Fountain raises further questions about whether potential loan pool projects will really meet the community's needs and justify the risk to the City's future CDBG allocations and the City's General Fund.

**I am most concerned about the need to pledge our CDBG allocations to repay these loans and the potential impact on our dwindling General Fund if future CDBG allocations decrease so much that they're not sufficient to cover the required payments.** Gresham's CDBG allocations have been generally declining, and the slight increase we received this year is due to increased poverty in Gresham as documented by the census. I understand from staff that most other jurisdictions had their allocations cut this year. For example, Portland lost half of its allocation, or approximately \$2 million. Given the federal government's overall cuts to domestic programs, any loan payments taken from our CDBG allocations will only compound the negative impact on the programs those allocations are supposed to support. With Gresham's increased poverty, these allocations are needed more than ever, and it is misguided to redirect them.

For the record, Gresham's CDBG allocation for the last few years are as follows:

FY 05/06	\$1,010,783
FY 06/07	\$905,755
FY 07/08	\$903,182
FY 08/09	\$871,146
FY 09/10	\$885,411
FY 10/11	\$959,393
FY 11/12	\$800,918
FY 12/13	\$867,201

I understand that staff hopes to arrange other sources to repay these potential loans, but as our experience shows with the Center for the Arts Foundation's inability to repay \$340,000 of the \$1.5 million the City loaned it for the Arts Plaza, we should evaluate worst-case scenarios. Given the current economy and Oregon's broken tax structure, I question how these potential loans will be repaid. We cannot afford to make the repayments from our dwindling General Fund if our future CDBG allocations

decrease so much that they're not sufficient to cover the required payments. Furthermore, the principal repayment schedule in the loan application shows a disturbing balloon payment in the final year: the gradually increasing principal repayments jump from \$98,000 in 2031 to \$278,000 in 2032.

**Before proceeding with this loan application, I urge the Council to have the promised community conversation about funding city obligations. I also urge the Council to create a very public process to evaluate potential projects before the City applies for Section 108 loans on their behalf.** Just having review by the Community Development and Housing Subcommittee is insufficient. That subcommittee was very concerned about the lack of notice for the current two Section 108 applications.

Thank you for your consideration.

Carol Rulla  
5162 SE 28th Dr.  
Gresham, OR 97080  
4/3/2012

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April 3, 2012  
City of Gresham  
Urban Design & Planning  
Attn: Louise Dix  
Community Revitalization Program Coordinator  
1333 NW Eastman Pkwy  
Gresham OR 97030

Dear Louise,

My home is within of the original City of Gresham land plat. My family has a strong interest in seeing Downtown Gresham develop in ways that are beneficial to ourselves and our friends and neighbors; many of whom work nearby. Convenience is especially important for my young children who can easily walk or bicycle to the Skate Park, Main Park, the library, shops or the Arts Plaza. I'm also a business owner in Rockwood and an active proponent of urban renewal in West Gresham.

Recently I received a two-page letter titled "FIVE YEAR FY 2011-1016 CONSOLIDATED PLAN AMENDMENT / AMENDMENT TO THE ONE YEAR ACTION PLAN 2011-1011". My voice is perhaps not alone in saying that this document has led to a very frustrating and time-consuming search for relevant information. Although I appreciate Staff work in this area and the urgent needs of Historic Downtown Gresham, ***at this point in time, I believe the information available is insufficient for making any concrete decisions. Further study is indicated, and I offer the detail below in support of this conclusion.***

**Basic Accounting Concerns:**

Operating Costs -

-- How does City of Gresham break down its Parks & Recreation maintenance budget on an asset-by-asset basis?

Section 108 Loan Repayment Schemes -

-- In both cases, why are Sec. 108 loan interest payments excluded from the repayment schedules?

-- How will the 20th year balloon payments for these loans be financed?

--Who pays if Gresham's CDBG allocations shrink below a sustainable level?

Center for the Arts Plaza -

-- Is there a Master Plan outlining the Downtown Center for the Arts Plaza and fountain?

**Specific to the Children's Fountain: How can affected owners and renters become more involved?**

How many downtown properties are rentals? How many are owner-occupied businesses or homes? How many are investment properties? **I'd really like to see, and I think HUD as well, how the local community commits to projects like the Downtown Fountain.** Citing two possible models: Business owners in Portland pay a nominal monthly assessment to support the Portland Streetcar in the Pearl District and South Waterfront. This special assessment helps pay off the original bond and also supports operating costs. In Beaverton's fountain example, the project was supported by a library bond because the fountain is across the street from Beaverton's library.

**Strong concerns about accuracy of data supporting "slum and blight"**

Data provided to me appears to derive almost entirely from a study conducted prior to 2010 for the purpose of establishing a Downtown Storefront Improvement Zone. According to Resolution #3007, 38.1% (61 of 160 properties in the Downtown Storefront Improvement Area) are "blighted". More specifically, 52 buildings had deteriorating physical exteriors; twelve are experiencing chronic vacancies; and one is experiencing a steep decline in property value. **In terms of the indicators of blight... how relevant are the degrees of the physical deterioration, the vacancy rates, the declines of property value?** I note one recent sale [611 NE Powell Blvd.] that appears to have realized a 250% increase in actual value since 2006. Even if that sale is discounted, region-wide assessed values are declining at alarming rates. Is the Downtown area's decline noteworthy given that context?

**To better understand the nature of Gresham's slum and blight it would be useful to review and update the list of affected properties on file with the Urban Design & Planning Department.**

**The importance of boundaries --**

The Rockwood / West Gresham Urban Renewal Area was designed in an oddly elongated hour-glass shape to allow blighted areas of West Gresham to benefit from tax increment financing potentially available from northwest Gresham's untapped industrial sites. In a similar vein, boundaries for the Downtown Storefront Improvement Program site seem drawn to highlight the really distressed areas of 'Historic Downtown Gresham'. The purpose of this irregular shape would be to ensure needy properties can receive storefront grants and other properties would be excluded. **Storefront Improvement Program boundaries may misrepresent the area of need or use for the Children's Fountain: The area benefiting from the proposed fountain is much broader and includes existing parks and performing properties -- some within two blocks of the proposed fountain site. The area of benefit also includes a number of poorly performing properties and potential fountain users who should have a say in the proceedings.**

**Is this really free money?** How are CDBG projects introduced to residents in various parts of Gresham? Those living and working outside of the Downtown area might not realize **CDGB funds tapped for projects like the Children's Fountain will no longer be available to pay for sidewalks, crosswalks and other city infrastructure. Many parts of Gresham lack these safety-enhancing amenities.** For example, people in Downtown Gresham might not realize that children are standing in the middle of 181st

Avenue --a five-lane boulevard-- waiting for a break in traffic to cross to the supermarket or bus stop in an area where the nearest crosswalk is over a thousand feet away. Or that residents of established neighborhoods and a newly constructed apartment complex at 202nd and Division have to walk over 700 feet on a narrow, unimproved dirt path fronting City property to get from the MAX Station to their homes.

**Entitled Communities -- Understanding purchasing power, density & equity --**

Everyone agrees that a fun, seasonal amenity will benefit families and boost local economies in many ways. Please consider the chart below as a starting point to give some indication about communities' ability to pay for and benefit from amenities within their jurisdictions. **The City of Gresham really needs to make a clearer case about how and where CDBG funding mechanisms are appropriate, and what effect individual projects will have on future CDBG allocations.**

**Fountains, Density and Poverty<sup>1</sup> -**

Census Tract #	Area Described	Population	Households	% in Poverty	Density (persons/Sq.Mi.)	Area ( Sq. Miles)
100.01	Downtown Gresham	5,629	2,591	22.5	5,057.5	1.11
96.06	Rockwood	5,251	1,893	38.8	11,037.2	0.48
98.06	Vance Park	4,562	1,542	34.1	4,482.6	1.02
51	Jamison Square	7,926	5,843	26.7	18,466/6	0.43
311	Beaverton Park	2,629	1,177	19.1	7,596.4	0.35
202	Lake Oswego	6193	3032	8.2	2,817.0	2.20

How many of the areas described above have or need amenities purchased with CDBG / Sect. 108 Loan Pool Funds?

Respectfully,  
 John M. Bildsoe  
 P.O. Box 1172  
 Gresham, OR 97030  
 4/3/2012

<sup>1</sup> 2000 & 2010 Comparison Profiles, Mult. County Census Tracts by Population Research Center, Portland State Univ. [http://pdx.edu/sites/www.pdx.edu.prc/files/Multnomah\\_CT2000.pdf](http://pdx.edu/sites/www.pdx.edu.prc/files/Multnomah_CT2000.pdf)  
 Census Data Show Portland's High-Poverty Pockets Michael Burnham, Institute of Metropolitan Studies, Portland State Univ, December 2010  
<http://mkn.research.pdx.edu/2010/12/acs-data/>

**Public Comments**  
**City of Gresham**  
**Consolidated Plan and Action Plan Amendments**  
**April 3, 2012**

Great idea! Fountains are used across the world to draw in people/families/communities during warmer times of the year. The fountain may also draw more people to shop in downtown Gresham. My vote is a yes for the fountain for the city of Gresham.

Vincent W. Oretger  
1735 SE Dogwood Way  
Gresham, Oregon 97080.  
3/4/2012

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This is a fantastic idea! They have one in downtown Olympia, WA and it is such a positive (free) place for Children and families to go to during the summer time to socialize and cool off.

Lindsay Shuffstall  
3/5/2012 on Facebook

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There are many undeveloped spaces that are designated as parks in Gresham, land that should be developed as neighborhood parks to pull neighborhoods together and places for our children to play. An example is the land and space between Williams Road and Kane that has been there for over 15 years, designated as a park, but totally grown up in blackberries, that would be a wonderful park if a few dollars were spent. The neighborhood has agreed to maintain it in the past if it were developed. The fountain would also need to be maintained and how much is this cost?? Probably no one has even considered this. But it would be the first thing mentioned as a reason not to build a park. I don't understand why a fountain is needed for children to look at. The money could be used for much needier purposes and I am sure the funds could be designated for other purposes

Sincerely,

Robert S Hurley.  
3/20/2012

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I am appalled that the City of Gresham is seeking to borrow money to build a children's fountain that will waste water, become a safety hazard and increase the risk of disease and injury to the people who are using it. The city doesn't have enough money to spend on services that meet the needs for providing police and fire support, to maintain streets and sidewalks that would reduce the blight and decay in the city. Why doesn't the city do more to increase the ability for more business to come to the Gresham

area? Why isn't the city looking at ways to refurbish the schools in our community, some of them are in very poor condition?

Once again government continues to waste taxpayers hard-earned money, continues to seek ways of taxing the citizens of Gresham without weighing all the costs.

When will we ever learn to be wise stewards of the resources we have rather than continuing to seek money for projects that don't promote well-being for the good of all of our community?

Elizabeth Peters  
4191 SE 22nd Drive  
Gresham, Or 97080  
503-310-1578  
3/26/2012

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After reading the materials provided under the "read more" tab I am struggling to get my head around how a "Childrens Fountain" in downtown Gresham would even begin to qualify for this money?

With the economy just starting to improve and the City struggling to provide existing services, how are you planning to pay for the maintenance of this "Fountain"?

Please put these funds to use in a better, more appropriate way to improve our community. We can't even get sidewalks on 1st Street but you want to use funds for a fountain in downtown? In my opinion priorities need to be re-evaluated.

Patti Klein  
Landuse Chair  
Powell Valley Neighborhood Association  
3/30/2012

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I would like to voice my thoughts and some about the proposed fountain.

1. In a time when all of our budgets are being squeezed and cut, where does the city of Gresham find the ability to pay for such a project? It is a loan, not a grant.
2. I don't believe downtown Gresham is an area that is a "slum and blight" area that needs funds taken from more needy areas. Homes for the underprivileged would be a better idea than a seasonal fun spot for 1.5 million.
3. What budget does the yearly maintenance come from. Will the city have the funds to always maintain it without charging the citizens for this fountain or the downtown core???
4. Will the parents of these children really take their wet children into the local downtown stores thus bringing more income to the downtown area? I know that I would not bother to do that. I would want to get home and get them dry.

Thanks for your time and effort in this decision. With these questions I would vote, if given the chance, to not build it but to use any funds in a way that helps more citizens

Sincerely,

Kim May.

Gresham Citizen

3/27/2012

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**Date:** Sat, 31 Mar 2012 10:38:37 -0700

**From:** Ken Stine <ken.stine56@gmail.com>

**To:** Susanjoy.Baskoro@GreshamOregon.gov, Teresa.Hall@GreshamOregon.gov

**Subject:** NO on Children's Fountain!

Dear Honorable Mayor and City Councilors,

For the record, I oppose adding to the 2012-2013 Work Plan a \$1.5 million loan application for a kid's fountain in the downtown Gresham Plaza. I believe construction of such a fountain would be premature: the wrong project, at the wrong time, at the wrong place, without giving the community an ample opportunity to express its opinions.

I do not believe that our staff has had sufficient time to adequately do its homework. There has been almost no opportunity for public discourse about this costly and highly visible project. Most importantly, we do not know the answers to a great many vital questions that need answers:

- What evidence exists that such a fountain will reverse the direction of the so-called "blighted" downtown area?
- What effect will such a fountain have on our long-range planning for a true Performing Arts Center that will bring visitors (and their money) to Gresham?
- What evidence is there that a fountain will encourage new businesses to locate downtown, or whether or not it will increase the foot-traffic to existing businesses and by how much?
- Do existing businesses even want a fountain, or perhaps they would prefer an alternative?
- Will it really become a destination attraction?
- Will the fountain really benefit our children and their families, or just make us feel good?
- What possible use will such a fountain be during the winter months?
- Who is going to pay and how much for the fountain maintenance? Can we possibly be serious about diverting CDGB funds to service the loan or maintenance costs?
- Will the fountain be maintained on a year-round basis, or only during the summer? Who will do this maintenance?
- Is downtown the best location for a kid's fountain? Would it not better serve the community where there are kids. e.g., somewhere in the Rockwood redevelopment area.
- How will such a fountain impact on the enhancement of the Gresham brand, also on the 2012-2013 Work Plan?

It has already been said that construction of the fountain will be done at no cost to Gresham residents because CDGB grant money will be used. Really? Must I remind you that grant money comes from the Federal or State government, to whom we do pay taxes.

Until we have answers to these and many other questions, I believe the Council would be acting hastily in making such an important decision. Gresham residents need a chance to debate if a fountain located downtown is in the long-term best interests of Gresham.

Respectfully submitted,

Ken Stine

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Voice Mail message  
3/30/2012

Hello, Mr. Fancher,

My name is Susan Aiger and I am a citizen here in the City of Gresham. And I saw several days ago about a project that you guys are considering; the children's fountain that's going to cost over a million dollars to do. And I just want you to know that when my husband and I saw that come up on the news, we were appalled. It's the wrong project at the wrong time and far too much money. I live right down here on 205<sup>th</sup> and Stark and the City hasn't even done anything to our roads for 30 years. I am just disgusted that the City would consider paying that kind of money and borrow it from the federal government and then it would cost another \$25,000 a year to maintain it which we all know that that would be far more expensive to maintain it. And in a city like this, look outside today, you are not going to use it in the winter time.

So I am voicing my opinion for my husband and I that we are disgusted that the City at this time, when there are so many other needs, would even consider doing a project of this kind. So if you wanted to call me and speak to us further, my number is 503-666-5521. But I hope that my displeasure in voicing my opinion will go down on record that we are definitely against this. Thank you.

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Dear Mayor, Councilors and Mr. Fancher:

As a citizen of Gresham, I am voicing my objection to the city filing a \$1.5 million HUD loan request for a children's water fountain. My concerns and questions are as follows:

**1) Why was there so little public notice and/or discussion on this project? (A notification letter was sent to me as a Neighborhood Association officer and was titled "Five Year FY 2011-2016 Consolidated Plan Amendment/Amendment to The One Year Action Plan 2011-2012". The Children's Fountain loan was on the back of the page hiding at the bottom. It does not appear other notice was given to residents).**

**2) Is the city willing to go forward with the loan application even after members of their own CDBG subcommittee expressed reservations and posed many questions and concerns regarding the wisdom of this project?** I attended the CDBG subcommittee meeting March 15, 2012, where Mr. Fancher presented this project. Committee members did not appear too warm to the idea and it did

**not appear they had received the report until that evening.** Some of the questions committee members asked were as follows:

\*Why is a Children's Fountain a priority when there are so many other matters in the City that need attention?

\*Had downtown businesses been contacted and what was their input?

\*Doesn't this seem frivolous especially in our difficult economy?

\*How is the loan to be repaid?

\*Isn't this an unusual project for a HUD loan?

\*What are the projected yearly maintenance costs and how can that be accomplished and/or justified considering there are not enough city workers to maintain what we already have?

\*How did the City come to the conclusion this would aid downtown businesses, decrease blight and assist economically?

\*Would parents likely be wandering into downtown businesses with wet kids? Wouldn't it be more likely they would just load them up in the car and go home?

**3) Is the Children's Fountain project a reasonable use of staff time and resources with the pressing and serious issues facing our City?**

**4) How can the city of Gresham justify application for this loan and the subsequent risk?**

**The city extended a loan to the Center for the Arts Foundation in 2008. Reportedly, the Foundation ceased repayment in 2010 (?), leaving taxpayers on the hook.** If this area is still economically depressed and blight ridden, shouldn't we have started to see a turnaround since the addition of the Plaza? Taxpayers should not have to assume any further risk from their pockets whether it is Federal or local tax money.

**5) If the purpose of this \$1.5 million HUD loan is to revitalize downtown Gresham, why wouldn't a "year round" project be drafted?** Downtown Gresham already has a lot of activities and events that draw people during the summer months. \$1.5 million is a large sum and a water fountain would be seasonal at best.

**6) Why hasn't the City embraced and supported citizens who have invested time and money to jump start projects they feel would benefit the community and draw people to our city - projects that likely could also be eligible for HUD loans?** I specifically refer to two recent examples - Ms. Mitchell who worked for at least two years to get a dog park in Gresham and Mr. Hucke who has been working on a BMX track/site for over a year.

**7) Are all our councilors aware there are undeveloped lands in our neighborhoods that have had a "City park" designation for 10-20 years and residents are still waiting to have those promises fulfilled? There are also developed city parks needing improvements. Wouldn't any of these qualify for HUD loans? And, if so, why wouldn't they move to the front of the line (instead of the Children's Fountain) after all these years?**

Sincerely,  
S. M. Ruonala  
4619 SE 5th  
Gresham, OR 97080  
4/2/2012

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We are writing in strong opposition to the City of Gresham's proposed action to develop a Children's Fountain in Gresham's downtown area.

The City states it intends to apply for a Section 108 Guaranteed Loan through HUD in the amount of \$1.5 million dollars to aid in the elimination of "slum and blight" in downtown Gresham.

This whole issue of applying for a loan for a Children's Fountain raises several concerns to the citizens of Gresham, such as:

1 - When the City's budget is being severely cut due to the economy, borrowing \$1.5 million seems ludicrous at best. And what about the maintenance costs? It is estimated to cost approximately \$25,000 annually to maintain the fountain from the City's general fund for maintenance. What else will be cut to handle this expenditure? Will our utility bills be increased to cover the maintenance? The City's maintenance department is already stretched to the maximum with cuts that have occurred in the last few years.

2 - Will the City's taxpayers have to make the loan payments if the Federal Government cuts our CDBG money in the future?

3 - Won't this take away future CDBG grant money to pay back the loan? We believe this grant money is currently used for affordable housing and infrastructure in blight areas now. If the money is taken away from that to pay back the loan, where will that money come from in the future for affordable housing and infrastructure?

4 - Claiming that the City of Gresham's downtown area has "slum and blight" to qualify for the loan is just not right and verges on being a hyperbole. Gresham has a great downtown area where you can feel comfortable to walk around and enjoy yourself. There are many shops to browse through as well as cafes and restaurants. "Slum and blight" - we think not!

Respectfully,

Dick and Kathi Schneider  
3943 SE 30th  
Gresham, OR 97080  
503-961-4104  
4/2/2012

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Please submit this as testimony at the council meeting

Re: Fountain in the Arts Plaza

There is no cost to the city for this. All will be paid with Federal Funds. Gresham needs to GROW UP and learn that one must "spend money to make money". By bringing FAMILIES to the downtown, businesses will feel and see the impact and will GROW. Just as Hospitals cater to women (maternity and peds) to bring families in, Mothers and kids will bring business. Gresham has little for families- One has to go to Portland for indoor play areas. There is NOTHING HERE for families in the rainy season. We need businesses that cater to kids and families to realize we have over 100K people and can service more. One will begat another. The fountain will bring in other businesses that are for families and hopefully an indoor park as well- and more people will come downtown. If we show businesses that families are here then they will come too.

It is ridiculous for people not to understand this will cost NOTHING for the city EXCEPT potential businesses to move to downtown.

We used to live in the Pearl District. After the fountain was built people came from all over the state!! More businesses came to service these folks and the area is BUSTLING!! It has become its own downtown. Gresham- GROW UP and LEARN. This is a no-brainer. PLEASE do not stop this project.

Nancy Seebert  
250 NE 5<sup>th</sup> St  
Gresham 98030  
4/2/2012

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On the surface, a children's fountain in the Arts Plaza is a good idea, but considering the state of the City's finances and the local community in general, it is not a prudent or appropriate use of funds. This is especially true as needed community service budgets are cut. The yearly maintenance costs alone make the project an extravagant venture, particularly when cuts to Parks and Recreation have been significant over the past several years and the City struggles simply to maintain existing parks. It is a mistake to compare Gresham's proposed fountain with the fountain in Jamison Square in Portland; Gresham is not and never will be comparable to the Pearl District.

While bringing people to downtown Gresham is a worthwhile goal, this is a seasonal fountain that is located on the edge of the downtown area. In better economic times it may be a plausible idea if the City wants to build up the area around the Arts Plaza; but it will do little, if anything, to bring people to the rest of downtown. Instead, first focus more on Main Street and the core Historic Downtown area which is the heart and soul of downtown Gresham. Every effort should be made to motivate and help property owners and shop/restaurant keepers to clean up their store fronts. Paint and power wash the properties that need it, pull the weeds growing out of sidewalks and along building foundations, and maintain attractive planters and benches. Scraggly planters and weedy, overgrown beds are an eyesore in the heart of historic downtown Gresham. A few years ago, one shop owner couldn't get the City to repair the bench in front of his store. The City said they didn't have the funds to do maintenance so the bench was removed.

Intensified effort should be made to attract new and exciting shops and restaurants. Intensified effort should be focused on re-purposing the old Hick's Department Store. For now, make our historic Downtown a destination and then move to the outer edges of downtown.

Mike and Kathy Henton  
2129 SE Douglas Place  
Gresham, OR 97080

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Honorable Mayor and City Councilors,

**I am writing to express reservations about the City's application to create a Section 108 Loan Pool.**

This action could be helpful if the loan pool is used to provide gap financing for projects such as Human Solution's Rockwood Multi-Service Center, which the City did in 2009. I am hesitant about future projects, especially since the City's application lists only example projects and not real projects for the community to review. The City's concurrent application for a separate Section 108 loan application to build a Children's Fountain raises further questions about whether potential loan pool projects will really meet the community's needs and justify the risk to the City's future CDBG allocations and the City's General Fund.

**I am most concerned about the need to pledge our CDBG allocations to repay these loans and the potential impact on our dwindling General Fund if future CDBG allocations decrease so much that they're not sufficient to cover the required payments.** Gresham's CDBG allocations have been generally declining, and the slight increase we received this year is due to increased poverty in Gresham

as documented by the census. I understand from staff that most other jurisdictions had their allocations cut this year. For example, Portland lost half of its allocation, or approximately \$2 million. Given the federal government's overall cuts to domestic programs, any loan payments taken from our CDBG allocations will only compound the negative impact on the programs those allocations are supposed to support. With Gresham's increased poverty, these allocations are needed more than ever, and it is misguided to redirect them.

For the record, Gresham's CDBG allocation for the last few years are as follows:

FY 05/06	\$1,010,783
FY 06/07	\$905,755
FY 07/08	\$903,182
FY 08/09	\$871,146
FY 09/10	\$885,411
FY 10/11	\$959,393
FY 11/12	\$800,918
FY 12/13	\$867,201

I understand that staff hopes to arrange other sources to repay these potential loans, but as our experience shows with the Center for the Arts Foundation's inability to repay \$340,000 of the \$1.5 million the City loaned it for the Arts Plaza, we should evaluate worst-case scenarios. Given the current economy and Oregon's broken tax structure, I question how these potential loans will be repaid. We cannot afford to make the repayments from our dwindling General Fund if our future CDBG allocations decrease so much that they're not sufficient to cover the required payments. Furthermore, the principal repayment schedule in the loan application shows a disturbing balloon payment in the final year: the gradually increasing principal repayments jump from \$98,000 in 2031 to \$278,000 in 2032.

**Before proceeding with this loan application, I urge the Council to have the promised community conversation about funding city obligations. I also urge the Council to create a very public process to evaluate potential projects before the City applies for Section 108 loans on their behalf.** Just having review by the Community Development and Housing Subcommittee is insufficient. That subcommittee was very concerned about the lack of notice for the current two Section 108 applications.

Thank you for your consideration.

Carol Rulla  
5162 SE 28th Dr.  
Gresham, OR 97080  
4/3/2012

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Please forward the following comments to the City Council in reference to borrowing for construction of the Children's Fountain.

Regards,  
Marc Thornsbury  
16213 NE San Rafael Dr.  
Gresham, OR 97230

Dear Mayor Bemis

I note in Saturday's Oregonian Newspaper where the city wants to borrow 1.5 million to put up a fountain. Please be aware that I am opposed to this project.

Our neighborhood streets are in very poor condition and in need of major repair. For instance my street (N.E. 25th between Cleveland and Liberty) is in such poor shape that it cannot be sealed. It must be completely torn up and repaved. I am sure there are many more streets in the same or worse condition.

We do not have enough officers on our police force, thatt in my opinion, can adequately provide protection to the citizens of this city. To cite an example, we are a city of over 100,000 with a force of only 62 officers. Portland has almost 200 officers per 100,000.

I am sure with the budget shortfalls, leaving us with inadequate police protection, and streets that can't be repaired, borrowing 1.5 million to build a fountain that will only benefit a small portion of citizens is wasteful spending.

Sincerely,

Richard Barnekoff  
1221 N.E. 25th St  
Gresham, OR 97030  
503-667-5962  
4/3/2012

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Honorable Mayor and City Councilors,

**I am writing to oppose the use of a Section 108 loan to build a Children's Fountain and especially the use of CDBG funds to repay the loan.** While I appreciate that the Council is trying to bring a Children's Fountain to Gresham, this is not the time to do so when we have so many other pressing needs in our city. Since learning about this loan application, other neighborhood leaders and I have had many conversations with citizens from across Gresham, and there is **a universal feeling that building such a fountain now and with these funds is a mistake.**

**It is questionable that a Children's Fountain "will have a significant impact on visitors to the area thereby increasing demand at surrounding business and retail uses"**[p.5 of application]. A Children's Fountain is seasonal, and with our relatively cool summers, it will not necessarily be a draw throughout the summer. The claim that "500 people per day (15,000 per month)" [p.3 of the application] will be attracted to Downtown Gresham because of the fountain seems very high and is surely not a year-round daily/monthly average (although the application does not make this clear). In the case studies, staff reported that Beavertown's children's fountain can draw up to 300 at one time on warm days, which staff tells me translates to 1,000-2,000 people per warm day (not year-round). Because Beaverton's fountain abuts its public library and a public park, its daily average will be much higher than

Gresham's since our Arts Plaza is mainly surrounded by vacant properties and outside of the developed part of Downtown. Even if Gresham's fountain would draw 500 people per summer day to Downtown, what percentage of those will patronize downtown businesses, especially with wet little kids in tow? How does this compare to the number of daily visitors Downtown Gresham currently gets in the summer? **I believe there are better ways to spend \$1.5 million to support and attract year-round visitors to Downtown Gresham.**

**Where is the evidence for the claim that "property values and redevelopment activity received an instant boost from the announcement of the park project and have continued upward" [p.7 of the application]?** Is this a comment about Chicago's 24.5-acre Millennium Park, or about Gresham's Children's Fountain? The application is not clear. If it is about Millennium Park, where is the evidence that this statement applies to Gresham's Children's Fountain? If it is about Gresham, what is this "boost"? I have heard nothing in the news or from city press releases about it. In fact, there has been very little publicity about the Children's Fountain and especially about this loan application. Also, why is there no analysis in the loan application of any boost to Downtown from the 2008 investment of \$2.3 million in the Arts Plaza [p.3 of the application]? Has there been any documented redevelopment in Downtown from the construction of the plaza and the summer programs that have been held there the last few years?

**Where is the community support for building a Children's Fountain now?** Other than it being in the 2012 Council Work Plan and some mentions from Mayor Bemis, I have not heard of anyone calling for the construction of a Children's Fountain at this time. There is nothing on the Center for the Arts Foundation website ([www.gcfta.org](http://www.gcfta.org)). As I understand it, their Board has taken no official position on this loan application. Gresham's Community Development and Housing Subcommittee (CDHS) did not get a presentation on the Children's Fountain or this loan application until their March 15, 2012, meeting (less than 3 weeks before the public hearing). The CDHS had many questions about the advisability of this proposal and chose not to take a position on the issue at that meeting or at their subsequent March 22 meeting. Furthermore, staff did not even contact downtown groups about this proposal until after the March 15 CDHS meeting. Why would the City not find out from downtown businesses whether they support this funding strategy until two weeks before the public hearing on this loan application? I have worked hard in the last two weeks to bring this loan application to the public's attention. From the comments I've heard, citizens are opposed to the proposal. They question the need for the fountain and the premise that it will bring sufficient development to Downtown to offset the risk of borrowing money to pay for it and especially the use CDBG funds to repay the loan.

**I oppose the use of our CDBG allocations to repay this loan and the possible use of our dwindling General Fund if future CDBG allocations decrease so much that they're not sufficient to cover the required payments.** As I stated in my comments on the concurrent application to create a Section 108 loan pool, Gresham's CDBG allocations have been generally declining, and the slight increase we received this year is due to increased poverty in Gresham as documented by the census. I understand from staff that most other jurisdictions had their allocations cut this year. For example, Portland lost half of its allocation, or approximately \$2 million. Given the federal government's overall cuts to domestic programs, any loan payments taken from our CDBG allocations will only compound the negative impact on the programs

those allocations are supposed to support. With Gresham's increased poverty, these allocations are needed more than ever, and it is misguided to redirect them.

For the record, Gresham's CDBG allocation for the last few years are as follows:

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FY 10/11	\$959,393
FY 11/12	\$800,918
FY 12/13	\$867,201

**It is unwise to commit \$110,000 per year from our declining CDBG appropriations to pay for a Children's Fountain.** Note, this \$110,000 annual payment includes principal and interest. It is not included in the loan application as only principal is listed in the repayment schedule. As there was in the concurrent Section 108 loan pool application, there is a balloon payment in the last principal repayment for this loan application: it's a slight balloon payment, going from \$107,000 in 2031 to \$139,000 in 2032 [*p.10 of the application*].

**Finally, the loan application fails to address how the City will fund maintenance for the Children's Fountain.** Mayor Bemis, you eloquently laid out the city's need for more funding in your recent State of the City address and stated that you were worried about the City being able to pay for "the guy on the lawn mower". What will we have to give up to pay at least \$25,000 per year for specialized water employees to maintain a Children's Fountain? Does this annual maintenance estimate include repairs for vandalism or other contingencies? How can we propose to build and maintain this fountain and, at the same time, tell citizens that we have a revenue problem and must cut more core services?

**I urge the Council to stop this loan application for a Children's Fountain and instead have the promised community conversation about funding city obligations.**

Thank you for your consideration.

Carol Rulla  
5162 SE 28th Dr.  
Gresham, OR 97080  
4/3/2012

April 3, 2012

Mayor Bemis and City Council Members

Please add my name, Mike McKeel, in support of the Children's Fountain at the Center for the Arts Plaza. I believe strongly that a city such as Gresham needs to do things that set it apart and provide a true sense of community to its citizens. The fun and laughter that will happen with the fountain, available to all in the city center, helps greatly to offset the hardships of the worst economic times in our memory.

Even in difficult times, it is important for a city to lead the way in making its community a good place to live. There are always needs and things to be done, that will get done in time. However, it is valuable to do those as well that enrich our lives and add to the beauty and quality of city life....which this Children's Fountain will do.

There innumerable reasons, a case to be made, and always will be, to not do something. Upon occasion a city has the opportunity to do something wonderful and unexpected that adds to its enduring character. This is one of them and I give my full support.

Dr. Michael McKeel  
108 NE 2<sup>nd</sup> Street  
Gresham OR 97030



Empowering  
Families

Strengthening  
Communities

Rebuilding  
Hope

To: Louise Dix  
Community Revitalization Program Coordinator  
City of Gresham, Urban Design and Planning  
1333 NW Eastman Parkway, Gresham, Oregon 97030

From: Jean DeMaster  
Executive Director  
Human Solutions  
124 NE 181<sup>st</sup>  
Gresham, Oregon 97230

Date: 4/3/12  
Time: 4:15 pm

RE: Support for Strengthening the Community Development Block Grant Program,

Programs funded through the Community Development Block Grant (CDBG) Program are huge assets to low-income neighborhoods---especially those neighborhoods experiencing high levels of poverty, significant plight, and ongoing deterioration. Human Solutions is a non-profit, housing, and social services agency serving people in East Portland, Gresham and East Multnomah County, Oregon. This area contains some of the neighborhoods with the highest levels of poverty in Multnomah County.

For the low-income and homeless people served by Human Solutions, the CDBG program funds safety net services. CDBG funds are used to house homeless families---protecting children from trauma and helping their parents to attain and retain employment. CDBG funds also help to protect high risk households from being evicted from their apartments---protecting them from becoming homeless. Perhaps the most shocking single fact about poverty and homelessness is that the poorest Americans and those at most risk for homelessness are the youngest Americans: children. In some areas of the Rockwood Neighborhood, it is estimated that up to 40% of the children live in families whose incomes are below the poverty level. These children face the hunger, cold, fear and uncertainty on a regular basis. Human Solutions understands that homeless and low-income parents want to be able to provide for themselves and their children. The

**humansolutions.org**

Portland Office 12350 SE Powell Blvd, Portland, OR 97236

Phone 503.548.0200

Fax 503.548.0299

Gresham Office 501 NE Hood Ave. Suite 310. Gresham. OR 97030

Phone 503.405.7875

Fax 503.405.7934

April 3, 2012  
City of Gresham  
Urban Design & Planning  
Attn: Louise Dix  
Community Revitalization Program Coordinator  
1333 NW Eastman Pkwy  
Gresham OR 97030

Dear Louise,

My home is within of the original City of Gresham land plat. My family has a strong interest in seeing Downtown Gresham develop in ways that are beneficial to ourselves and our friends and neighbors; many of whom work nearby. Convenience is especially important for my young children who can easily walk or bicycle to the Skate Park, Main Park, the library, shops or the Arts Plaza. I'm also a business owner in Rockwood and an active proponent of urban renewal in West Gresham.

Recently I received a two-page letter titled "FIVE YEAR FY 2011-1016 CONSOLIDATED PLAN AMENDMENT / AMENDMENT TO THE ONE YEAR ACTION PLAN 2011-1011". My voice is perhaps not alone in saying that this document has led to a very frustrating and time-consuming search for relevant information. Although I appreciate Staff work in this area and the urgent needs of Historic Downtown Gresham, ***at this point in time, I believe the information available is insufficient for making any concrete decisions. Further study is indicated, and I offer the detail below in support of this conclusion.***

**Basic Accounting Concerns:**

Operating Costs -

-- How does City of Gresham break down its Parks & Recreation maintenance budget on an asset-by-asset basis?

Section 108 Loan Repayment Schemes -

-- In both cases, why are Sec. 108 loan interest payments excluded from the repayment schedules?

-- How will the 20th year balloon payments for these loans be financed?

--Who pays if Gresham's CDBG allocations shrink below a sustainable level?

Center for the Arts Plaza -

-- Is there a Master Plan outlining the Downtown Center for the Arts Plaza and fountain?

**Specific to the Children's Fountain: How can affected owners and renters become more involved?**

How many downtown properties are rentals? How many are owner-occupied businesses or homes?

How many are investment properties? **I'd really like to see, and I think HUD as well, how the local**

**community commits to projects like the Downtown Fountain.** Citing two possible models: Business owners in Portland pay a nominal monthly assessment to support the Portland Streetcar in the Pearl District and South Waterfront. This special assessment helps pay off the original bond and also supports operating costs. In Beaverton's fountain example, the project was supported by a library bond because the fountain is across the street from Beaverton's library.

**Strong concerns about accuracy of data supporting “slum and blight”**

Data provided to me appears to derive almost entirely from a study conducted prior to 2010 for the purpose of establishing a Downtown Storefront Improvement Zone.

According to Resolution #3007, 38.1% (61 of 160 properties in the Downtown Storefront Improvement Area) are "blighted". More specifically, 52 buildings had deteriorating physical exteriors; twelve are experiencing chronic vacancies; and one is experiencing a steep decline in property value. **In terms of the indicators of blight... how relevant are the degrees of the physical deterioration, the vacancy rates, the declines of property value?** I note one recent sale [611 NE Powell Blvd.] that appears to have realized a 250% increase in actual value since 2006. Even if that sale is discounted, region-wide assessed values are declining at alarming rates. Is the Downtown area’s decline noteworthy given that context?

**To better understand the nature of Gresham’s slum and blight it would be useful to review and update the list of affected properties on file with the Urban Design & Planning Department.**

**The importance of boundaries --**

The Rockwood / West Gresham Urban Renewal Area was designed in an oddly elongated hour-glass shape to allow blighted areas of West Gresham to benefit from tax increment financing potentially available from northwest Gresham’s untapped industrial sites. In a similar vein, boundaries for the Downtown Storefront Improvement Program site seem drawn to highlight the really distressed areas of 'Historic Downtown Gresham'. The purpose of this irregular shape would be to ensure needy properties can receive storefront grants and other properties would be excluded. **Storefront Improvement Program boundaries may misrepresent the area of need or use for the Children’s Fountain: The area benefiting from the proposed fountain is much broader and includes existing parks and performing properties -- some within two blocks of the proposed fountain site. The area of benefit also includes a number of poorly performing properties and potential fountain users who should have a say in the proceedings.**

**Is this really free money?** How are CDBG projects introduced to residents in various parts of Gresham? Those living and working outside of the Downtown area might not realize **CDGB funds tapped for projects like the Children’s Fountain will no longer be available to pay for sidewalks, crosswalks and other city infrastructure. Many parts of Gresham lack these safety-enhancing amenities.** For example, people in Downtown Gresham might not realize that children are standing in the middle of 181st Avenue --a five-lane boulevard-- waiting for a break in traffic to cross to the supermarket or bus stop in an area where the nearest crosswalk is over a thousand feet away. Or that residents of established neighborhoods and a newly constructed apartment complex at 202nd and Division have to walk over 700 feet on a narrow, unimproved dirt path fronting City property to get from the MAX Station to their homes.

**Entitled Communities -- Understanding purchasing power, density & equity --**

Everyone agrees that a fun, seasonal amenity will benefit families and boost local economies in many ways. Please consider the chart below as a starting point to give some indication about communities’ ability to pay for and benefit from amenities within their jurisdictions. **The City of Gresham really needs to make a clearer case about how and where CDBG funding mechanisms are appropriate, and what effect individual projects will have on future CDBG allocations.**

**Fountains, Density and Poverty<sup>1</sup> -**

Census Tract #	Area Described	Population	Households	% in Poverty	Density (persons/Sq.Mi.)	Area ( Sq. Miles)
100.01	Downtown Gresham	5,629	2,591	22.5	5,057.5	1.11
96.06	Rockwood	5,251	1,893	38.8	11,037.2	0.48
98.06	Vance Park	4,562	1,542	34.1	4,482.6	1.02
51	Jamison Square	7,926	5,843	26.7	18,466/6	0.43
311	Beaverton Park	2,629	1,177	19.1	7,596.4	0.35
202	Lake Oswego	6193	3032	8.2	2,817.0	2.20

How many of the areas described above have or need amenities purchased with CDBG / Sect. 108 Loan Pool Funds?

Respectfully,  
 John M. Bildsoe  
 PO Box 1172  
 Gresham OR 97030

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<sup>1</sup> 2000 & 2010 Comparison Profiles, Mult. County Census Tracts by Population Research Center, Portland State Univ. [http://pdx.edu/sites/www.pdx.edu.prc/files/Multnomah\\_CT2000.pdf](http://pdx.edu/sites/www.pdx.edu.prc/files/Multnomah_CT2000.pdf)  
 Census Data Show Portland's High-Poverty Pockets *Michael Burnham*, Institute of Metropolitan Studies, Portland State Univ, December 2010  
<http://mkn.research.pdx.edu/2010/12/acs-data/>



## CITY OF GRESHAM

### Urban Design & Planning

1333 N.W. Eastman Parkway  
Gresham, Oregon 97030-3825

KIA SELLEY  
Director  
503-618-2378  
FAX: 503-669-1376

COMMUNITY REVITALIZATION  
503-618-2818  
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COMPREHENSIVE PLANNING  
503-618-2235  
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DEVELOPMENT PLANNING  
503-618-2842  
FAX: 503-669-1376

E-MAIL:  
first.last@GreshamOregon.gov

April 17, 2012

Dear Mrs. Aiger,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that answers some of your questions, and here are some additional points on The Children's Fountain project for your use and consideration:

- The Children's Fountain is a unique project with regard to its degree of multi-objectivity. Not only is it an economic catalyst with the potential to pay dividends year-after-year, but it also fills a much-needed parks and recreation need *and* is located in the central hub of the city to benefit the highest number of citizens, in a location easily accessible to all by public transportation.
- Staff researched similar projects in the region and nationally. Combined with other economic development activities, we heard time and time again, from business leaders, municipal staff, and neighborhood leaders, that interactive fountains such as this are a good way to bring visitors downtown and to spur economic growth.
- Applying for grant funding is a way for the City to leverage additional funding to supplement our limited resources and to pursue a unique opportunity that addresses both recreational and economic development needs. To qualify for Housing and Urban Development (HUD) funding a project must meet strict criteria, which most projects in Gresham would not be able to demonstrate.
- The anticipated maintenance cost for The Children's Fountain is approximately \$25,000 per year, or roughly 1% of the City's parks maintenance budget.
- The Children's Fountain has always been a planned component of the Arts Plaza – the critical draw intended to turn the plaza from a "space" into a "destination." Research shows a fountain would attract more people downtown and provide a better plaza experience for visitors, "activating" the wider area. Leaving the fountain element of the plaza undeveloped would mean forfeiting the full economic

benefits that an “activated” plaza space could provide to the City. By contrast, building it as part of a final phase would fully realize the community’s initial investment in the plaza itself.

- Planning and design of the plaza incorporated public input throughout the process. The Children’s Fountain component has been an item on the Council Work Plan for the past two years. Additional public outreach included meetings with civic groups such as the Historic Downtown Business Association, Gresham Downtown Development Association, and others.
- In this difficult economy, public economic development and catalyst projects such as this are needed to help spur private investment. This in turn will increase property values and associated tax revenues, helping to fund other vital City services.
- Should the loan be awarded by HUD, there are numerous options for loan repayment. Initially, the City would use a portion of its Community Development Block Grant (CDBG) allocation to repay the loan. Specifically, a portion of funding within the “Public Infrastructure” category of CDBG would be used rather than affecting the other categories. The City Council will ultimately determine the most appropriate loan payback tool for the organization.

Thank you again and please let me know if you have any further questions or would like additional information.

*Louise Dix  
Urban Design and Planning  
City of Gresham  
1333 NW Eastman Parkway  
Gresham, OR 97030  
503-618-2618  
[louise.dix@greshamoregon.gov](mailto:louise.dix@greshamoregon.gov)*



## CITY OF GRESHAM

### Urban Design & Planning

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E-MAIL:  
first.last@GreshamOregon.gov

April 17, 2012

Richard Barnekoff  
1221 NE 25<sup>th</sup> Street  
Gresham, OR 97030

Dear Mr. Barnekoff,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that answers some of your questions, and here are some additional points on The Children's Fountain project for your use and consideration:

- The proposed loan payback for this project comes 100% from federal grant funding. Applying for grant funding is a way for the City to supplement our limited resources and to pursue a unique opportunity that addresses both recreational and economic development needs.
- To qualify for this particular source of federal grant funding (Housing and Urban Development), a project must meet strict criteria, which most services and projects in Gresham would not be able to demonstrate. We cannot use this funding source to pay for standard street repair, police, or fire services.
- The Children's Fountain is a unique project with regard to its degree of multi-objectivity. Not only is it an economic catalyst with the potential to pay dividends year-after-year, but it also fills a much-needed parks and recreation need *and* is located in the central hub of the city to benefit the highest number of citizens, in a location easily accessible to all by public transportation.
- Staff researched similar projects in the region and nationally. Combined with other economic development activities, we heard time and time again, from business leaders, municipal staff, and neighborhood leaders, that interactive fountains such as this are a good way to bring visitors downtown and to spur economic growth.
- The anticipated maintenance cost for The Children's Fountain is approximately

\$25,000 per year, or roughly 1% of the City's parks maintenance budget.

- The Children's Fountain has always been a planned component of the Arts Plaza – the critical draw intended to turn the plaza from a “space” into a “destination.” Research shows a fountain would attract more people downtown and provide a better plaza experience for visitors, “activating” the wider area. Leaving the fountain element of the plaza undeveloped would mean forfeiting the full economic benefits that an “activated” plaza space could provide to the City. By contrast, building it as part of a final phase would fully realize the community's initial investment in the plaza itself.
- Planning and design of the plaza incorporated public input throughout the process. The Children's Fountain component has been an item on the Council Work Plan for the past two years. Additional public outreach included meetings with civic groups such as the Historic Downtown Business Association, Gresham Downtown Development Association, and others.
- In this difficult economy, public economic development and catalyst projects such as this are needed to help spur private investment. This in turn will increase property values and associated tax revenues, helping to fund other vital City services.
- Should the loan be awarded by HUD, there are numerous options for loan repayment. Initially, the City would use a portion of its Community Development Block Grant (CDBG) allocation to repay the loan. Specifically, a portion of funding within the “Public Infrastructure” category of CDBG would be used rather than affecting the other categories. The City Council will ultimately determine the most appropriate loan payback tool for the organization.

Thank you again and please let me know if you have any further questions or would like additional information.

*Louise Dix*  
*Urban Design and Planning*  
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## CITY OF GRESHAM

### Urban Design & Planning

1333 N.W. Eastman Parkway  
Gresham, Oregon 97030-3825

April 17, 2012

John M. Bildsoe  
PO Box 1172  
Gresham, OR 97030

Dear Mr. Bildsoe,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where as you know, the Council unanimously voted to proceed with the loan application. Also as you know, many of the questions and points that you raised were discussed at the public hearing. City staff would be happy to sit down with you at your convenience to discuss any of these matters further, to answer any outstanding questions you may have, or to gather additional information. A few key points to consider:

- The Children's Fountain is a unique project with regard to its degree of multi-objectivity. Not only is it an economic catalyst with the potential to pay dividends year-after-year, but it also fills a much-needed parks and recreation need *and* is located in the central hub of the city to benefit the highest number of citizens, in a location easily accessible to all by public transportation.
- Staff researched similar projects in the region and nationally. Combined with other economic development activities, we heard time and time again, from business leaders, municipal staff, and neighborhood leaders, that interactive fountains such as this are a good way to bring visitors downtown and to spur economic growth.
- Applying for grant funding is a way for the City to leverage additional funding to supplement our limited resources and to pursue a unique opportunity that addresses both recreational and economic development needs. To qualify for Housing and Urban Development (HUD) funding a project must meet strict criteria, which most projects in Gresham would not be able to demonstrate.
- The anticipated maintenance cost for The Children's Fountain is approximately \$25,000 per year, or roughly 1% of the City's parks maintenance budget.

- The Children’s Fountain has always been a planned component of the Arts Plaza – the critical draw intended to turn the plaza from a “space” into a “destination.” Research shows a fountain would attract more people downtown and provide a better plaza experience for visitors, “activating” the wider area. Leaving the fountain element of the plaza undeveloped would mean forfeiting the full economic benefits that an “activated” plaza space could provide to the City. By contrast, building it as part of a final phase would fully realize the community’s initial investment in the plaza itself.
- Planning and design of the plaza incorporated public input throughout the process. The Children’s Fountain component has been an item on the Council Work Plan for the past two years. Additional public outreach included meetings with civic groups such as the Historic Downtown Business Association, Gresham Downtown Development Association, and others.
- In this difficult economy, public economic development and catalyst projects such as this are needed to help spur private investment. This in turn will increase property values and associated tax revenues, helping to fund other vital City services.
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Thank you again and please let me know if you have any further questions or would like additional information.

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## CITY OF GRESHAM

### Urban Design & Planning

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April 17, 2012

Mike and Kathy Henton  
2129 SE Douglas Place  
Gresham, OR 97080

Dear Mr. and Mrs. Henton,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where as you know, the Council unanimously voted to proceed with the loan application. Also as you know, many of the questions and points that you raised were discussed at the public hearing. City staff would be happy to sit down with you at your convenience to discuss any of these matters further, to answer any outstanding questions you may have, or to gather additional information. A few key points to consider:

- The Children's Fountain is a unique project with regard to its degree of multi-objectivity. Not only is it an economic catalyst with the potential to pay dividends year-after-year, but it also fills a much-needed parks and recreation need *and* is located in the central hub of the city to benefit the highest number of citizens, in a location easily accessible to all by public transportation.
- Staff researched similar projects in the region and nationally. Combined with other economic development activities, we heard time and time again, from business leaders, municipal staff, and neighborhood leaders, that interactive fountains such as this are a good way to bring visitors downtown and to spur economic growth.
- Applying for grant funding is a way for the City to leverage additional funding to supplement our limited resources and to pursue a unique opportunity that addresses both recreational and economic development needs. To qualify for Housing and Urban Development (HUD) funding a project must meet strict criteria, which most projects in Gresham would not be able to demonstrate.
- The anticipated maintenance cost for The Children's Fountain is approximately \$25,000 per year, or roughly 1% of the City's parks maintenance budget.

- The City does currently have programs to incent businesses to locate here, including the Business License Incentive Program and the Garage to Storefront Incentive Program. The primary purposes of The Children’s Fountain is to draw more people downtown, increasing business activity and helping to spur development and private investment in Gresham’s core.
- The Children’s Fountain has always been a planned component of the Arts Plaza – the critical draw intended to turn the plaza from a “space” into a “destination.” Research shows a fountain would attract more people downtown and provide a better plaza experience for visitors, “activating” the wider area. Leaving the fountain element of the plaza undeveloped would mean forfeiting the full economic benefits that an “activated” plaza space could provide to the City. By contrast, building it as part of a final phase would fully realize the community’s initial investment in the plaza itself.
- Planning and design of the plaza incorporated public input throughout the process. The Children’s Fountain component has been an item on the Council Work Plan for the past two years. Additional public outreach included meetings with civic groups such as the Historic Downtown Business Association, Gresham Downtown Development Association, and others.
- In this difficult economy, public economic development and catalyst projects such as this are needed to help spur private investment. This in turn will increase property values and associated tax revenues, helping to fund other vital City services.
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Thank you again and please let me know if you have any further questions or would like additional information.

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## CITY OF GRESHAM

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April 17, 2012

Dear Mr. Hurley,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that answers some of your questions, and here are some additional points on The Children's Fountain project for your use and consideration:

- You are correct that there are park lands in Gresham that have not yet been developed. The City of Gresham parks budget has been significantly reduced in the past few years. Applying for grant funding is a way for the City to leverage additional funding to supplement our limited resources and to pursue a unique opportunity that addresses both recreational and economic development needs. To qualify for Housing and Urban Development (HUD) funding a project must meet strict criteria, which most neighborhood park projects in Gresham would not be able to demonstrate.
- The anticipated maintenance cost for The Children's Fountain is approximately \$25,000 per year, or roughly 1% of the City's parks maintenance budget.
- Staff researched similar projects in the region and nationally. Combined with other economic development activities, we heard time and time again, from business leaders, municipal staff, and neighborhood leaders, that interactive fountains such as this are a good way to bring visitors downtown and to spur economic growth.
- The Children's Fountain is a unique project with regard to its degree of multi-objectivity. Not only is it an economic catalyst with the potential to pay dividends year-after-year, but it also fills a much-needed parks and recreation need *and* is located in the central hub of the city to benefit the highest number of citizens, in a location easily accessible to all by public transportation.
- The Children's Fountain has always been a planned component of the Arts Plaza – the critical draw intended to turn the plaza from a “space” into a “destination.”

Research shows a fountain would attract more people downtown and provide a better plaza experience for visitors, “activating” the wider area. Leaving the fountain element of the plaza undeveloped would mean forfeiting the full economic benefits that an “activated” plaza space could provide to the City. By contrast, building it as part of a final phase would fully realize the community’s initial investment in the plaza itself.

- Planning and design of the plaza incorporated public input throughout the process. The Children’s Fountain component has been an item on the Council Work Plan for the past two years. Additional public outreach included meetings with civic groups such as the Historic Downtown Business Association, Gresham Downtown Development Association, and others.
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Thank you again and please let me know if you have any further questions or would like additional information.

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## CITY OF GRESHAM

### Urban Design & Planning

1333 N.W. Eastman Parkway  
Gresham, Oregon 97030-3825

April 17, 2012

Dear Mrs. Klein,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that answers some of your questions, and here are some additional points on The Children's Fountain project for your use and consideration:

- The Children's Fountain is a unique project with regard to its degree of multi-objectivity. Not only is it an economic catalyst with the potential to pay dividends year-after-year, but it also fills a much-needed parks and recreation need *and* is located in the central hub of the city to benefit the highest number of citizens, in a location easily accessible to all by public transportation.
- Staff researched similar projects in the region and nationally. Combined with other economic development activities, we heard time and time again, from business leaders, municipal staff, and neighborhood leaders, that interactive fountains such as this are a good way to bring visitors downtown and to spur economic growth.
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- The anticipated maintenance cost for The Children's Fountain is approximately \$25,000 per year, or roughly 1% of the City's parks maintenance budget.
- The Children's Fountain has always been a planned component of the Arts Plaza – the critical draw intended to turn the plaza from a “space” into a “destination.” Research shows a fountain would attract more people downtown and provide a better plaza experience for visitors, “activating” the wider area. Leaving the fountain element of the plaza undeveloped would mean forfeiting the full economic

benefits that an “activated” plaza space could provide to the City. By contrast, building it as part of a final phase would fully realize the community’s initial investment in the plaza itself.

- Planning and design of the plaza incorporated public input throughout the process. The Children’s Fountain component has been an item on the Council Work Plan for the past two years. Additional public outreach included meetings with civic groups such as the Historic Downtown Business Association, Gresham Downtown Development Association, and others.
- In this difficult economy, public economic development and catalyst projects such as this are needed to help spur private investment. This in turn will increase property values and associated tax revenues, helping to fund other vital City services.
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Thank you again and please let me know if you have any further questions or would like additional information.

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## CITY OF GRESHAM

Urban Design & Planning  
1333 N.W. Eastman Parkway  
Gresham, Oregon 97030-3825

April 17, 2012

Dear Mrs. May,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that answers some of your questions, and here are some additional points on The Children's Fountain project for your use and consideration:

- The Children's Fountain is a unique project with regard to its degree of multi-objectivity. Not only is it an economic catalyst with the potential to pay dividends year-after-year, but it also fills a much-needed parks and recreation need *and* is located in the central hub of the city to benefit the highest number of citizens, in a location easily accessible to all by public transportation.
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- Applying for grant funding is a way for the City to leverage additional funding to supplement our limited resources and to pursue a unique opportunity that addresses both recreational and economic development needs. To qualify for Housing and Urban Development (HUD) funding a project must meet strict criteria, which most projects in Gresham would not be able to demonstrate.
- The anticipated maintenance cost for The Children's Fountain is approximately \$25,000 per year, or roughly 1% of the City's parks maintenance budget.
- The Children's Fountain has always been a planned component of the Arts Plaza – the critical draw intended to turn the plaza from a “space” into a “destination.” Research shows a fountain would attract more people downtown and provide a better plaza experience for visitors, “activating” the wider area. Leaving the fountain element of the plaza undeveloped would mean forfeiting the full economic

benefits that an “activated” plaza space could provide to the City. By contrast, building it as part of a final phase would fully realize the community’s initial investment in the plaza itself.

- Planning and design of the plaza incorporated public input throughout the process. The Children’s Fountain component has been an item on the Council Work Plan for the past two years. Additional public outreach included meetings with civic groups such as the Historic Downtown Business Association, Gresham Downtown Development Association, and others.
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Thank you again and please let me know if you have any further questions or would like additional information.

*Louise Dix*  
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## **CITY OF GRESHAM**

### **Urban Design & Planning**

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April 17, 2012

Dr. Michael McKeel  
108 NE 2<sup>nd</sup> Street  
Gresham, OR 97030

Dear Dr. McKeel,

Thank you for your comments regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that provides some additional points on The Children's Fountain project for your use.

Thank you again and please let me know if you have any questions or would like additional information.

*Louise Dix*  
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April 17, 2012

Vincent W. Oretger  
1735 SE Dogwood Way  
Gresham, OR 97080

Dear Mr. Oretger,

Thank you for your comments regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that provides some additional points on The Children's Fountain project for your use.

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## CITY OF GRESHAM

Urban Design & Planning  
1333 N.W. Eastman Parkway  
Gresham, Oregon 97030-3825

April 17, 2012

Elizabeth Peters  
4191 SE 22<sup>nd</sup> Drive  
Gresham, OR 97080

Dear Mrs. Peters,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that answers some of your questions, and here are some additional points on The Children's Fountain project for your use and consideration:

- The Children's Fountain will be designed as a recirculating system to minimize water loss. The fountain will also include an ultraviolet water treatment system to ensure the health and safety of its users. As a contact fountain or "splash pad", the fountain does not have a standing pool of water, further increasing safety.
- The City does currently have programs to incent businesses to locate here, including the Business License Incentive Program and the Garage to Storefront Incentive Program. The primary purposes of The Children's Fountain is to draw more people downtown, increasing business activity and helping to spur development and private investment in Gresham's core.
- Applying for grant funding is a way for the City to supplement our limited resources and to pursue a unique opportunity that addresses both recreational and economic development needs. To qualify for Housing and Urban Development (HUD) funding a project must meet strict criteria, which most projects and services (such as Police or Fire) do not meet.
- Staff researched similar projects in the region and nationally. Combined with other economic development activities, we heard time and time again, from business leaders, municipal staff, and neighborhood leaders, that interactive fountains such as this are a good way to bring visitors downtown and to spur economic growth.

- The Children’s Fountain is a unique project with regard to its degree of multi-objectivity. Not only is it is an economic catalyst with the potential to pay dividends year-after-year, but it also fills a much-needed parks and recreation need *and* is located in the central hub of the city to benefit the highest number of citizens, in a location easily accessible to all by public transportation.
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Thank you again and please let me know if you have any further questions or would like additional information.

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April 17, 2012

Carol Rulla  
5162 SE 28<sup>th</sup> Drive  
Gresham, OR 97080

Dear Mrs. Rulla,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where as you know, the Council unanimously voted to proceed with the loan application. Also as you know, many of the questions and points that you raised were discussed at the public hearing. City staff would be happy to sit down with you at your convenience to discuss any of these matters further, to answer any outstanding questions you may have, or to gather additional information. A few key points to consider:

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## CITY OF GRESHAM

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April 17, 2012

Nancy Seebert  
250 NE 5<sup>th</sup> St.  
Gresham, OR 97030

Dear Mrs. Seebert,

Thank you for your comments regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that provides some additional points on The Children's Fountain project for your use.

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## CITY OF GRESHAM

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April 17, 2012

Dick and Kathi Schneider  
3943 SE 30<sup>th</sup>  
Gresham, OR 97080

Dear Mr. and Mrs. Schneider,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where the Council unanimously voted to proceed with the loan application. I have attached an overview of the project that answers some of your questions, and here are some additional points on The Children's Fountain project for your use and consideration:

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## CITY OF GRESHAM

Urban Design & Planning  
1333 N.W. Eastman Parkway  
Gresham, Oregon 97030-3825

April 17, 2012

Dear Mr. Stine,

Thank you for your comments and questions regarding the City of Gresham's proposed application for Section 108 loan funding for the design and construction of The Children's Fountain in downtown Gresham. Your comments were forwarded to members of the Gresham City Council prior to the April 3<sup>rd</sup> public hearing on this project, where as you know, the Council unanimously voted to proceed with the loan application. Also as you know, many of the questions and points that you raised were discussed at the public hearing. City staff would be happy to sit down with you at your convenience to discuss any of these matters further, to answer any outstanding questions you may have, or to gather additional information. A few key points to consider:

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April 17, 2012

Marc Thornsbury  
16213 NE San Rafael Dr.  
Gresham, OR 97230

Dear Mr. Thornsbury,

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<b>Name/Affiliation</b>	<b>City of Gresham Public Hearing- May 1, 2012</b>	<b>Staff Response</b>
Erika Silver, Deputy Director, Human Solutions	Ms. Silver discussed the tenant-based rental assistance program. She said this program is preventing 125 households or 325 people from homelessness many of which are children. This program receives 317 calls a month from Gresham residents needing assistance. She read a letter from a senior citizen who benefited from this program during the winter months. She said 85 percent of people helped by this program are still housed one year later.	Rent assistance programs are covered under Priority Two: Homelessness prevention. We have increased funding for tenant based rental assistance in 2012/2013 due to increased need.
Dody Simmons, Living Solutions Client	Ms. Simmons, recovering alcoholic, said one year ago she was homeless living in a woman's shelter for four months. She has been clean and sober for over one year. She has a job and is able to support herself. She has been able to do this because Living Solutions helped her during her recovery period. The housing is the most conducive part of her recovery. She is safe and doesn't worry and struggle because of the rental assistance. She has been given a chance to become a production citizen. Once she got her job, Living Solutions helped her with the purchase of decent clothing and a bus pass so she can work.	Living Solutions is funded under City of Gresham Priority Seven: Economic Opportunities. The Living Solutions program received nearly full funding in 2012/2013.
Natalie Arreola, EI Programa Hispano, Catholic Charities	Natalie Arreola, Domestic Violence advocate for EI Programa Hispano said her program serves domestic violence survivors and help them begin a new life without violence and free from abuse. They are the only 24-hour Spanish-speaking facility that provides access to food, rent and utility assistance, referrals to health and dental care, mental health advocacy and many other benefits to help families with basic care needs. The goal is to help clients become self-sufficient productive members of the community. During FY 2011-12 this program has served 5,022 low-income Gresham Latinos. She thanked Council for their support.	EI Programa Hispano received full funding under the Public Services category for 2012/2013.

<p>Jean DeMaster, Executive Director, Human Solutions</p>	<p>See letter (attached below this spreadsheet)</p>	<p>The Living Solutions program is addressed on Priority Seven: Economic Opportunities. Living Solutions was nearly fully funded in 2012/2013.</p>
<p>Brenda Jose, Director, Unlimited Choices</p>	<p>Ms. Jose said for 17 years the community counted on Unlimited Choices to live with safety and dignity in their homes. They were successful in adding ramps to homes and completing bathroom modifications, electrical, plumbing and structural work for seniors, special needs and children within the community. She is thankful and pleased that the City has proposed renewed funding for this program.</p>	<p>Mend-A-Home and Adapt-A Home both received funding in 2012/2013.</p>
<p>Angelica Jimenez, Living Solutions Client</p>	<p>Ms. Jimenez discussed her relationship with Living Solutions. She was homeless when she first heard about Living Solutions. They provided housing and support through a family advocate who helped her build a resume and practice interviews and finding a job. She was able to secure a job with Human Solutions as the Energy Scheduler and works full time. She and her four children live in Section 8 Housing. Living Solutions helped her with transportation and clothing for her children clothing. She thanked the Council for supporting this program.</p>	<p>Living Solutions received continued funding in 2012/2013.</p>
<p>Jim Staley, Proud Ground Client, Gresham homeowner</p>	<p>Mr. Staley, special needs man, spoke through his interpreter and said he was able to find a great home in the quiet neighborhood through Proud Ground. He feels more independent owning his own home.</p>	<p>Homeownership is Priority Three. Proud Ground has additional funds from previous years to use for helping low and moderate income persons purchase homes in Gresham</p>
<p>Natalie Mitchel, Proud Ground Client, Gresham homeowner</p>	<p>Natalie Mitchel said she is purchasing her first home in Gresham through the Proud Ground Buyer Initiative Grant program. She is engaged in the community as a board member at a woman's shelter. She is a single mother who put herself through college to earn a master degree in social work. Because of Proud Ground she is leaving behind the unstable life of renting and moving into a home that she was able to choose.</p>	<p>Homeownership is Priority Three. See above.</p>

<p>Reyna Ramos, El Programa Hispano Client</p>	<p>Ms. Ramos, recipient of El Programa Hispano funds said she has received much help from this program. She received energy assistance and food. She thanked the Council for their help.</p>	<p>El Programa Hispano is in Year Two of Public Services funding and received full funding in 2012/2013.</p>
<p>Kristin Madden, Proud Ground client, Gresham homeowner</p>	<p>Kristin Madden a single mother of two boys with autism said last year she purchased a home through Proud Ground. She is from a long line of generational poverty. Her biggest goal was to change this for her children. She is the first home buyer in at least four generations. She has broken the cycle of poverty. This support may seem minor to some but it is major to my children and me. Thank you so much for your support.</p>	<p>Homeownership is Priority Three. Proud Ground has funding from previous year's funding cycle to help provide additional homeownership.</p>
<p>Jesse Beason, Executive Director, Proud Ground</p>	<p>Mr. Beason said that since 1999 they have served more than 150 families to fulfill their dream of homeownership. Seven of those families have been or shortly will be Gresham home owners. The city's investment means that families will have a stable place to build a better future. Whether it is the chance to send their children to the same schools or to become more involved in the community these homeowners have committed to do so. This investment extends beyond these seven families as this program ensures that homes like Kristin's will be affordable forever. Gresham will always have seven opportunities for generations to come for hard working families that are priced out of the housing market. He appreciates that Gresham is making the kinds of investments that leverage dollars today to ensure a brighter future for tomorrow. On behalf of the board and staff at Proud Ground he thanked Council for the honor of serving Gresham citizens. On behalf of the current and future home buyers he thanked Council for making the American dream accessible to all.</p>	<p>Homeownership is Priority Three. Proud Ground has funds from a previous year's funding cycle to aid in the purchase of a home in Gresham for its low and moderate income clients.</p>



# **Appendix C:**

## **Regulatory Barriers**

FY 2012-2013 Action Plan



# Regulatory Barriers

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	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 for 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

### 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]

	1	2
<p>1. 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 checked="" type="checkbox"/> Yes
<p>2. 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 checked="" type="checkbox"/> Yes
<p>3. 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 checked="" type="checkbox"/> Yes
<p>4. 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 checked="" type="checkbox"/> No

<p>5. 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 checked="" type="checkbox"/> Yes
<p>6. 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 checked="" type="checkbox"/> Yes
<p>7. 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 checked="" type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through gradated 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 checked="" type="checkbox"/> Yes
<p>9. 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 checked="" type="checkbox"/> Yes
<p>10. 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
<p><b>Total Points:</b></p>		

# 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

#### 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 2011, the City of Portland assists over 13,000 households through residential tax exemption programs. The largest program by units and by share of foregone revenue is the non-profit affordable housing program. Due to property tax limitation laws, the residential rehab programs are no longer used.

A multi-year evaluation of the programs will be complete in July, 2012, and will result in improved programs that are effective in leveraging private housing development to advance the City's housing and economic prosperity goals; and limited to address impact of foregone revenue. The new rules will be implemented as a three year pilot program and reviewed for compliance with the City's Comprehensive Plan update when completed.

## **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 square foot lots in R2 and R2.5 zones in the 1990s. The Portland Bureau of Development Services established a moratorium on collecting fees for accessory dwelling units through out 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 percent 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 percent MFI, one unit was preserved at above 80 percent MFI for a property manager unit.

Seven downtown properties have Project-based Section 8 contracts 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**

In April 2012, Portland City Council adopted the Portland Plan, a strategic road map to help our city thrive for the next 25 years. The Plan includes policies and both long and short-term implementation activities focused on Prosperity, Education, Health and Equity. 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 6,000 square feet was removed making it easier to develop subdivisions with minimum lot sizes of 5,000 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.



# **Appendix D:**

## **HUD 2020 Data**

City of Portland  
City of Gresham  
Multnomah County



# **Appendix D:**

## **HUD 2020 Data**

City of Portland

FY 2012-2013 Action Plan



<b>Project Name:</b> Portland Housing Center							
<b>Description:</b>	<b>IDIS Project #:</b> 1 <b>UOG Code:</b> 411098						
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. National Objective is low/mod households.							
<b>Location:</b>	<b>Priority Need Category</b>						
Community Wide	<b>Select one:</b> Owner Occupied Housing						
<b>Explanation:</b>							
<b>Expected Completion Date:</b>	Portland Housing Center						
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>Outcome Categories</b>	<b>Specific Objectives</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	<b>Proposed</b>	350		Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>			Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>			Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
<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>	CDBG	<b>Proposed Amt.</b>	\$ 110,000		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>	
	04 Households	<b>Proposed Units</b>	350		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>	

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Proud Ground					
<b>Description:</b>	<b>IDIS Project #:</b> 2 <b>UOG Code:</b> 411098				
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 affordable homes. National objective is low/mod households.					
<b>Location:</b>	<b>Priority Need Category</b>				
Community Wide	<b>Select one:</b> Owner Occupied Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>	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>					
<b>Outcome Categories</b>	1 Improve access to affordable owner housing				
<input type="checkbox"/> Availability/Accessibility	2				
<input checked="" type="checkbox"/> Affordability	3				
<input type="checkbox"/> Sustainability					
<b>Project-level Accomplishments</b>	04 Households	Proposed	18	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	
Matrix Codes		Matrix Codes		Matrix Codes	
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 45,000	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>
	04 Households	<b>Proposed Units</b>	18	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>

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 3</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 5</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> NAYA Foreclosure Prevention					
<b>Description:</b>	<b>IDIS Project #:</b> 3 <b>UOG Code:</b> 411098				
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. National objective is low/mod households.					
<b>Location:</b> Community Wide	<b>Priority Need Category</b> <b>Select one:</b> Owner Occupied Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b> 6/30/2013	Native American Youth Association				
<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	30	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>	CDBG	Proposed Amt.	\$ 70,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	04 Households	Proposed Units	30	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accmpl. Type: ▼	<b>Proposed Units</b>			Accmpl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
	Accmpl. Type: ▼	<b>Proposed Units</b>		Accmpl. Type: ▼	<b>Proposed Units</b>		
		<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accmpl. Type: ▼	<b>Proposed Units</b>			Accmpl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
	Accmpl. Type: ▼	<b>Proposed Units</b>		Accmpl. Type: ▼	<b>Proposed Units</b>		
		<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accmpl. Type: ▼	<b>Proposed Units</b>			Accmpl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
	Accmpl. Type: ▼	<b>Proposed Units</b>		Accmpl. Type: ▼	<b>Proposed Units</b>		
		<b>Actual Units</b>			<b>Actual Units</b>		
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accmpl. Type: ▼	<b>Proposed Units</b>			Accmpl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
	Accmpl. Type: ▼	<b>Proposed Units</b>		Accmpl. Type: ▼	<b>Proposed Units</b>		
		<b>Actual Units</b>			<b>Actual Units</b>		

<b>Project Name:</b> Affordable Rental Housing Capital					
<b>Description:</b>	<b>IDIS Project #:</b> 4 <b>UOG Code:</b> 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	<b>Select one:</b> 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>					
<b>Outcome Categories</b>	1 Increase the supply of affordable rental housing				
<input type="checkbox"/> Availability/Accessibility	2				
<input checked="" type="checkbox"/> Affordability	3				
<input type="checkbox"/> Sustainability					
<b>Project-level Accomplishments</b>	10 Housing Units	<b>Proposed</b>	627	Accompl. Type:	<b>Proposed</b>
		<b>Underway</b>			<b>Underway</b>
		<b>Complete</b>			<b>Complete</b>
	10 Housing Units	<b>Proposed</b>	450	Accompl. Type:	<b>Proposed</b>
		<b>Underway</b>			<b>Underway</b>
		<b>Complete</b>			<b>Complete</b>
	Accompl. Type:	<b>Proposed</b>		Accompl. Type:	<b>Proposed</b>
		<b>Underway</b>			<b>Underway</b>
		<b>Complete</b>			<b>Complete</b>
<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>	CDBG	<b>Proposed Amt.</b>	1,210,672	Fund Source:	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	HOME	<b>Proposed Amt.</b>	3,541,594	Fund Source:	<b>Proposed Amt.</b>
		<b>Actual Amount</b>			<b>Actual Amount</b>
	10 Housing Units	<b>Proposed Units</b>	627	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>

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$5,278,761		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	HOME	▼	<b>Proposed Amt.</b>	\$4,608,582		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	10 Housing Units	▼	<b>Proposed Units</b>	450		Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			

<b>Project Name:</b> Affordable Rental Housing - PHB Program Delivery					
<b>Description:</b>	<b>IDIS Project #:</b> 5 <b>UOG Code:</b> 411098				
Staff and operating costs associated with delivering the Rental Housing program. Please note that matrix code should be 14J. National objective is low/mod housing.					
<b>Location:</b> Community Wide	<b>Priority Need Category</b> <b>Select one:</b> Rental Housing				
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b> Portland Housing Bureau				
<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 Increase the supply of affordable rental housing 2 3				
<b>Project-level Accomplishments</b>	10 Housing Units	Proposed	627	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	10 Housing Units	Proposed	450	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>	CDBG	<b>Proposed Amt.</b>	\$ 731,030	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>
	10 Housing Units	<b>Proposed Units</b>	627	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>

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$810,188	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>	
	10 Housing Units	▼	<b>Proposed Units</b>	450	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>		
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		

<b>Project Name:</b> Section 108 Loan Guarantee Program					
<b>Description:</b>	<b>IDIS Project #:</b> 6 <b>UOG Code:</b> 411098				
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. National objective is low/mod housing. AP NOTE: PAUL TO PROVIDE INFO					
<b>Location:</b>	<b>Priority Need Category</b>				
Community Wide	Select one: Rental Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>					
6/30/2013					
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	1 Increase the supply of affordable rental housing				
<input type="checkbox"/> Availability/Accessibility	2				
<input checked="" type="checkbox"/> Affordability	3				
<input checked="" type="checkbox"/> Sustainability					
<b>Project-level Accomplishments</b>	10 Housing Units	Proposed	50	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	10 Housing Units	Proposed	50	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>	CDBG	<b>Proposed Amt.</b>	\$ 400,000	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>
	10 Housing Units	<b>Proposed Units</b>	50	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>

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$810,188	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>	
<b>Program Year 2</b>	10 Housing Units	▼	<b>Proposed Units</b>	450	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>	
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 3</b>	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 4</b>	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 5</b>	Accompl. Type:	▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Gresham HOME Program Allocation					
<b>Description:</b>	<b>IDIS Project #:</b> 7 <b>UOG Code:</b> 411098				
HOME Consortium allocation to be used for housing development, including homeownership in the City of Gresham. All funding will be administered by the City of Gresham.					
<b>Location:</b>	<b>Priority Need Category</b>				
Addresses	<b>Select one:</b> Rental Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>	City of Gresham				
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>Outcome Categories</b>	<b>Specific Objectives</b>				
<input type="checkbox"/> Availability/Accessibility	1 Increase the supply of affordable rental housing				
<input checked="" type="checkbox"/> Affordability	2 Increase the availability of affordable owner housing				
<input type="checkbox"/> Sustainability	3				
<b>Project-level Accomplishments</b>	10 Housing Units	Proposed	30	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	10 Housing Units	Proposed	30	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 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>	HOME	<b>Proposed Amt.</b>	\$ 495,274	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>
	10 Housing Units	<b>Proposed Units</b>	30	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>

<b>Program Year 2</b>	HOME	▼	<b>Proposed Amt.</b>	\$392,500	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>	
	10 Housing Units	▼	<b>Proposed Units</b>	30	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>		
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	10 Housing Units	▼	<b>Proposed Units</b>		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>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		

<b>Project Name:</b> Multnomah County HOME Program Allocation						
<b>Description:</b>	<b>IDIS Project #:</b> 8 <b>UOG Code:</b> 411098					
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.						
<b>Location:</b>	<b>Priority Need Category</b>					
Addresses	<b>Select one:</b> Priority Need Category ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>						
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>						
<b>Outcome Categories</b>	1 Increase the supply of affordable rental housing ▼					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 ▼					
	3 ▼					
<b>Project-level Accomplishments</b>	10 Housing Units ▼	<b>Proposed</b> 3		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	10 Housing Units ▼	<b>Proposed</b> 3		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
<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>	HOME ▼	<b>Proposed Amt.</b> \$ 139,114		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Program Year 2</b>	HOME	▼	<b>Proposed Amt.</b>	\$132,700	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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Cascade Aids Project - Supportive Housing Program					
<b>Description:</b>	<b>IDIS Project #:</b> 9 <b>UOG Code:</b> 411098				
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.					
<b>Location:</b>	<b>Priority Need Category</b>				
Community Wide	<b>Select one:</b> Rental Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>	Cascade AIDS Project				
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>	04 Households	Proposed	374	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					
31D Administration - project sponsor		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
<b>Program Year 1</b>	HOPWA	<b>Proposed Amt.</b>	\$ 812,143	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>
	04 Households	<b>Proposed Units</b>	374	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>

<b>Program Year 2</b>	HOPWA	▼	<b>Proposed Amt.</b>	\$924,465		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	04 Households	▼	<b>Proposed Units</b>	400		Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			

<b>Project Name:</b> Clark County Supportive Housing Program							
<b>Description:</b>	<b>IDIS Project #:</b> 10 <b>UOG Code:</b> 411098						
Provides 9-12 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.							
<b>Location:</b>	<b>Priority Need Category</b>						
Community Wide	<b>Select one:</b> Rental Housing						
<b>Explanation:</b>							
<b>Expected Completion Date:</b>	Clark County Health Department						
6/30/2013							
Objective Category							
<input checked="" type="radio"/> Decent Housing							
<input type="radio"/> Suitable Living Environment							
<input type="radio"/> Economic Opportunity							
Outcome Categories							
<input checked="" type="checkbox"/> Availability/Accessibility	1 Improve the quality of affordable rental housing						
<input type="checkbox"/> Affordability	2						
<input type="checkbox"/> Sustainability	3						
<b>Project-level Accomplishments</b>	04 Households	<b>Proposed</b>	25		Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>			Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>			Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>			
Increase the supply of affordable rental housing							
05S Rental Housing Subsidies (if HOME, not part of 5% 570.20)				Matrix Codes			
Matrix Codes				Matrix Codes			
Matrix Codes				Matrix Codes			
<b>Program Year 1</b>	HOPWA	<b>Proposed Amt.</b>	\$ 129,377		HOPWA	<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>	
	04 Households	<b>Proposed Units</b>	25		01 People	<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>		

<b>Program Year 2</b>	HOPWA	▼	<b>Proposed Amt.</b>	\$153,617	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>	
	04 Households	▼	<b>Proposed Units</b>	30	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>		
<b>Program Year 3</b>	HOPWA	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 4</b>	HOPWA	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 5</b>	HOPWA	▼	<b>Proposed Amt.</b>		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>		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>		

<b>Project Name:</b> CCC Rosewood PBRA						
<b>Description:</b>	<b>IDIS Project #:</b> 11 <b>UOG Code:</b> 411098					
Provides project based rent assistance for 36 units of permanent supportive housing.						
<b>Location:</b>	<b>Priority Need Category</b>					
4810 NE Sandy Blvd. Portland, OR 97213	<b>Select one:</b> Rental Housing					
<b>Explanation:</b>						
<b>Expected Completion Date:</b> 6/30/2013	Central City Concern					
Objective Category						
<input checked="" type="radio"/> Decent Housing						
<input type="radio"/> Suitable Living Environment						
<input type="radio"/> Economic Opportunity						
Outcome Categories						
<input checked="" type="checkbox"/> Availability/Accessibility	1 Improve the quality of affordable rental housing					
<input type="checkbox"/> Affordability	2					
<input type="checkbox"/> Sustainability	3					
<b>Project-level Accomplishments</b>	04 Households	<b>Proposed</b>	36	Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	10 Housing Units	<b>Proposed</b>	36	Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>		Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Increase the supply of affordable rental housing						
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)		Matrix Codes				
Matrix Codes		Matrix Codes				
Matrix Codes		Matrix Codes				
<b>Program Year 1</b>	HOPWA	<b>Proposed Amt.</b>	\$ 65,993	HOPWA	<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>	
	04 Households	<b>Proposed Units</b>	36	01 People	<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>	

<b>Program Year 2</b>	HOPWA	▼	<b>Proposed Amt.</b>	\$68,663		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>	
	04 Households	▼	<b>Proposed Units</b>	36			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>		
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>				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>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>				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>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	36			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>		

<b>Project Name:</b> Rent Assistance Contingency						
<b>Description:</b>	<b>IDIS Project #:</b> 12 <b>UOG Code:</b> 411098					
Provide contingency to cover cost over runs in CAP permanent housing rent assistance program.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	<b>Select one:</b> 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>Outcome Categories</b>						
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
	1 Improve the quality of affordable rental housing					
	2					
	3					
<b>Project-level Accomplishments</b>	04 Households	<b>Proposed</b>	10	Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	04 Households	<b>Proposed</b>	15	Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>		Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>		
Increase the supply of affordable rental housing						
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)		Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		Matrix Codes		
<b>Program Year 1</b>	HOPWA	<b>Proposed Amt.</b>	\$ 36,376	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>	
	04 Households	<b>Proposed Units</b>	10	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>	

<b>Program Year 2</b>	HOPWA	▼	<b>Proposed Amt.</b>	\$43,903		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	04 Households	▼	<b>Proposed Units</b>	15		Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			

<b>Project Name:</b> CDC Capacity Building					
<b>Description:</b>	<b>IDIS Project #:</b> 13 <b>UOG Code:</b> 411098				
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. National objective is low/mod housing.					
<b>Location:</b>	<b>Priority Need Category</b>				
Community Wide	<b>Select one:</b> Rental Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>	Funds will be allocated through a competitive process in the beginning of the fiscal year.				
6/30/2013					
Objective Category					
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
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	145	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	10 Housing Units	Proposed	100	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>	CDBG	Proposed Amt.	\$ 428,200	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	HOME	Proposed Amt.	\$ 148,700	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units	Proposed Units	145	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

<b>Program Year 2</b>	HOME	▼	<b>Proposed Amt.</b>	\$400,000	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>	
	10 Housing Units	▼	<b>Proposed Units</b>	100	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>		
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		

<b>Project Name:</b> Multnomah County Operating Support (CHODO)						
<b>Description:</b>	<b>IDIS Project #:</b> 14 <b>UOG Code:</b> 411098					
HOME funds to CHDOs as operating support to support the development of affordable housing in Multnomah County. Projects are selected through 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 the Consolidated Plan priorities.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	<b>Select one:</b> Rental Housing					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Multnomah County					
6/30/2013						
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	1. Increase the supply of affordable rental housing					
<input type="checkbox"/> Availability/Accessibility	2.					
<input checked="" type="checkbox"/> Affordability	3.					
<input type="checkbox"/> Sustainability						
<b>Project-level Accomplishments</b>	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
	<b>Underway</b>		<b>Underway</b>			
	<b>Complete</b>		<b>Complete</b>			
	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
	<b>Underway</b>		<b>Underway</b>			
	<b>Complete</b>		<b>Complete</b>			
	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
	<b>Underway</b>		<b>Underway</b>			
	<b>Complete</b>		<b>Complete</b>			
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>				
Increase the supply of affordable rental housing	Number of affordable units produced					
21I HOME CHDO Operating Expenses (subject to 5% cap)	Matrix Codes					
Matrix Codes	Matrix Codes					
Matrix Codes	Matrix Codes					
<b>Program Year 1</b>	HOME	<b>Proposed Amt.</b>	\$ 7,715	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>	
	Accompl. Type:	<b>Proposed Units</b>		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>	

<b>Program Year 2</b>	HOME ▼	<b>Proposed Amt.</b>	\$7,715	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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Human Solutions - Gresham Operating Support						
<b>Description:</b>	<b>IDIS Project #:</b> 15 <b>UOG Code:</b> 411098					
HOME funds to CHDOs as operating support to support development of affordable housing in Gresham. AP NOTE: PAUL TO PROVIDE INFO						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	Select one: Rental Housing					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Human Solutions					
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>						
<b>Outcome Categories</b>	1 Increase the supply of affordable rental housing					
<input type="checkbox"/> Availability/Accessibility	2					
<input checked="" type="checkbox"/> Affordability	3					
<input type="checkbox"/> Sustainability						
<b>Project-level Accomplishments</b>	Accompl. Type: 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>				
Increase the supply of affordable rental housing	Number of affordable units produced					
21I HOME CHDO Operating Expenses (subject to 5% cap)	Matrix Codes					
Matrix Codes	Matrix Codes					
Matrix Codes	Matrix Codes					
<b>Program Year 1</b>	HOME	<b>Proposed Amt.</b>	\$ 27,466	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>	
	Accompl. Type:	<b>Proposed Units</b>		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>	

<b>Program Year 2</b>	HOME	▼	<b>Proposed Amt.</b>	\$27,466	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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	10 Housing Units	▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Oregon Opportunity Network						
<b>Description:</b>	<b>IDIS Project #:</b> 16 <b>UOG Code:</b> 411098					
Provides information and other resources to citizen based organizations participating in the planning, implementation and assessment of activities being assisted with CDBG funds.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	<b>Select one:</b> Planning/Administration					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Oregon Opportunity Network					
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>						
<b>Outcome Categories</b>	1 Increase the supply of affordable rental housing					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2					
	3					
<b>Project-level Accomplishments</b>	Accompl. Type: 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>				
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	Matrix Codes					
Matrix Codes	Matrix Codes					
Matrix Codes	Matrix Codes					
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 37,000	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>	
	Accompl. Type:	<b>Proposed Units</b>		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>	

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$37,000		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>			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>	
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>			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>	
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>			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>	
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>			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>	

<b>Project Name:</b> Fair Housing Services						
<b>Description:</b>	<b>IDIS Project #:</b> 17 <b>UOG Code:</b> 411098					
This project provides advice and representation for people experiencing housing discrimination within the city of Portland. National objective is low/mod limited clientele.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	Select one: Rental Housing					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Legal Aid Services of Oregon					
6/30/2012						
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	1 Improve access to affordable rental housing					
<input checked="" type="checkbox"/> Availability/Accessibility	2					
<input type="checkbox"/> Affordability	3					
<input type="checkbox"/> Sustainability						
<b>Project-level Accomplishments</b>	Accompl. Type: 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>				
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))		Matrix Codes				
Matrix Codes		Matrix Codes				
Matrix Codes		Matrix Codes				
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 44,200	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>	200	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>	

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$47,000		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	01 People	▼	<b>Proposed Units</b>	200		Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			

<b>Project Name:</b> Fair Housing Education and Enforcement						
<b>Description:</b>	<b>IDIS Project #:</b> 18 <b>UOG Code:</b> 411098					
This project provides 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. National objective is low/mod limited clientele						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	<b>Select one:</b> Rental Housing					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Fair Housing Council of Oregon					
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>						
<b>Outcome Categories</b>	1 Improve access to affordable rental housing					
<input checked="" type="checkbox"/> Availability/Accessibility	2					
<input type="checkbox"/> Affordability	3					
<input type="checkbox"/> Sustainability						
<b>Project-level Accomplishments</b>	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
		<b>Underway</b>		<b>Underway</b>		
		<b>Complete</b>		<b>Complete</b>		
	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
		<b>Underway</b>		<b>Underway</b>		
		<b>Complete</b>		<b>Complete</b>		
	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
		<b>Underway</b>		<b>Underway</b>		
		<b>Complete</b>		<b>Complete</b>		
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>				
21D Fair Housing Activities (subject to 20% Admin cap) 570.20	Matrix Codes					
Matrix Codes	Matrix Codes					
Matrix Codes	Matrix Codes					
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 37,600	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>	500	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>	

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$40,000		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	01 People	▼	<b>Proposed Units</b>	500		Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>			
		<b>Actual Units</b>		Accompl. Type:	▼	<b>Actual Units</b>			

<b>Project Name:</b> Community Alliance of Tenants Hotline				
<b>Description:</b>	<b>IDIS Project #:</b> 19 <b>UOG Code:</b> 411098			
Hotline and Outreach Program for low-income renters to provide education, information and referral to assist with housing stabilization. National objective is low/mod limited clientele.				
<b>Location:</b> Community Wide	<b>Priority Need Category</b> <b>Select one:</b> Rental Housing			
<b>Explanation:</b>				
<b>Expected Completion Date:</b> 6/30/2012	Community Alliance of Tenants			
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>			
<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable rental housing 2 3			
<b>Project-level Accomplishments</b>	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>		
	<b>Underway</b>	<b>Underway</b>		
	<b>Complete</b>	<b>Complete</b>		
	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>		
	<b>Underway</b>	<b>Underway</b>		
	<b>Complete</b>	<b>Complete</b>		
	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>		
	<b>Underway</b>	<b>Underway</b>		
	<b>Complete</b>	<b>Complete</b>		
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
05 Public Services (General) 570.201(e)		Matrix Codes		
Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b> \$ 69,600	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> 3000	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>

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$74,000		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<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>	3000		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>			
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>				▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			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>			
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>				▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			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>			
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>				▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			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>			

<b>Project Name:</b> Landlord Outreach				
<b>Description:</b>	<b>IDIS Project #:</b> 20 <b>UOG Code:</b> 411098			
The Landlord Outreach program will strive to increase landlords awareness 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, Ready to Rent, Fresh Start and lead hazard prevention.				
<b>Location:</b> N/A	<b>Priority Need Category</b> Select one: Rental Housing			
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b> Fair Housing Council of Oregon			
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 access to affordable rental housing 2 3			
<b>Project-level Accomplishments</b>	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>		
	<b>Underway</b>	<b>Underway</b>		
	<b>Complete</b>	<b>Complete</b>		
	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>		
	<b>Underway</b>	<b>Underway</b>		
	<b>Complete</b>	<b>Complete</b>		
	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>		
	<b>Underway</b>	<b>Underway</b>		
	<b>Complete</b>	<b>Complete</b>		
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
21D Fair Housing Activities (subject to 20% Admin cap) 570.200		Matrix Codes		
Matrix Codes		Matrix Codes		
Matrix Codes		Matrix Codes		
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b> \$ 25,400	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>
	Accompl. Type:	<b>Proposed Units</b>	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>

<b>Program Year 2</b>	CDBG	▼	Proposed Amt.	\$25,400		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>Program Year 3</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	
	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>Program Year 4</b>	CDBG	▼	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>Program Year 5</b>	CDBG	▼	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> Services Information and Referral -211 Info						
<b>Description:</b>	<b>IDIS Project #:</b> 21 <b>UOG Code:</b> 411098					
Operate 2-1-1 information and referral line to help citizens find appropriate housing services and social services. National objective is low/mod limited clientele.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	Select one: Rental Housing					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	211 Info					
6/30/2013						
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	1 Improve access to affordable rental housing					
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2					
	3					
<b>Project-level Accomplishments</b>	Accompl. Type: 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>				
21D Fair Housing Activities (subject to 20% Admin cap) 570.206		Matrix Codes				
Matrix Codes		Matrix Codes				
Matrix Codes		Matrix Codes				
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 51,500	CDBG	<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>	25000	01 People	<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.	\$37,700	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> Substandard Housing Relocation					
<b>Description:</b>	<b>IDIS Project #:</b> 22 <b>UOG Code:</b> 411098				
Assist households displaced from substandard housing with relocation services to identify and obtain appropriate replacement housing. National objective is low/mod limited clientele.					
<b>Location:</b>	<b>Priority Need Category</b>				
Community Wide	Select one: Rental Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>	Impact Northwest				
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	1 Improve access to affordable rental housing				
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2				
	3				
<b>Project-level Accomplishments</b>	01 People	Proposed	46	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>			
08 Relocation 570.201(i)	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
<b>Program Year 1</b>	CDBG	Proposed Amt.	\$ 140,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	46	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 2</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 3</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 4</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 5</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Community Energy Project							
<b>Description:</b>	<b>IDIS Project #:</b> 24 <b>UOG Code:</b> 411098						
Provide Weatherization Workshops, a Senior Weatherization Program, and a Home Safety Maintenance Program. National objective is low/mod housing.							
<b>Location:</b>	<b>Priority Need Category</b>						
Multiple locations	<b>Select one:</b> Owner Occupied Housing						
<b>Explanation:</b>							
<b>Expected Completion Date:</b>	Community Energy Project						
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>							
<b>Outcome Categories</b>	1 Improve the quality of owner housing						
<input checked="" type="checkbox"/> Availability/Accessibility	2						
<input type="checkbox"/> Affordability	3						
<input type="checkbox"/> Sustainability							
<b>Project-level Accomplishments</b>	10 Housing Units	<b>Proposed</b>	500		Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>			Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>			Accompl. Type:	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>			
14F Energy Efficiency Improvements 570.202				Matrix Codes			
Matrix Codes				Matrix Codes			
Matrix Codes				Matrix Codes			
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 160,000		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>	
	10 Housing Units	<b>Proposed Units</b>	500		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>	

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 2</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 3</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 4</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 5</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Unlimited Choices					
<b>Description:</b>	<b>IDIS Project #:</b> 25 <b>UOG Code:</b> 411098				
Provide accessibility services for low-income people with disabilities and minor repair services for mobile home owners. National objective is low/mod housing.					
<b>Location:</b>	<b>Priority Need Category</b>				
Multiple locations	<b>Select one:</b> Owner Occupied Housing				
<b>Explanation:</b>					
<b>Expected Completion Date:</b>	Unlimited Choices				
6/30/2013					
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	1 Improve the quality of owner housing				
<input checked="" type="checkbox"/> Availability/Accessibility	2				
<input type="checkbox"/> Affordability	3				
<input type="checkbox"/> Sustainability					
<b>Project-level Accomplishments</b>	10 Housing Units	Proposed	500	Accmpl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accmpl. Type:	Proposed		Accmpl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accmpl. Type:	Proposed		Accmpl. 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>	CDBG	Proposed Amt.	\$ 215,000	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	82	Accmpl. Type:	Proposed Units
		Actual Units			Actual Units
	Accmpl. Type:	Proposed Units		Accmpl. Type:	Proposed Units
		Actual Units			Actual Units

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 3</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
<b>Program Year 5</b>	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Rebuilding Together						
<b>Description:</b>	<b>IDIS Project #:</b> 26 <b>UOG Code:</b> 411098					
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. National objective is low/mod housing.						
<b>Location:</b>	<b>Priority Need Category</b>					
Multiple locations	Select one: Owner Occupied Housing ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Rebuilding Together					
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>						
<b>Outcome Categories</b>	1 Improve the quality of owner housing ▼					
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 ▼					
	3 ▼					
<b>Project-level Accomplishments</b>	10 Housing Units ▼	<b>Proposed</b> 500		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
<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>	CDBG ▼	<b>Proposed Amt.</b>	\$ 45,000	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>	
	10 Housing Units ▼	<b>Proposed Units</b>	56	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>	

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> PHB Home Repair Program						
<b>Description:</b>	<b>IDIS Project #:</b> 27 <b>UOG Code:</b> 411098					
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. National objective is low/mod housing.						
<b>Location:</b>	<b>Priority Need Category</b>					
Multiple locations	Select one: Owner Occupied 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>						
<b>Outcome Categories</b>	1 Improve the quality of owner housing ▼					
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	2 ▼					
	3 ▼					
<b>Project-level Accomplishments</b>	10 Housing Units ▼	<b>Proposed</b> 18		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
<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>	CDBG ▼	<b>Proposed Amt.</b>	\$ 160,000	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>	
	10 Housing Units ▼	<b>Proposed Units</b>	18	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>	

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type: ▼	<b>Proposed Units</b>			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>		

<b>Project Name:</b> Healthy Homes					
<b>Description:</b>	<b>IDIS Project #:</b> 28 <b>UOG Code:</b> 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> Community Wide	<b>Priority Need Category</b> <b>Select one:</b> Rental Housing				
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b> Multnomah County and Reach Community Builders				
<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 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			
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 110,000	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>
	10 Housing Units	<b>Proposed Units</b>	50	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>

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$110,000		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>		
	10 Housing Units	▼	<b>Proposed Units</b>	50		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>				
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>		
	Accompl. Type:	▼	<b>Proposed Units</b>			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>				
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>		
	Accompl. Type:	▼	<b>Proposed Units</b>			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>				
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>		
	Accompl. Type:	▼	<b>Proposed Units</b>			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>				

<b>Project Name:</b> Economic Opportunity Microenterprise Growth							
<b>Description:</b>	<b>IDIS Project #:</b> 29 <b>UOG Code:</b> 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	<b>Select one:</b> 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>Outcome Categories</b>	<b>Specific Objectives</b>						
<input checked="" type="checkbox"/> Availability/Accessibility	1 Improve economic opportunities for low-income persons						
<input type="checkbox"/> Affordability	2						
<input type="checkbox"/> Sustainability	3						
<b>Project-level Accomplishments</b>	08 Businesses	<b>Proposed</b>	95	Accompl. Type:	<b>Proposed</b>		
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	08 Businesses	<b>Proposed</b>	95	Accompl. Type:	<b>Proposed</b>		
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type:	<b>Proposed</b>		Accompl. Type:	<b>Proposed</b>		
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
<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					
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	\$ 666,054	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>	
	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>	

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$629,640		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>	
	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>		
<b>Program Year 3</b>	CDBG	▼	<b>Proposed Amt.</b>			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>				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>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>				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>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>				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>		

<b>Project Name:</b> Economic Opportunity Workforce Development					
<b>Description:</b>	<b>IDIS Project #:</b> 30 <b>UOG Code:</b> 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> Community Wide	<b>Priority Need Category</b> <b>Select one:</b> Economic Development				
<b>Explanation:</b>					
<b>Expected Completion Date:</b> 6/30/2013	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>	01 People	Proposed	300	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	01 People	Proposed	300	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>	1405584	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.	\$1,206,676	Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People	Proposed Units	300	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>	<b>IDIS Project #:</b> 31 <b>UOG Code:</b> 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> <b>Select one:</b> Economic Development ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b> 6/30/2012	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		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 ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 304,396	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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$278,591		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>		
	Accompl. Type:	▼	<b>Proposed Units</b>			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>			
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>		
	Accompl. Type:	▼	<b>Proposed Units</b>			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>			
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>		
	Accompl. Type:	▼	<b>Proposed Units</b>			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>			
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>		
	Accompl. Type:	▼	<b>Proposed Units</b>			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>			

<b>Project Name:</b> Transition Projects Inc. - Operations					
<b>Description:</b>	<b>IDIS Project #:</b> 32 <b>UOG Code:</b> 411098				
Operate three facilities (Clark Street, Glisan Street, Jean's Place) and the Community Service Center for homeless single adults. National objective is low/mod limited clientele.					
<b>Location:</b> 475 NW Glisan Street , 1437 MLK , and 18 NE 11th Avenue, Portland OR	<b>Priority Need Category</b> <b>Select one:</b> Homeless/HIV/AIDS				
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b> Glisan Street and Clark facilities are located in a high poverty census tract.				
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>				
<b>Outcome Categories</b> <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 End chronic homelessness 2 3				
<b>Project-level Accomplishments</b>	01 People	Proposed	1000	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		2,500 people			
03T Operating Costs of Homeless/AIDS Patients Programs		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
<b>Program Year 1</b>	CDBG	Proposed Amt.	\$ 510,975	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	ESG	Proposed Amt.	\$ 153,251	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	1000	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$590,200		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	ESG	▼	<b>Proposed Amt.</b>	\$155,591		Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	01 People	▼	<b>Proposed Units</b>	1000		Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>		
			<b>Actual Units</b>				<b>Actual Units</b>		
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>		
			<b>Actual Units</b>				<b>Actual Units</b>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>		
			<b>Actual Units</b>				<b>Actual Units</b>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Fund Source:	▼	<b>Proposed Amt.</b>			Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>			Fund Source:	▼	<b>Actual Amount</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>			Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>			Accompl. Type:	▼	<b>Actual Units</b>	
	Accompl. Type:	▼	<b>Proposed Units</b>		Accompl. Type:	▼	<b>Proposed Units</b>		
			<b>Actual Units</b>				<b>Actual Units</b>		

<b>Project Name:</b> Transition Projects Inc. - Services					
<b>Description:</b>	<b>IDIS Project #:</b> 33 <b>UOG Code:</b> 411098				
Provide supportive services at three facilities (Clark Street, Glisan Street, Jean's Place) for homeless single adults. National objective is low/mod limited clientele.					
<b>Location:</b> 475 NW Glisan Street , 1437 MLK , and 18 NE 11th Avenue, Portland OR	<b>Priority Need Category</b> <b>Select one:</b> Homeless/HIV/AIDS ▼				
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b> Glisan Street and Clark facilities are located in a high poverty census tract.				
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>				
<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 End chronic homelessness ▼ 2 ▼ 3 ▼				
<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b> 1000	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>	Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>		<b>Underway</b>	
		<b>Complete</b>		<b>Complete</b>	
<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>	CDBG ▼	<b>Proposed Amt.</b> \$ 170,325	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> 1000	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>	

<b>Program Year 2</b>	Fund Source: ▼	<b>Proposed Amt.</b>	\$128,100	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>	1000	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>		
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>		
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>		
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>		

<b>Project Name:</b> Central City Concern A/D Free Housing					
<b>Description:</b>	<b>IDIS Project #:</b> 34 <b>UOG Code:</b> 411098				
Central City Concern will provide for up to 102 rooms of transitional alcohol and drug free housing for homeless men and women involved in alcohol and drug treatment.					
<b>Location:</b>	<b>Priority Need Category</b>				
225 NW Couch Street, Portland, OR 318 NW Broadway, Portland, OR	<b>Select one:</b> Homeless/HIV/AIDS				
<b>Explanation:</b>					
<b>Expected Completion Date:</b> 6/30/2012	Central City Concern A/D Free housing is located in a high poverty census tract.				
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 <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 End chronic homelessness 2 3				
<b>Project-level Accomplishments</b>	01 People	Proposed	250	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				
03T Operating Costs of Homeless/AIDS Patients Programs	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
<b>Program Year 1</b>	ESG	Proposed Amt.	\$ 265,264	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	250	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

<b>Program Year 2</b>	ESG	▼	<b>Proposed Amt.</b>	\$265,000	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>	250	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>		
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		

<b>Project Name:</b> Cascadia /County Mental Health Transitional Bridgeview					
<b>Description:</b>	<b>IDIS Project #:</b> 35 <b>UOG Code:</b> 411098				
Multnomah County will provide transitional housing and services for homeless, chronically mentally ill people.					
<b>Location:</b> NW Everett and NW Broadway, Portland, Oregon	<b>Priority Need Category</b> <b>Select one:</b> Homeless/HIV/AIDS				
<b>Explanation:</b>					
<b>Expected Completion Date:</b> 6/30/2013	Bridgeview is located in a high poverty census tract.				
<b>Objective Category</b> <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	<b>Specific Objectives</b>				
<b>Outcome Categories</b> <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 End chronic homelessness				
	2				
	3				
<b>Project-level Accomplishments</b>	01 People	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>	
050 Mental Health Services 570.201(e)		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
<b>Program Year 1</b>	CDBG	Proposed Amt.	\$ 273,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	50	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$238,600	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>	50	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>		
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		

<b>Project Name:</b>		Northwest Pilot Project Homeless Seniors					
<b>Description:</b>		<b>IDIS Project #:</b>	35	<b>UOG Code:</b>	411098		
NW Pilot Project will provide homeless services and homeless prevention to seniors. National objective is low/mod limited clientele.							
<b>Location:</b>		<b>Priority Need Category</b>					
1430 SW Broadway, Portland Oregon		<b>Select one:</b>		Homeless/HIV/AIDS ▼			
<b>Explanation:</b>							
<b>Expected Completion Date:</b>		Northwest Pilot Project is located in a high poverty census tract.					
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 <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		2					
		3					
<b>Project-level Accomplishments</b>	01 People ▼	<b>Proposed</b>	1200		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	01 People ▼	<b>Proposed</b>	1200		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>			Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>				<b>Underway</b>	
		<b>Complete</b>				<b>Complete</b>	
<b>Proposed Outcome</b>		<b>Performance Measure</b>		<b>Actual Outcome</b>			
Accessibility for the purpose of creating a		1230 people					
05A Senior Services 570.201(e) ▼		Matrix Codes ▼					
Matrix Codes ▼		Matrix Codes ▼					
Matrix Codes ▼		Matrix Codes ▼					
<b>Program Year 1</b>	CDBG ▼	<b>Proposed Amt.</b>	\$ 114,100		Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>				<b>Actual Amount</b>	
	ESG ▼	<b>Proposed Amt.</b>			Fund Source: ▼	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>				<b>Actual Amount</b>	
	01 People ▼	<b>Proposed Units</b>	1200		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>	

<b>Program Year 2</b>	CDBG	▼	<b>Proposed Amt.</b>	\$114,100	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>	1200	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>		
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>		

<b>Project Name:</b> Tenant Based Rent Assistance					
<b>Description:</b>	<b>IDIS Project #:</b> 36 <b>UOG Code:</b> 411098				
Rental Assistance to homeless, at risk of homelessness, or disabled low-income families.					
<b>Location:</b> Community Wide	<b>Priority Need Category</b> <b>Select one:</b> Homeless/HIV/AIDS				
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b> Home Forward				
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 Increase the number of homeless persons moving into permanent housing 2 3				
<b>Project-level Accomplishments</b>	04 Households	Proposed	800	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>	
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
<b>Program Year 1</b>	HOME	Proposed Amt.	\$ 377,571	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	04 Households	Proposed Units	365	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

<b>Program Year 2</b>	HOME	▼	<b>Proposed Amt.</b>	\$395,000	Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>				<b>Actual Amount</b>	
	ESG	▼	<b>Proposed Amt.</b>	\$520,972	Fund Source:	▼	<b>Proposed Amt.</b>	
			<b>Actual Amount</b>				<b>Actual Amount</b>	
	04 Households	▼	<b>Proposed Units</b>	800	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>	
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> Gresham Administration						
<b>Description:</b>	<b>IDIS Project #:</b> 37 <b>UOG Code:</b> 411098					
HOME Consortium allocation to be used for administration of Gresham HOME program.						
<b>Location:</b>	<b>Priority Need Category</b>					
Addresses	<b>Select one:</b> Priority Need Category ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	City of Gresham					
6/30/2013						
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	1 Improve the quality of affordable rental housing ▼					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 ▼					
	3 ▼					
<b>Project-level Accomplishments</b>	Accompl. Type: ▼ 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>		
21H HOME Admin/Planning Costs of PJ (subject to 5% cap) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
<b>Program Year 1</b>	HOME ▼	<b>Proposed Amt.</b>	\$ 26,574	HOME ▼	<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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Program Year 2</b>	HOME ▼	<b>Proposed Amt.</b>	\$26,574		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>	
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
<b>Program Year 3</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
<b>Program Year 4</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	
<b>Program Year 5</b>	Fund Source: ▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type: ▼	<b>Proposed Units</b>			Accompl. Type: ▼	<b>Proposed Units</b>	
		<b>Actual Units</b>				<b>Actual Units</b>	

<b>Project Name:</b> Multnomah County HOME Administration						
<b>Description:</b>	<b>IDIS Project #:</b> 38 <b>UOG Code:</b> 411098					
Administer Multnomah County HOME program.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	<table border="1"> <tr> <td><b>Select one:</b></td> <td>Priority Need Category ▼</td> </tr> </table>	<b>Select one:</b>	Priority Need Category ▼			
<b>Select one:</b>	Priority Need Category ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>	Portland Development Commission					
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>						
<b>Outcome Categories</b>	1 Increase the supply of affordable rental housing ▼					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 ▼					
	3 ▼					
<b>Project-level Accomplishments</b>	Accompl. Type: ▼ <b>Proposed</b>		Accompl. Type: ▼ <b>Proposed</b>			
	Accompl. Type: ▼ <b>Proposed</b>		Accompl. Type: ▼ <b>Proposed</b>			
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>				
Increase the supply of affordable rental housing	Number of affordable units produced.					
21H HOME Admin/Planning Costs of PJ (subject to 5% cap ▼)		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
<b>Program Year 1</b>	HOME ▼	<b>Proposed Amt.</b>	\$ 7,464	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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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	HOME	▼	Proposed Amt.	\$7,464	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>	<b>IDIS Project #:</b> 39 <b>UOG Code:</b> 411098					
Portland Housing Bureau administration for the Community Development Block Grant and other related activities.						
<b>Location:</b>	<b>Priority Need Category</b>					
Community Wide	Select one: Planning/Administration					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>						
6/30/2013						
Objective Category						
<input type="radio"/> Decent Housing						
<input type="radio"/> Suitable Living Environment						
<input type="radio"/> Economic Opportunity						
<b>Specific Objectives</b>						
Outcome Categories	1					
<input type="checkbox"/> Availability/Accessibility	2					
<input type="checkbox"/> Affordability	3					
<input type="checkbox"/> Sustainability						
<b>Project-level Accomplishments</b>	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
	<b>Underway</b>		<b>Underway</b>			
	<b>Complete</b>		<b>Complete</b>			
	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
	<b>Underway</b>		<b>Underway</b>			
	<b>Complete</b>		<b>Complete</b>			
	Accompl. Type: <b>Proposed</b>		Accompl. Type: <b>Proposed</b>			
	<b>Underway</b>		<b>Underway</b>			
	<b>Complete</b>		<b>Complete</b>			
<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					
<b>Program Year 1</b>	CDBG	<b>Proposed Amt.</b>	1134560	CDBG	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	ESG	<b>Proposed Amt.</b>	\$ 21,749	ESG	<b>Proposed Amt.</b>	
		<b>Actual Amount</b>			<b>Actual Amount</b>	
	Accompl. Type:	<b>Proposed Units</b>		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.	\$835,845	Other	Proposed Amt.	
		Actual Amount			Actual Amount	
	ESG	Proposed Amt.	\$88,291	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	

<b>Project Name:</b> HOME Administration						
<b>Description:</b>	<b>IDIS Project #:</b> 40 <b>UOG Code:</b> 411098					
Portland Housing Bureau staff and operating costs associated with administering the HOME program.						
<b>Location:</b>	<b>Priority Need Category</b>					
N/A	Select one: Planning/Administration ▼					
<b>Explanation:</b>						
<b>Expected Completion Date:</b>						
6/30/2013						
Objective Category						
<input type="radio"/> Decent Housing						
<input type="radio"/> Suitable Living Environment						
<input type="radio"/> Economic Opportunity						
<b>Specific Objectives</b>						
Outcome Categories	1. ▼					
<input type="checkbox"/> Availability/Accessibility	2. ▼					
<input type="checkbox"/> Affordability	3. ▼					
<input type="checkbox"/> Sustainability						
<b>Project-level Accomplishments</b>	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
	Accompl. Type: ▼	<b>Proposed</b>		Accompl. Type: ▼	<b>Proposed</b>	
		<b>Underway</b>			<b>Underway</b>	
		<b>Complete</b>			<b>Complete</b>	
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>				
21H HOME Admin/Planning Costs of PJ (subject to 5% cap) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
<b>Program Year 1</b>	HOME ▼	<b>Proposed Amt.</b>	\$ 406,232	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>	
	Accompl. Type: ▼	<b>Proposed Units</b>		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>	

<b>Program Year 2</b>	HOME	▼	<b>Proposed Amt.</b>	\$362,300	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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>		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>	

<b>Project Name:</b> HOPWA Administration				
<b>Description:</b>	<b>IDIS Project #:</b> 41 <b>UOG Code:</b> 411098 Portland Housing Bureau staff and operating costs associated with administering the HOPWA Program.			
<b>Location:</b> N/A	<b>Priority Need Category</b> <b>Select one:</b> Planning/Administration			
<b>Expected Completion Date:</b> 6/30/2013	<b>Explanation:</b>			
Objective Category <input 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 type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 2 3			
<b>Project-level Accomplishments</b>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>	Accompl. Type: <input type="button" value="Proposed"/> <input type="button" value="Underway"/> <input type="button" value="Complete"/>		
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>		
31B Administration - grantee	Matrix Codes	Matrix Codes		
Matrix Codes	Matrix Codes	Matrix Codes		
Matrix Codes	Matrix Codes	Matrix Codes		
<b>Program Year 1</b>	HOPWA	<b>Proposed Amt.</b> \$ 32,595	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>
	Accompl. Type:	<b>Proposed Units</b>	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>

<b>Program Year 2</b>	HOPWA	▼	<b>Proposed Amt.</b>	\$37,866		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>	
	Accompl. Type:	▼	<b>Proposed Units</b>				Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>						<b>Actual Units</b>	
<b>Program Year 3</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>				Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>						<b>Actual Units</b>	
<b>Program Year 4</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>				Accompl. Type:	▼	<b>Proposed Units</b>	
			<b>Actual Units</b>						<b>Actual Units</b>	
<b>Program Year 5</b>	Fund Source:	▼	<b>Proposed Amt.</b>			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>	
	Accompl. Type:	▼	<b>Proposed Units</b>				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>		

<b>Project Name:</b> Indirect Costs		
<b>Description:</b>	<b>IDIS Project #:</b> 42 <b>UOG Code:</b> 411098 City of Portland indirect cost for CDBG based on the City's cost allocation plan.	
<b>Location:</b> N/A	<b>Priority Need Category</b> <b>Select one:</b> Planning/Administration	
<b>Expected Completion Date:</b> 6/30/2011	<b>Explanation:</b>	
Objective Category <input 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 type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 2 3	
<b>Project-level Accomplishments</b>	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>
	<b>Underway</b>	<b>Underway</b>
	<b>Complete</b>	<b>Complete</b>
	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>
	<b>Underway</b>	<b>Underway</b>
	<b>Complete</b>	<b>Complete</b>
	Accompl. Type: <b>Proposed</b>	Accompl. Type: <b>Proposed</b>
	<b>Underway</b>	<b>Underway</b>
	<b>Complete</b>	<b>Complete</b>
<b>Proposed Outcome</b>	<b>Performance Measure</b>	<b>Actual Outcome</b>
21B Indirect Costs 570.206	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> \$ 564,928	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>
	Accompl. Type: <b>Proposed Units</b>	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.	\$479,536	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	

# **Appendix D:**

## **HUD 2020 Data**

City of Gresham

FY 2012-2013 Action Plan



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>
	<i><b>Total Available</b></i>	<b>906,043</b>
<b>USES</b>		
	<u>Housing Development/Rehabilitation</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 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.	25 Housing Units	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: Subrecipient: Location(s)	570.208(a)(3) – Low / Mod Housing Subrecipient Public 570.500(c) 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 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.	24 Housing Units	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
	Housing Rehabilitation	570.202(a)(1)	ESG \$0 HOME \$0 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	1,000 Housing Units	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
	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.	7 Housing Units	HOME \$0
			HOPWA \$0
			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 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	125 Housing Units	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
071804	Economic Development	570.201 (e)	ESG \$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	HOME \$0 HOPWA \$0 TOTAL \$220,000 Total Other Funding
Help the Homeless?	No		
Help those with HIV or AIDS?	No		
		Start Date: 07/01/12	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>
0008	Children's Fountain Interest – City of Gresham  Public Facility  Provision for repayment of Section 108 Loan for Children's Fountain	19F Repayment of Section 108 Loan	CDBG ESG HOME HOPWA  TOTAL  Total Other Funding
			\$10,000 \$0 \$0 \$0  \$10,000

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
	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.	1 Public Facility	HOME \$0
			HOPWA \$0
			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)	HOME HOPWA \$0 \$0
	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.	1 Public Facility	TOTAL Total Other Funding \$58,000
	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 - EI Programa Hispano	05 Public Services (General)	CDBG \$44,530
071722	Public Services	570.201(e)	ESG \$0 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.	5,000 People (General)	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 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.	30 People (General)	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	117 People (General)	ESG \$0 HOME \$0 HOPWA \$0
	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 \$48,068 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: 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 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.	0 N/A	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  
**2012-2013 PROPOSED HOME ACTION PLAN BUDGET**

Project No.	Activity/Sponsor	Proposed Amount
<b>SOURCES</b>	Gresham Grant	<b>401,347</b>
	Development Fund from Prior Years	<b>408</b>
	<b>TOTAL AVAILABLE</b>	<b>401,755</b>
<b>USES</b>		
	<u>Housing Development/Rehabilitation</u>	<b>177,000</b>
071717	CHDO Operating Expenses - Human Solutions, Inc.	25,000
071836	Village Square - Innovative Housing	152,000
	<u>Homeless Prevention</u>	<b>184,081</b>
071733	Rent Assistance - Home Forward	24,081
071800	Tenant Based Rental Assistance - Human Solutions Inc.	160,000
	<u>Administration (10% of Gresham Grant)</u>	<b>40,134</b>
071702	City/Staff/Contract Expenses	21,820
	Portland HOME Admin	18,314
	<u>Development Fund</u>	<b>540</b>
	<b>TOTAL REQUESTED / ALLOCATED</b>	<b>401,755</b>

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 drawn, 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  Development of Housing  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.	19B HOME CHDO Operating Costs  N/A	CDBG  ESG HOME HOPWA  TOTAL  Total Other Funding
			\$0  \$0 \$25,000 \$0  \$25,000  \$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: Community Wide  
 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>
	Village Square Apartments	14B Rehab; Multi-Unit Residential	CDBG \$0
	Housing	570.202	ESG \$0 HOME \$152,000 HOPWA \$0
	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.	72 Housing Units	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>
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071733	Rent Assistance - HAP  Housing  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.	05S Rental Housing Subsidies  7 Housing Units	CDBG  ESG HOME HOPWA  TOTAL Total Other Funding
			\$0 \$0 \$24,081 \$0 \$24,081 \$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  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.	125 Housing Units	ESG HOME HOPWA TOTAL \$0 \$160,000 \$0 \$160,000 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: Community Wide  
 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>
071702	Program Administration  Planning and Administration  General Management oversight with City of Portland regarding the HOME program.	21H HOME Admin/Planning costs of PJ  N/A	CDBG ESG HOME \$20,614 HOPWA \$0 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
	Other	22	ESG HOME \$540
	Contingency of un-programmed funds.	N/A	HOPWA \$0
			TOTAL \$540
			Total Other Funding

D-115

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)



# **Appendix D:**

## **HUD 2020 Data**

Multnomah County

FY 2012-2013 Action Plan



**MULTNOMAH COUNTY**  
**2012-13 CDBG Annual Action Plan**

**CDBG PROGRAM ALLOCATION** **\$289,449**

**HOUSING REHAB \$118,675**

Adapt-a-Home - Unlimited Choices, Inc.	\$55,600
Mend-a-Home Unlimited Choices, Inc.	63,075
<b>Total:</b>	<b>\$118,675</b>

**PUBLIC SERVICES \$43,400 15% cap**

Fair Housing Project Fair Housing Council of Oregon	\$ 5,952
Transitional Housing Program Human Solutions, Inc.	24,220
Do-It Yourself Small Measures WX & Energy Ed Workshop Community Energy Projects	5,726
Info & Referral & Emergency Services Project Catholic Charities/El Programa	<u>7,502</u>
<b>Total:</b>	<b>\$43,400</b>

**PUBLIC FACILITIES & IMPROVEMENTS \$66,575**

Pedestrian Access Development – NE 230 <sup>th</sup> Ct.-NE 231 <sup>st</sup> Ct. City of Wood Village	\$66,575
<b>Total:</b>	<b>\$66,575</b>

**CDBG ADMINISTRATION \$57,850 20% cap**

General Administration	\$54,450
Portland Housing Bureau-Con Plan Admin.	<u>3,400</u>
<b>Total:</b>	<b>\$57,850</b>

**CONTINGENCY** **\$2,949**

**TOTAL ALLOCATED** **\$289,449**

**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
2012-13	Housing	570.202	ESG \$0
	Addresses the needs of low-income people with physical disabilities to create accessible living spaces and preserve existing affordable housing.	20 Housing Units	HOME \$0
			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
2012-13	Housing Provides critical home repairs for low-mod income homeowners.	570.202 20 Housing Units	ESG HOME HOPWA TOTAL \$0 \$0 \$0 \$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
2012-13	Public Service	570.207	ESG \$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	HOME \$0
			HOPWA \$0
			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
2012-13	Public Services	570.207	ESG \$0
	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)	HOME \$0
			HOPWA \$0
			TOTAL \$7,502
			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: Location(s)	570.201(e)Low-Mod Limited Clientele Private 570.500(C) 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 2012-13	General Program Administration Administration General program administration provides support for the CDBG program and includes development of grant application, program regulatory requirements such as environmental review, labor standard enforcement, program monitoring, program reporting, and general oversight of projects.	21A General Program Administration 570.206 1 People (General)	CDBG ESG HOME HOPWA TOTAL Total Prior Funding
			\$54,450 \$0 \$0 \$0 \$54,450 \$0

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

Eligibility: Local Government  
 Subrecipient: N/A  
 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>
122910	City of Portland/Portland Housing Bureau	20 Planning	CDBG ESG \$3,400 \$0
2012-13	Administration Share of Administration and staff support for Consolidated Plan and Annual Action Plan for the Consortium.	570.205 0 People (General)	HOME HOPWA \$0 \$0
			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**

<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>
122911	Contingency	22 Unprogrammed Funds	CDBG \$2,949
2011-12	Infrastructure		ESG \$0
	Contingency set-aside for public works projects cost over-runs and potential public services budget increase as program income allows.		HOME \$0
			HOPWA \$0
			TOTAL \$2,949
			Total Prior Funding \$0
<p>Help the Homeless? No Start Date: 07/01/12</p> <p>Help those with HIV or AIDS? No Completion Date: 06/30/13</p> <p>Eligibility: Local Government Subrecipient: Community Wide Location(s)</p>			



# **Appendix E:**

## **HUD Certifications**

City of Portland  
City of Gresham  
Multnomah County

FY 2012-2013 Action Plan



# **Appendix E:**

# **HUD Certifications**

City of Portland

FY 2012-2013 Action Plan



# Certifications

## City of Portland

### APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED 5/15/12	Applicant Identifier 93-6002236
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		
5. APPLICANT INFORMATION			
Legal Name: City of Portland		Organizational Unit: Department: Portland Housing Bureau	
Organizational DUNS: 05-497-1197		Division:	
Address: Street: 421 SW 6th Avenue, Suite 500		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Portland		Prefix: Ms.	First Name: Kim
County: Multnomah		Middle Name	
State: OR	Zip Code 97204	Last Name McCarty	
Country: United States		Suffix:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <input type="text" value="9"/> <input type="text" value="3"/> <input type="text" value="-"/> <input type="text" value="6"/> <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="2"/> <input type="text" value="2"/> <input type="text" value="3"/> <input type="text" value="6"/>		Email: kim.mccarty@portlandoregon.gov	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <input type="text" value="1"/> <input type="text" value="4"/> <input type="text" value="-"/> <input type="text" value="2"/> <input type="text" value="1"/> <input type="text" value="8"/> TITLE (Name of Program): Community Development Block Grant/Entitlement Grants		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): OR:Clackamas, Washington, Multnomah, Yamhill, Columbia WA:Clark, Skamania		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Consolidated Plan 2011-2016, Action Plans for 2012-2013 for the Portland Consortium	
13. PROPOSED PROJECT Start Date: July 1, 2012		14. CONGRESSIONAL DISTRICTS OF: a. Applicant First, Third, and Fifth in Oregon	
Ending Date: June 30, 2013		b. Project First Third, and Fifth in Oregon	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 7,720,018 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ <sup>00</sup>	DATE:	
c. State	\$ <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ <sup>00</sup>	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
f. Program Income	\$ <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ <sup>00</sup>		
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.			
a. Authorized Representative			
Prefix Honorable	First Name Sam	Middle Name	
Last Name Adams	Suffix		
b. Title Mayor	c. Telephone Number (give area code) 503-823-4120		
d. Signature of Authorized Representative	e. Date Signed 5/21/12		

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Standard Form 424 (Rev.9-2003)  
Prescribed by OMB Circular A-102

**INSTRUCTIONS FOR THE SF-424**

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**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal Identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																
7.	Select the appropriate letter in the space provided. <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled Institution of Higher Learning</td> </tr> <tr> <td>B. County</td> <td>J. Private University</td> </tr> <tr> <td>C. Municipal</td> <td>K. Indian Tribe</td> </tr> <tr> <td>D. Township</td> <td>L. Individual</td> </tr> <tr> <td>E. Interstate</td> <td>M. Profit Organization</td> </tr> <tr> <td>F. Intermunicipal</td> <td>N. Other (Specify)</td> </tr> <tr> <td>G. Special District</td> <td>O. Not for Profit Organization</td> </tr> <tr> <td>H. Independent School District</td> <td></td> </tr> </table>	A. State	I. State Controlled Institution of Higher Learning	B. County	J. Private University	C. Municipal	K. Indian Tribe	D. Township	L. Individual	E. Interstate	M. Profit Organization	F. Intermunicipal	N. Other (Specify)	G. Special District	O. Not for Profit Organization	H. Independent School District		17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled Institution of Higher Learning																		
B. County	J. Private University																		
C. Municipal	K. Indian Tribe																		
D. Township	L. Individual																		
E. Interstate	M. Profit Organization																		
F. Intermunicipal	N. Other (Specify)																		
G. Special District	O. Not for Profit Organization																		
H. Independent School District																			
8.	Select the type from the following list: <ul style="list-style-type: none"> <li>• "New" means a new assistance award.</li> <li>• "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date.</li> <li>• "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter:  <table border="0" style="margin-left: 20px;"> <tr> <td>A. Increase Award</td> <td>B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> </li> </ul>	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<input type="checkbox"/> Pre-application	<b>2. DATE SUBMITTED</b> 5/15/12	Applicant Identifier 93-6002236
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction	<input type="checkbox"/> Non-Construction	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier
<b>5. APPLICANT INFORMATION</b>				
Legal Name: City of Portland		<b>Organizational Unit:</b> Department: Portland Housing Bureau		
Organizational DUNS: 05-497-1197		Division:		
<b>Address:</b> Street: 421 SW 6th Avenue, Suite 500		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>		
City: Portland		Prefix: Ms.	First Name: Kim	
County: Multnomah		Middle Name		
State: OR		Last Name McCarty		
Zip Code 97204		Suffix:		
Country: United States		Email: kim.mccarty@portlandoregon.gov		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 93-6002236		Phone Number (give area code) 503-823-5312	Fax Number (give area code) 503.823.2387	
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision 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): Emergency Solutions Grant Program 14-231		<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing and Urban Development		
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> OR:Clackamas, Washington, Multnomah, Yamhill, Columbia WA:Clark, Skamania		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Consolidated Plan 2011-2016, Action Plans for 2012-2013 for the Portland Consortium		
<b>13. PROPOSED PROJECT</b> Start Date: July 1, 2012		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant First, Third, and Fifth in Oregon		
Ending Date: June 30, 2013		b. Project First Third, and Fifth in Oregon		
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal	\$ 971,609.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$ .00	DATE:		
c. State	\$ .00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$ .00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$ .00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
f. Program Income	\$ .00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$ .00			
<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 Honorable	First Name Sam	Middle Name		
Last Name Adams		Suffix		
b. Title Mayor	c. Telephone Number (give area code) 503-823-4120			
d. Signature of Authorized Representative	e. Date Signed 5/21/12			

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**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

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Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
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SF-424 (Rev. 7-97) Back

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> 5/15/12	Applicant Identifier 93-6002236
<input checked="" type="checkbox"/> Construction	Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		
<b>5. APPLICANT INFORMATION</b>			
Legal Name: City of Portland		Organizational Unit: Department: Portland Housing Bureau	
Organizational DUNS: 05-497-1197		Division:	
<b>Address:</b> Street: 421 SW 6th Avenue, Suite 500		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
City: Portland		Prefix: Ms.	First Name: Kim
County: Multnomah		Middle Name	
State: OR	Zip Code 97204	Last Name McCarty	
Country: United States		Suffix:	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 93-6002236		Phone Number (give area code) 503-823-5312	Fax Number (give area code) 503.823.2387
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision 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): HOME Investment Partnerships 14-239		<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing and Urban Development	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> OR:Clackamas, Washington, Multnomah, Yamhill, Columbia WA:Clark, Skamania		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> Consolidated Plan 2011-2016, Action Plans for 2012-2013 for the Portland Consortium	
<b>13. PROPOSED PROJECT</b> Start Date: July 1, 2012		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant First, Third, and Fifth in Oregon	
Ending Date: June 30, 2013		b. Project First Third, and Fifth in Oregon	
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ 2,893,635 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ <sup>00</sup>	DATE:	
c. State	\$ <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$ <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ <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>			
a. Authorized Representative			
Prefix Honorable	First Name Sam	Middle Name	
Last Name Adams	Suffix		
b. Title Mayor	c. Telephone Number (give area code) 503-823-4120		
d. Signature of Authorized Representative	e. Date Signed 5/21/12		

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Standard Form 424 (Rev.9-2003)  
Prescribed by OMB Circular A-102

## INSTRUCTIONS FOR THE SF-424

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**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
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4.	Enter Date Received by Federal Agency Federal Identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
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SF-424 (Rev. 7-97) Back

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<b>2. DATE SUBMITTED</b> 5/15/12	Applicant Identifier 93-6002236
			<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
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<b>5. APPLICANT INFORMATION</b>				
Legal Name: City of Portland		<b>Organizational Unit:</b> Department: Portland Housing Bureau		
Organizational DUNS: 05-497-1197		Division:		
<b>Address:</b> Street: 421 SW 6th Avenue, Suite 500		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>		
City: Portland		Prefix: Ms.	First Name: Kim	
County: Multnomah		Middle Name		
State: OR		Last Name McCarty		
Zip Code 97204	Suffix:			
Country: United States		Email: kim.mccarty@portlandoregon.gov		
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<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): Housing Opportunities for Person with AIDS		<b>9. NAME OF FEDERAL AGENCY:</b> U.S. Department of Housing and Urban Development		
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> OR:Clackamas, Washington, Multnomah, Yamhill, Columbia WA:Clark, Skamania		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> 2011-2016 Consolidated Plan, FY 2012-2013 Action Plan for the HOPWA EMSA, Oregon Counties if Clackamas, Washington, Multnomah, Yamhill, Columbia, Washington Counties of Clark Skamania.		
<b>13. PROPOSED PROJECT</b> Start Date: July 1, 2012		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant First, Third, and Fifth in Oregon		
Ending Date: June 30, 2013		b. Project First Third, and Fifth in Oregon		
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal	\$	1,086,484	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$		DATE:	
c. State	\$		b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
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Prefix Honorable	First Name Sam		Middle Name	
Last Name Adams	Suffix			
b. Title Mayor	c. Telephone Number (give area code) 503-823-4120		e. Date Signed 5/21/12	
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SF-424 (Rev. 7-97) Back

## 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.

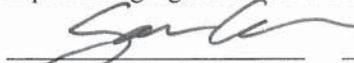
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

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

\_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Title

### 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) \_\_\_\_\_, \_\_\_\_\_ (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.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

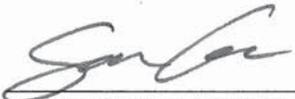
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

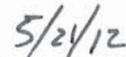
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

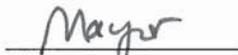
**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which 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 to meet such needs.

  
\_\_\_\_\_  
Signature/Authorized Official

5/21/12  
Date

Mayor  
Title

### Specific HOME Certifications

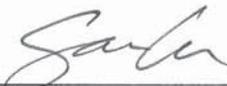
The HOME participating jurisdiction certifies that:

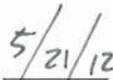
**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature/Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

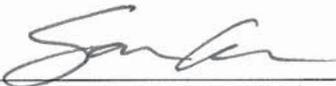
**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature/Authorized Official

5/21/12  
\_\_\_\_\_  
Date

Mayor  
\_\_\_\_\_  
Title

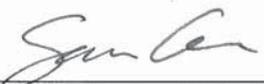
### HOPWA Certifications

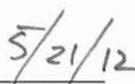
The HOPWA grantee certifies that:

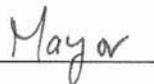
**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_  
Signature/Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

## 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 Portland Housing Bureau

421 SW 6th Avenue, Suite 500

Portland, OR 97204

Check  if there are work places 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).

# RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN (City of Portland Supplement)

This Residential Anti-displacement and Relocation Assistance Plan (RARAP) is prepared by The City of Portland in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG\*, HOPWA UDAG and/or HOME-assisted projects.

**Minimize Displacement**—Consistent with the goals and objectives of activities assisted under the Act, The City of Portland will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Collect as part of every application for federal funds, a Relocation and Acquisition Questionnaire to assess potential temporary or permanent relocation to use as a determining factor for loan/grant approval.
- Stage rehabilitation of apartment units if possible to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange and/or offer replacement units, both temporary and permanent when possible within the borrower’s affordable housing portfolio.
- Work closely with borrowers and their relocation contractors to ensure compliance with URA.
- Use tax assessment policies and programs to encourage creation of affordable and low-income housing in not only Urban Renewal Areas, but in other areas in the jurisdiction as well.
- Offer information and services to provide homeowners and tenants with materials on assistance available to help them through City of Portland housing programs.
- When reasonable, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.

If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are “lower-income dwelling units” (as defined in 24 CFR 42.305).

Target for rehabilitation only those units deemed essential to the need or success of the project 1 CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

## **Relocation Assistance Payments for Residential Tenants Displaced— Uniform Relocation Act and Section 104(d)**

The City of Portland shall make installments, except that lump sum payments may be made to cover (1) moving expenses, (2) a down-payment on the purchase of replacement housing, or incidental expenses related to (1) or (2). Whenever the payment is made in installments, the full amount of the approved payment shall be

disbursed in regular installments, whether or not there is any later change in the person's income or rent, or in the condition or location of the person's housing. These payments will be disbursed in three (3) payments unless it has been determined by the City of Portland that there is a reasonable request to reduce the installments to no less than (2).

#### **Relocation Assistance to Displaced Persons—Section 104(d)**

The City of Portland will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the [CDBG, HOME and/or HOPWA] Program[s], move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350 (Section 104(d)). A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

#### **One-for-One Replacement of Lower-Income Dwelling Units**

The City of Portland will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the [CDBG, HOME and/or HOPWA] Program[s] in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Portland to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Portland will make these plans public by required methods and submit to HUD information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. Note: See also 24 CFR 42.375(d).
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Portland will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

### **Replacement not Required Based on Unit Availability**

Under 24 CFR 42.375(d), the City of Portland may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

### **Contacts**

The Portland Housing Bureau is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period. The Portland Housing Bureau is responsible for monitoring the relocation payments and other relocation assistance to any permanently or temporarily displaced person for which federal dollars have been used to fund a project.

# **Appendix E:**

# **HUD Certifications**

City of Gresham

FY 2012-2013 Action Plan



# Certifications

## City of Gresham

### APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> May 14, 2012	Applicant Identifier 93-60021769
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier B-12-MC-410006
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		
<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"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		<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	\$	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$	<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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Authorized for Local Reproduction

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.

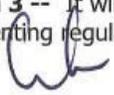
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

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.

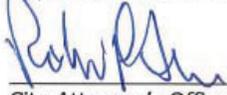
**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**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.

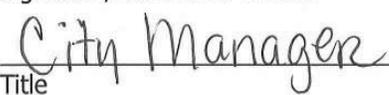
**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official  
  
  
\_\_\_\_\_  
Title

4.9.12  
Date

Approved as to form:

  
\_\_\_\_\_  
City Attorney's Office

## 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).



# **Appendix E:**

# **HUD Certifications**

Multnomah County

FY 2012-2013 Action Plan



# Certifications Multnomah County

OMB Number: 4040-0004  
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424		Version 02
<b>*1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<b>*2. Type of Application</b> * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision *Other (Specify) _____
<b>3. Date Received:</b> May 14, 2012		<b>4. Applicant Identifier:</b> B-12-UC-41-0003
<b>5a. Federal Entity Identifier:</b>		<b>*5b. Federal Award Identifier:</b>
<b>State Use Only:</b>		
<b>6. Date Received by State:</b>		<b>7. State Application Identifier:</b>
<b>8. APPLICANT INFORMATION:</b>		
<b>*a. Legal Name:</b> Multnomah County		
<b>*b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 93-6002309		<b>*c. Organizational DUNS:</b> 03-078-4888
<b>d. Address:</b>		
<b>*Street 1:</b> <u>421 SW Oak St., Suite 200</u> <b>Street 2:</b> _____ <b>*City:</b> <u>Portland</u> <b>County:</b> <u>Mutnomah</u> <b>*State:</b> <u>Oregon</u> <b>Province:</b> _____ <b>*Country:</b> <u>USA</u> <b>*Zip / Postal Code</b> <u>97204-1623</u>		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Department of County Human Services		<b>Division Name:</b> Community Services
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> _____ <b>*First Name:</b> <u>Carol</u> <b>Middle Name:</b> _____ <b>*Last Name:</b> <u>Cade</u> <b>Suffix:</b> _____		
<b>Title:</b> <u>Housing Development Specialist</u>		
<b>Organizational Affiliation:</b> Multnomah County		
<b>*Telephone Number:</b> 503-988-6295 ext. 26598		<b>Fax Number:</b> 503-988-3332
<b>*Email:</b> carol.j.cade@multco.us		

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

B.County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

U.S. Department of Housing & Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grant

**\*12 Funding Opportunity Number:**

\*Title:

**13. Competition Identification Number:**

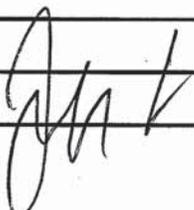
Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Unincorporated Multnomah County outside the cities of Portland and Gresham

**\*15. Descriptive Title of Applicant's Project:**

Multnomah County's twenty-ninth (29) year of Community Development Block Grant program as an Urban County Entitlement Program includes housing and other community development projects benefitting low and moderate income residents.

<b>Application for Federal Assistance SF-424</b>		Version 02
<b>16. Congressional Districts Of:</b>		
*a. Applicant: 1 and 3	*b. Program/Project: 1 and 3	
<b>17. Proposed Project:</b>		
*a. Start Date: 7/1/12	*b. End Date: 6/30/13	
<b>18. Estimated Funding (\$):</b>		
*a. Federal	_____	\$289,449
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	\$289,449
<b>*19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____		
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.		
<input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372		
<b>*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)</b>		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> ** I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions		
<b>Authorized Representative:</b>		
Prefix: _____	*First Name: <u>Jeff</u>	
Middle Name: _____		
*Last Name: <u>Cogen</u>		
Suffix: _____		
*Title: Chair, Board of County Commissioners		
*Telephone Number: 503-988-3308	Fax Number: 503-988-3093	
* Email: mult.chair @multco.us		
*Signature of Authorized Representative: 		*Date Signed: <u>05/10/12</u>

## 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

\_\_\_\_\_  
May 10, 2012

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chair, Board of County Commissioners

\_\_\_\_\_  
Multnomah County

\_\_\_\_\_  
Title

### 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 FY2012-2013 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.

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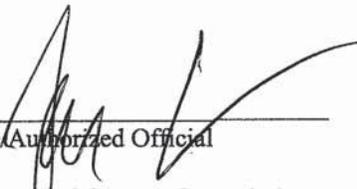
**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official  
**Chair, Board of County Commissioners**  
**Multnomah County**  
\_\_\_\_\_  
Title

May 10, 2012  
\_\_\_\_\_  
Date

## 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)

**Multnomah County**

**Department of County Human Services, Community Services Division**

**421 SW Oak Street, Suite 200**

**Portland, OR 97204**

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**



# Glossary

<b>Term</b>	<b>Definition</b>
<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>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.
<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>Term</b>	<b>Definition</b>
<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
<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>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>Term</b>	<b>Definition</b>
<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
<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>Term</b>	<b>Definition</b>
<b>CDHS</b>	See Community Development and Housing Subcommittee
<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
<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>Term</b>	<b>Definition</b>
<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 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
<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>Term</b>	<b>Definition</b>
<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>	<p>The percentage of a household's total gross income spent on housing costs:</p> <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
<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 Ration</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>Term</b>	<b>Definition</b>
<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.
<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 Solutions 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 Solutions 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.

<b>Term</b>	<b>Definition</b>
<b>Fair Market Rent</b>	The cost of renting an unsubsidized unit on the open market
<b>Family</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>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
<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>Term</b>	<b>Definition</b>
<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.
<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 Subcommittee (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>Term</b>	<b>Definition</b>
<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>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
<b>HOAC</b>	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.
<b>HOME Investment Partnership</b>	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.
<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> <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>Term</b>	<b>Definition</b>
<b>Home Mortgage Disclosure Act</b>	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
<b>HOPE VI</b>	A funding program sponsored by the U.S. Department of Housing and Urban Development
<b>HOPWA</b>	See Housing Opportunities for Persons with AIDS
<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>Home Forward (formerly Housing Authority of Portland)</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

<b>Term</b>	<b>Definition</b>
<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
<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>Term</b>	<b>Definition</b>
<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.
<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>Term</b>	<b>Definition</b>
<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
<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>Term</b>	<b>Definition</b>
<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
<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
<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>Term</b>	<b>Definition</b>
<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.
<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>Term</b>	<b>Definition</b>
<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
<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>Term</b>	<b>Definition</b>
<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
<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

<b>Term</b>	<b>Definition</b>
<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
<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

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**Term****Definition**

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**Working Poor**

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

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